

Photographic survey

A photographic survey of the East Greenwich Conservation Area was carried out during January 2006. The following pages show the front elevations from the principal streets in the conservation area. The accompanying text summarises the main qualities and features in each street.

Schedule of streets

p16	Pelton Road / Commerell Street
p18	Colomb Street / Whitworth Street
p20	Christchurch Way / Trafalgar Road
p22	Hadrian Street
p23	Caradoc Street / Thornley Place
p26	Braddyll Street
p27	Gibson Street / Lassell Street / Banning Street
p30	Ballast Quay
p31	Old Woolwich Road (east of Lassell Street)
p33	Orlop Street
p34	Old Woolwich Road (west of Lassell Street)
p37	Hoskins Street
p39	Eastney Street
p41	Crane Street
p42	Trenchard Street and Trafalgar Road

Pelton Road
South side



86-90



Rear of buildings



Rear of buildings



78-84



70-76



60-68



52-60



44-50



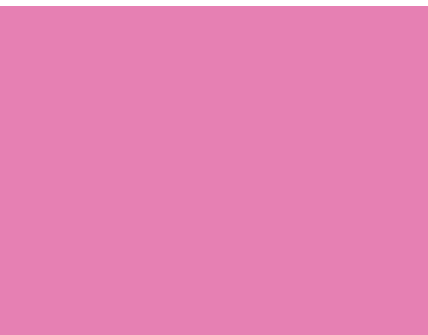
32-42



26-34



16-24



Pelton Road
North side



The Pelton Arms



The Pelton Arms - 31



31-39



39-45



47-53



51-57



57-65



The Royal Standard



Community Centre



Community Centre



Priests House



St Joseph's Church

Commerell Street
North side

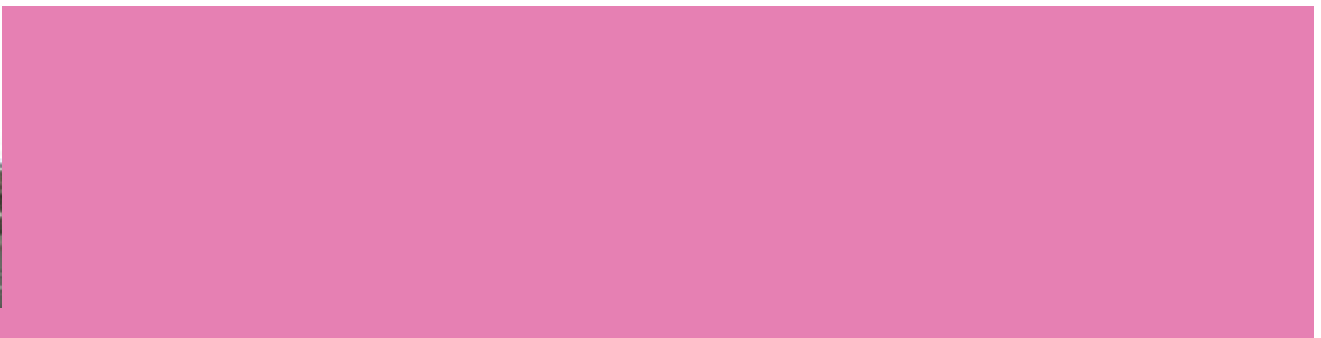
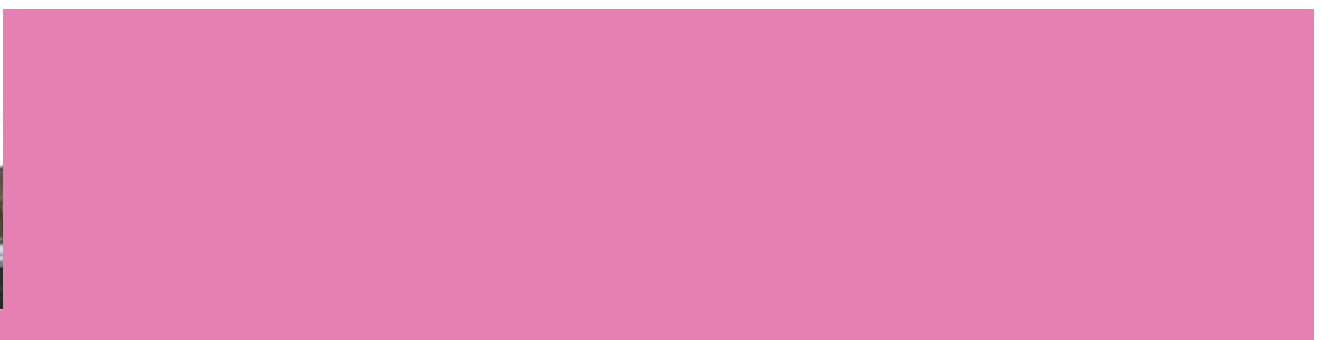


Community Centre

Commerell Street
South side



Priests House





Pelton Road / Commerell Street

Land uses

- Primarily residential, with institutional (St Joseph's RC Church and Community Centre), and food and drink (two public houses).

Building quality

- Pelton Road is highly unified, with two storey terraces creating continuous frontages.
- Buildings feature cornices and parapets on the south side, and projecting eaves on the north side.
- Royal Standard public house is three storeys.
- No significant vacancy or neglect.

Listed and locally listed buildings

- None, but the houses are subject to an Article 4 Direction.
- Virtually all buildings on Pelton Road are on the local list.

Building materials

- Yellow stock brick with painted stone or render mouldings.
- Slate roofs, painted timber joinery including tripartite sash windows.
- Royal Standard public house is stucco with richly modelled

window surrounds, quoins and string courses.

- St Joseph's Church has yellow brick, slate roof and limestone dressings.

Heritage assets

- Cohesiveness of the terraces, with restrained and consistent architectural detailing, and a high degree of preservation including window surrounds, doorcases and chimney stacks.
- Historical significance as a planned estate.

Local distinctiveness

- Houses designed by George Smith, Surveyor to the Morden College Estate. Metal plaques bear the initials of the founding of the College (MC 1695).
- St Joseph's RC Church is a local landmark.



Colomb Street
East side



1-7



5-11



9-15

Colomb Street
West side



24-30



18-24



12-18



2-14

Whitworth Street
East side



1a



1-4



5-8



11-8



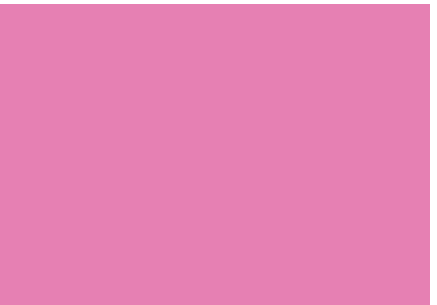
12-15



16-19



18-20



Whitworth Street
West side



21 (café) - 23



22-24



24-26



27-29



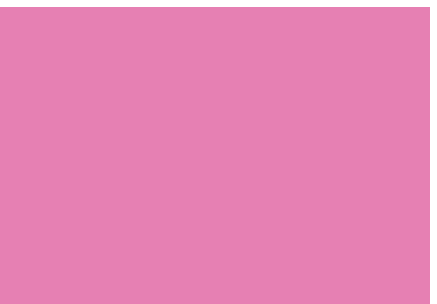
30-33



34-37



37-40





Colomb Street / Whitworth Street

Land uses

- Residential.

Building quality

- Unity of scale, dates, style and materials. Houses are simply detailed with a minimum of ornamentation. There is some replacement of doors and sash windows.

Listed and locally listed buildings

- K2 telephone kiosk on Whitworth Street is Grade II listed.
- Nos 1-20 Whitworth Street are locally listed.

Building materials

- Yellow London stock brick, timber joinery with some plastic and aluminium replacements, and slate roofs. Façades remain unpainted.

Heritage assets

- Two storey Victorian cottages are of group value with those on Pelton Road and adjacent streets.
- Houses on the east side of Whitworth Street are shown on the 1866 map of Greenwich: those on the west side are of a later date. Buildings along Colomb Street, formerly known as George St North, are c.1860.
- No.1 Whitworth Street is a double fronted Victorian villa c.1850.
- These buildings are subject to an Article 4 Direction.

Local distinctiveness

- Houses of a type common to nineteenth century London.
- No locally distinctive features evident.



Christchurch Way
West side



Side elevation



9-19



19-29



29-37



3-9



1-3



Gable end

Christchurch Way
East side



2-4



East Greenwich Community Centre



Side of Christchurch Forum

Trafalgar Road
North side



Christchurch Forum



Christchurch Forum



Christchurch Forum



Christchurch Way / Trafalgar Road

Land uses

- Residential and community use.

Building quality

- Terraces are well preserved but the unity of appearance is compromised by multicoloured paint on the door and window surrounds.

Listed and locally listed buildings

- Former Christ Church (Greenwich Forum) is locally listed.
- Nos 5-37 (odd) and 2-4 (even) Christchurch Way are buildings of merit.
- No 177 Trafalgar Road is locally listed.
- Most residential properties are subject to the Article 4 Direction.

Building materials

- London stock brick is used for houses. The church is in Kentish ragstone (a soft, sandy limestone) with brick details.

Heritage assets

- Christchurch Way, formerly Church Street East, predates 1866. Houses on the east side are the oldest (those on the west side were constructed after 1866).
- Plan form of Trafalgar Road is important as a design intervention (1825) and the stimulus to the development of the area.

Local distinctiveness

- Christ Church tower is an important local landmark.



Hadrian Street
West side



33-36



29-32



Backs



26-28



22-26



Gable end



Hadrian Street
East side



Gable end



14-19



9-14



5-9



2-5



1-2



Gable end





Hadrian Street

Land uses

- Residential.

Building quality

- Two storey cottages in a continuous frontage with entrances situated directly onto the pavement. Well preserved externally.

Listed and locally listed buildings

- No listed buildings. Hadrian Street was formerly known as Northumberland Street.
- Nos 1-19 Hadrian Street are locally listed.
- Covered by an Article 4 Direction.

Building materials

- Yellow brick, Welsh slate roofs, timber joinery (with some modern replacements).

Heritage assets

- A breach in Hadrian Street (a garage court) permits a diagonal view towards the tower of the former Christ Church. Terraces are of group value with the Morden College Estate.

Local distinctiveness

- No locally distinctive characteristics recorded.



Caradoc Street West side



1-3



5-7



9-11



13-15



17-19



21-23



27



27-29

Caradoc Street
East side



31-33



35-37



39-43



54



50-52



46-48



42-44



38-40



34-36



30-32



26-28



22-24



18-20

Thornley Place
South side



3-4

Thornley Place
North side



1-2



Caradoc Street / Thornley Place

Land uses

- Residential.

Building quality

- Early two storey Victorian cottages, which are marked on the 1866 map. Single storey flat roofed extension to No.54.

Listed and locally listed buildings

- No listed buildings.
- Nos 22-24 Caradoc Street (even) are locally listed.
- Covered by an Article 4 Direction.

Building materials

- Yellow stock brick, slate roofs, timber joinery. Houses on the east side have tripartite sashes beneath segmental red brick lintels. Plinths have been painted various colours, and the ground floor of Nos 22-24 has also been overpainted.

Heritage assets

- Group value with the Morden College Estate.

Local distinctiveness

- No local characteristics recorded.



Braddyll Street
East side



Gable end



2-8



8-16



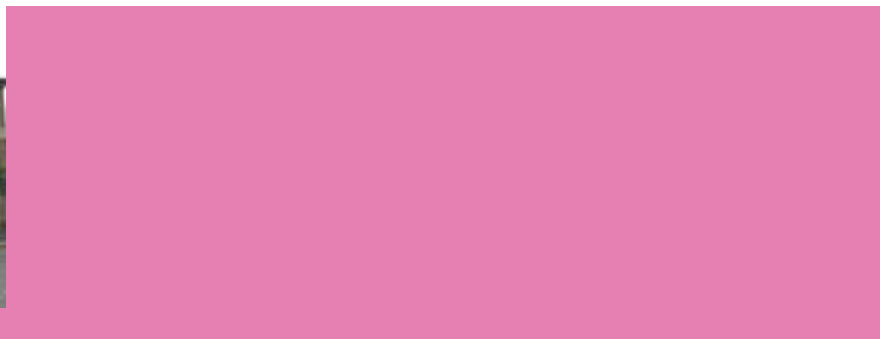
18-24



24-30



Gable end



Braddyll Street
West side



Gable end



21-27



17-21



13-15



5-11



1-7



Gable end





Braddyll Street

Land uses

- Residential.

Building quality

- Two storey early Victorian cottages, some with front gardens. The stone doorcases are now painted. Short front gardens, with railings replaced by low wooden fences. Some houses have tripartite windows beneath segmental brick lintels. Most chimney stacks survive.

Listed and locally listed buildings

- No listed buildings.
- Nos 17-27 (odd) and 18-30 (even) Braddyll Street are locally listed.
- Covered by an Article 4 Direction.

Building materials

- London stock brick, timber windows, brick and stone door and window surrounds.

Heritage assets

- Part of the Morden College Estate and designed by George Smith, Surveyor to Morden College circa 1853. The buildings are of group value with Pelton Road.

Local distinctiveness

- No local characteristics recorded.



Gibson Street
West side



Gable end



28-34



18-26



10-16



2-10

Gibson Street
East side



1-5



5-13



15-21



21-29

Lassell Street
East side



Gable end



69-71



65-69



57-65

Lassell Street
West side



New flats



New flats



New flats



New flats



Warehouse



Warehouse



Warehouse



Warehouse

Banning Street
South side



2-2A



Gable end



4



6-12



14-22



24-30



30-34



Gibson Street / Lassell Street / Banning Street

Land uses

- Residential and commercial/industrial.

Building quality

- Fragmented form due to shifts in scale and height but there are some well preserved terraces. Two and three storey Victorian houses, single storey industrial units and four storey flats.

Listed and locally listed buildings

- No listed buildings.
- Nos 1-13 (odd) and 2-16 (even) Gibson Street and Nos 6-12 Banning Street are locally listed.
- Covered by Article 4 Direction.

Building materials

- London stocks with red brick and stone details. Industrial buildings on Lassell Street are brick, flatroofed with metal windows. New flats are yellow brick with pale blue metal panels and glass balconies.

Heritage assets

- Banning Street

Local distinctiveness

- No locally distinctive features recorded.





20-21



15-19



14-16



12-14



8-10



Cutty Sark public house



1-3



Cutty Sark public house



Ballast Quay

Land uses

- Residential with food and drink (public house).

Building quality

- Informal crescent around the former quay.

Listed and locally listed buildings

- Several listed buildings which are of group value and intrinsic interest. Two and three storey buildings constructed from London stock brick. Wide, double height cantilevered bow window to the Cutty Sark public house, with curved timber sashes.
- No 18 Ballast Quay and Gun Posts are locally listed.

Building materials

- Yellow stock brick, timber sashes and rendered ground floor to the public house.
- Cast iron railings to Nos 1-3 and high quality stone setts to the carriageway.

Heritage assets

- After Trinity Hospital, these are the oldest group of buildings in the conservation area, predating Trafalgar Road and the creation of the Morden Estate.

Local distinctiveness

- Inscription below the cornice of Nos 20-21 records that it was originally the Harbour Master's house. The bow windows to the Cutty Sark are a local landmark.



Old Woolwich Road
(east of Lassell St.)
North side



Marlborough Hall



51-59



61-67



65-71



69-75



79-85



87-93



87-93



95-97



99-105



107-113

Old Woolwich Road
(east of Lassell St.)
South side



158-150



142-138



142-132



136-130



126-122



124-122



116-114

Old Woolwich Road (east of Lassell Street)

Land uses

- Mainly residential, but with some commercial and a public house.

Building quality

- Incremental development and rebuilding; the most significant buildings are the group on the south side.

Listed and locally listed buildings

- A knot of houses on the south side of the Old Woolwich Road is listed, with others being on the Council's local list. Most unlisted houses are covered by an Article 4 Direction.

Building materials

- Red brick, London stock brick, slate roofs, render.

Heritage assets

- The line of the road is important as it predates the creation of Trafalgar Road and the subsequent development of the area.



Orlop Street
North side



1



2



3



4-5



6-7



8-9



10-11



12-13



14-15



16-17



Orlop Street

Land uses

- Residential.

Building quality

- Consistent quality by virtue of the scale, rhythm and materials of the street.

Listed and locally listed buildings

- None.

Building materials

- London stock brick with red brick dressings and timber sashes. Some basement windows have been bricked up.

Heritage assets

- Well preserved mid-Victorian terrace. Improved ground treatment would enhance the terrace.

Local distinctiveness

- Unusual recessed entrance steps; paired roundheaded entrance surrounds.



Old Woolwich Road
(west of Lassell St)
North side



Gifford House



Aylmer House



Tennings House



Tennings House



Trinity Hospital Development Site



Trinity Hospital Development Site



Disused Power Station



Disused Power Station



Disused Power Station



Disused Power Station



Disused Power Station



Disused Power Station



Disused Power Station



Factory



Factory



Factory

Old Woolwich Road
(west of Lassell St.)
South side



Gable end



78-80



74-78



70-74



66-70



62-68



Star and Garter public house



Gable end



52-54



48-50



46



Meridian School



Meridian School



Playground



Playground

Old Woolwich Road (west of Lassell Street)

Land uses

- Industrial and residential.

Building quality

- Mixed form and character; the Power Station dominates and contrasts with the domestic scale of the Trenchard Street area. The Power Station profile has altered by the lowering of the chimneys

Building materials

- Power Station is in yellow stock brick. The houses opposite are glazed brick, render, false timber framing, and pebbledash, with timber oriel windows. Steeply pitched tile roofs with variety of ornamental gables and dormers.
- LCC flats (Alymer House, Gifford House, Jennings House) are five storeys and positioned around a grass courtyard.

Listed and locally listed buildings

- None, but houses on Old Woolwich Road to the rear of Trenchard Street are subject to an Article 4 direction.

Heritage assets

- Picturesque Arts and Crafts-influenced Trenchard St development.
- Historical interest of Greenwich Power Station and the Meridian School.

Local distinctiveness

- Art nouveau detailing to Power Station and carved brickwork to Meridian School.
- Many embellishments to the Trenchard Street properties.
- Evidence of former tramways predating the building of the Power Station.



Hoskins Street
West side



Power Station



Power Station



Power Station



Power Station



Power Station



Power Station



Power Station



Power Station

Hoskins Street
East side



New flats



New flats



New flats



New flats



New flats



Warehouse



Warehouse



Warehouse



59-61



Park Row Garage



Park Row Garage



Hoskins Street

Land uses

- Industrial and residential.

Building quality

- West side of the street taken up with the Power Station flank and boundary wall. To the east are new flats, achieving a contemporary, urban form that acknowledges the working character of the area.

Building materials

- Power Station is of London stock brick, with the new buildings being built from yellow brick with painted metal panels.

Listed and locally listed buildings

- None.

Heritage assets

- Historical interest and landmark quality of Greenwich Power Station

Local distinctiveness

- No local characteristics recorded.



Eastney Street
East side



Gable end



Alymer House



Alymer House



Gifford House



Gifford House

Eastney Street
East side



29



30-31



32-33



34-35

Eastney Street
West side



Backs



49-51



51-55



57-59



61-63



65-67



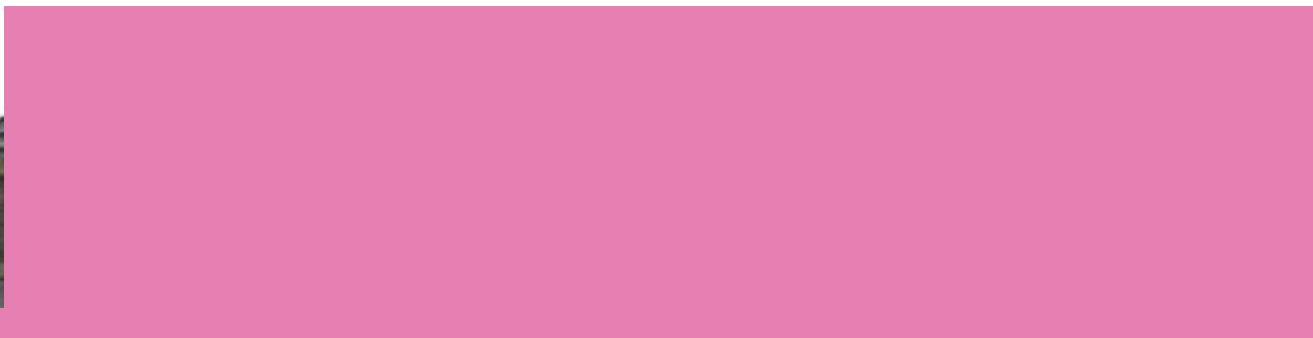
69-71



73-75



77



Eastney Street

Land uses

- Residential.

Building quality

- Abrupt shift in scale between the London County Council flats (Gifford House and Aylmer House), with five storey towers and strong horizontals (walkways), and the two storey Victorian terrace opposite.
- Junction with Old Woolwich Road is visually weak, apart from the former Man in the Moon public house.

Building materials

- Yellow stock brick, timber joinery. Metal sheet cladding to the new lift tower on Aylmer House.
- Tile roofs to Gifford House and Aylmer House.

Listed and locally listed buildings

- None.

Heritage assets

- Hardy Cottages is an area of historical interest as an early development by the London County Council.

Local distinctiveness

- No local characteristics recorded.



Crane Street
South side



20-22



16-18



12-14



8-10

Crane Street
North side



Curlew Rowing Club



The Yacht public house



The Yacht public house



The Yacht public house



The Globe Rowing Club



15-19



21



Crane Street

Land uses

- Residential and commercial (public houses).

Building quality

- Victorian terrace on the south side is contemporary with those in Eastney Street.
- A narrow street, complemented with the new residential development on High Bridge Wharf.

Building materials

- Yellow stock brick and render, with slate roofs. Stone setts gully and York stone paving enhance the passageway.

Listed and locally listed buildings

- Curlew Rowing Club, between the Yacht Tavern and the Trafalgar Tavern, is listed.
- The buildings are of group value with the Trafalgar.

Heritage assets

- Crane Street is one of the oldest streets in East Greenwich and its narrow intimacy was once typical of the area.

Local distinctiveness

- No local characteristics identified.



Trafalgar Road
North side



Rear of Trenchard Street



71-73



73-75



75-77

Trafalgar Road
South side



Arches Leisure Centre



Arches Leisure Centre



Arches Leisure Centre



Gable end



Reade House



Travers House



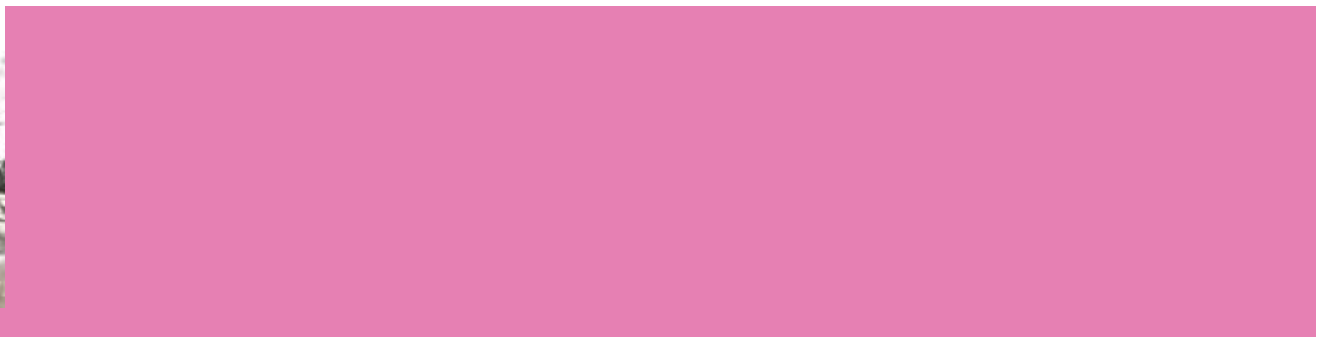
Rear of Corvette Square



Rear of Corvette Square



Bernard Angell House



Trenchard Street
North side



Gable end



1-3



5-7



9-11



13-15



17-19



Gable end



Trenchard Street
South side



Gable end



18-20



14-16



10-12



6-8



2-4



Gable end



Greenwich Park St
West side



62-60



60-58



56-54



54-52



52-50



48-46



46-42



42-38



38-36



36-34

Greenwich Park St
East Side



Arches Leisure Centre



Arches Leisure Centre



Arches Leisure Centre



Arches Leisure Centre



Sorting Office



41-43



Trenchard Street and Trafalgar Road

Land uses

- Residential.

Building quality

- Three storey buildings are of a consistent quality with detail well preserved.

Building materials

- Wide palette of building materials, including glazed brick, render, false timber framing and pebbledash.
- Timber oriel windows.
- Steeply pitched tile roofs with a variety of ornamental gables and dormers.

Listed and locally listed buildings

- No listed buildings.
- The Arches Leisure Centre is locally listed.
- An Article 4 Direction is in effect.

Heritage assets

- Trenchard Street development is of interest as a small planned development that is stylistically distinctive.

Local distinctiveness

- Rich detailing of the Trenchard Street houses and distinctiveness as a planned estate for local workers.

