

## Photographic survey

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

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## Crooms Hill / Stockwell Street

### Land uses

- Crooms Hill - primarily residential.
- Stockwell Street - commercial (hotel and offices).

### Building quality

- Croom's Hill - three and four storey houses built piecemeal from the seventeenth century onwards, roofs are mostly concealed behind parapets, but are visible from Greenwich Park.
- Stockwell Street (west side) - three storey neo-Georgian office block, symmetrical on the return of Burney Street. Ibis Hotel is a three storey building.
- Stockwell Street (east side) - four storey vacant office block, market yard and market office/retail unit. Flat roofed, fragmented group.

### Listed buildings

- Most on Crooms Hill are listed; almost all of the remainder are on the Council's local list. None on Stockwell Street.
- Crooms Hill and Stockwell Street are within the area of Archaeological Potential. Greenwich Theatre and Nos 1-3 Stockwell Street are covered by an Article 4 Direction.
- Crooms Hill and the east side of Stockwell Street are

within the Maritime Greenwich World Heritage Site.

### Building materials

- Crooms Hill - yellow stock brick predominating, and is often weathered to a light grey-brown hue and render widely used with painted architectural features.

### Heritage assets

- Intrinsic architectural and historic merit of the Crooms Hill houses, due to their outstanding townscape value and rich sequence of architectural incident. An important urban edge to Greenwich Park, enhancing its setting.
- Spire of Our Ladye Star of the Sea is a prominent landmark.
- Stockwell Street buildings do not contribute positively to the character or appearance of the conservation area.

### Local distinctiveness

- Combination of tight urban structure and informal, organic form is unusual.
- Blue plaques at Nos 6 and 26 and Crooms Hill. Gable end to No 26 Crooms Hill has incised lettering at chimney stack base.



Crooms Hill  
South side



St Ursula's School



St Ursula's School



St Ursula's School



68



Our Ladye Star of the Sea Church



Heathgate House



64



62



62



Mays Court



Mays Court



Grange Cottage



Walled garden



Walled garden



Walled garden



44-46



42



38-40



36



34



32



28-30



26





24



20-22



18-20



16-18



16-18



Garages between 14 and 16



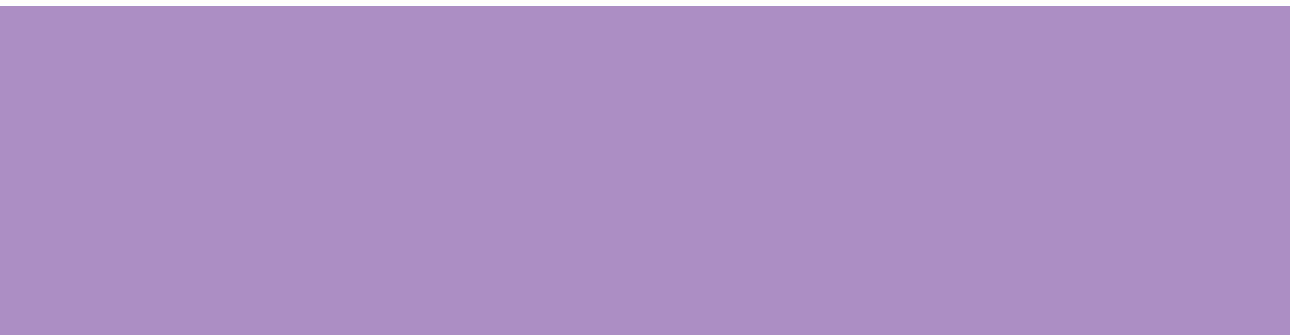
14



Wall between 12 and 14



6-12



**Stockwell Street**  
West side



40



Hotel Ibis



Café Rouge





## Chesterfield Gardens

### Land uses

- Residential.

### Building quality

- Two and three storey houses with tipped roofs and parapets.
- Neo-Georgian.

### Listed buildings

- None, other than the Manor House.

### Building materials

- Red brick with paler dressings, timber joinery.



### Heritage assets

- Neutral impact on conservation area.
- Appropriate scale for the area.
- Manor House is important as a part of a group with Chesterfield Walk.

### Local distinctiveness

- None.



Chesterfield Gardens



1-2



23-24



Courtyard entrance



20-22



22



Gable end



View of Manor House



9-10





9-10



The Manor House



3-5



3-5



## Chesterfield Walk

### Land uses

- Residential with a museum.

### Local distinctiveness

- No local features.

### Building quality

- Substantial free standing houses, which are two to four storeys in height.

### Listed buildings

- The majority of buildings are listed.

### Building materials

- Stucco, red brick, stone dressings, slate roofs.

### Heritage assets

- Outstanding assembly of seventeenth to nineteenth century mansions, part of Greenwich's growth as a fashionable suburb.
- Rangers House and Macartney House have important historical associations. Site of Montague House, within Greenwich Park Wall.



## Chesterfield Walk East side



Hillside



Hillside



Hillside



Park Hall



Park Hall



Park Hall



Walled garden



The White House



The White House



Macartney House



Macartney House



Macartney House



Macartney House



Macartney House and walled garden



Walled garden



Buildings adjacent to Rangers House



Rangers House





## King George Street / Georgette Place / Luton Place

### Land uses

- Predominantly residential, with some community use.

### Building quality

- Predominantly two storey buildings with attics behind pediments. Interspersed with taller buildings of contrasting materials and proportions.

### Listed buildings

- Both sides of King George Street south (Nos 1-27 and 2-34) are listed. No 60, a double fronted Georgian house, is listed and contemporary with Trafalgar Cottage, Georgette Place. No 124, at the Park end of the street, is also listed.

### Building materials

- Yellow stock brick, interspersed with some painted render (including 107-111 King George Street and the former chapel at 58A ). Some buildings have overpainted brick. Buildings have slate roofs and painted window joinery. Terracotta entrance to former Charlton School (at No 61) and glazed tile pub front at No 69.

### Heritage assets

- New replica housing respects the historic scale and form of the street, but is undermined by inauthentic detailing such as window proportions, joinery sections, brickwork bond etc.
- The surviving historic buildings are in good external condition and complement the grander houses on Hyde Vale and Crooms Hill. The street has a pleasing scale and proportion of width to height.

### Local distinctiveness

- King George Street is a long, straight road of artisan's houses leading to Greenwich Park. Details of interest include the lettering to the former Charlton School (at No 61) and the pub front at No 69.



## King George Street West side



3



5-7



9-11



11-13



15-17



19-21



23-35



25-27





29



31-33



35



35-37



37



37 and garden wall



Gable end



Gable end



Gable end



Gable end



49-55



57-59



59-63



63-67



69-79



79-83



85-89



Adult Community Learning Centre



Adult Community Learning Centre



91-95



95-99



101-103



105



107-111



King George Street  
East side



113-117



119



Wall following 119



Gable end of 43 Crooms Hill



Parking for 50



50



124



122



120



114-118



112



110B



110A



108-110



104-106



100-102



98



90-92



86-90



80-84



78-80



60-62



The Old Chapel



58A



50-56



46-48



42-44



38-40



34-36



32



28-32



24-26





20-22



16-18



12-14



8-10



4-6



2



Walled garden



Walled garden

Georgette Place  
North side



Gable end



4-5



5-6



7



8



**Georgette Place**  
South side



Parking



Trafalgar Cottage



Trafalgar Cottage



9-10



10-11



Gable end

**Luton Place**  
North side



1A



1A and garages



1



3



3-5



5



Building rear



**Luton Place**  
South side



20-22



16-18



16



12-14



6-10



2-4



2



Hawks Mews



**Royal Place**

**Land uses**

- Residential.

**Building quality**

- Two and three storey town houses in a terrace that cranks from Luton Place to meet Royal Hill at a right-angle.

**Listed buildings**

- Nos 11-17 are listed.
- Nos 1-4 are locally listed.

**Building materials**

- Nos 11-17 are in yellow stock brick. Adjacent houses are in a modern equivalent, but with coarser details.
- Nos 1-4 are rendered, with classical detailing.

**Heritage assets**

- 11-17 are prominent in the townscape, closing the view from Luton Place and are also seen from the bend on Royal Hill. The modern houses which are adjacent match them superficially but are relatively coarsely built and inaccurately detailed.

- Nos 1-4, a short terrace of rendered early nineteenth century houses are of local interest.

**Local distinctiveness**

- Part of the wider story of housing development in Greenwich, but there are no local details to note.



Royal Place  
South side



3-5



1-2



1A



Wall between 1A and The Surgeons House



61 - The Surgeons House

Royal Place  
North side



16



14-15



12-14



11-12



9-11



7-9



7-9



6-7





## Gloucester Circus

### Land uses

- Residential.

### Building quality

- Five storey (including attics and basements) town houses designed by Michael Searles, architect to the Blackheath Paragon.

### Listed buildings

- Nos 21-42 of the crescent and Nos 5-8 are listed for their intrinsic and group value.

### Building materials

- London stock brick, slate roofs, stone steps (some asphalted) and painted joinery.
- Original cast iron railings and door furniture.
- York stone paving (reinstated).

### Heritage assets

- High degree of architectural unity and preservation. Strong form of a crescent and is of socio-historical interest as a speculative development.
- Setting compromised by the incomplete form of the development and the nature of postwar reconstruction following bomb damage.

### Local distinctiveness

- Preservation of cast iron railings, boot scrapers, front steps and many other original features support the strong sense of place created by the form of the crescent.



Gloucester Circus  
South side



41



40



39



37-38



36



35



33-34



31



29-30



29-30



28



28



27



25-26



24



23



22



22



22 Gable end



22 Garden wall

Gloucester Circus  
North side



Swanne House



Swanne House



Swanne House



Swanne House





Maribor House



Maribor House



Maribor House



Maribor House



7-8



5-6



3-4



1-2



## Burney Street

### Land uses

- Mainly residential, but also includes community uses.

### Building quality

- Formal three storey terrace (with basements and attic storeys) backing onto Gloucester Crescent. Strongly expressed horizontal and vertical rhythms.
- Welfare Centre and Police Station are both modern framed constructions, of comparable height to the adjacent listed buildings but read as bigger blocks.
- Two storey surgery in dark brick, and set back from Crooms Hill.

### Listed buildings

- 26-40 (north side) are listed.

### Building materials

- Listed buildings are in London stock brick with painted cornices and window surrounds, painted timber joinery and iron balconies (restored).
- Welfare Centre and Police Station are concrete framed constructions with infill panels.

- Housing on the north side is in dark brick with render.

### Heritage assets

- Nos 26-40 highly unified following comprehensive restoration.
- Neo-Georgian houses opposite have compressed vertical proportions but respect the urban character of the street and are enlivened by the pedimented end and intermediate units.

### Local distinctiveness

- No local features of note.



**Burney Street**  
North side



Sercia Court



Sercia Court



Sercia Court car park



21-27



37-39



41-43



43-47



47-49



49-53



51-55



48



**Burney Street**  
South side



48



44-46



42



38-40





34-36



32-34



30-32



26-28



Maribor House



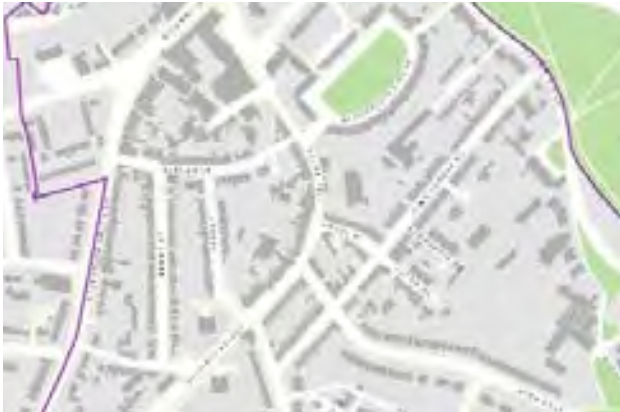
Maribor House



Maribor House



Police station side view



## Royal Hill / Blisset Street

### Land uses

- Mainly residential but with retail and commercial.

### Building quality

- Disparate modern development including five and six storey flats, some with deck access.
- Two storey early nineteenth century houses situated on the bend of Royal Hill.

### Listed buildings

- Listed buildings interspersed with buildings of local and townscape merit on the convex (west) side of Royal Hill.

### Building materials

- London stock brick dominant for old and new buildings but some are stucco (Surgeons' House No 61). Darnell House and Renbold House are red brick towers.

### Heritage assets

- The middle of Royal Hill has a rich townscape, but the ends at Blisset Street and Greenwich High Road (Serica Court) pay no heed to the historic context and are neutral or harmful to the conservation area.
- Nos 21-45 Blissett Street is mid-Victorian of a typical London type.

### Local distinctiveness

- Common building type but gently irregular rhythm as the terrace rises up the hill and turns the corner, so there are breaks in string courses and cornices.



Royal Hill  
East side



Serica Court



Serica Court



Serica Court



Maribor House



Maribor House / Police Station



Maribor House / Police Station



Maribor House



Maribor House





Walled rear garden



55



57



Royal Hill School



Royal Hill School



Royal Hill School



Royal Hill School



Gable end



Surgeons House



Walled rear garden



Gable end



65-67



69-71



73-75



77-79



81-83

Blissett Street  
East side



83-85



85 - Gable end



Blissett Street  
East side



The Hill public house



89



Open space



Darnell House

Blissett Street  
East side



Darnell House



Darnell House



Darnell House



Darnell House

Blissett Street  
East side



Open space



Rear of flats



Rear of flats



Rear of flats



Blisset Street  
West side



Rear of flats



Rear of flats



Rear of flats



Fire station



Woodhill Court



Woodhill Court



Woodhill Court



Jervis Court



Jervis Court



21-23



25-27



29-31



33-35



37-39



41-43



45



Street corner

Topham House



Topham House



Topham House

Royal Hill  
West side



94



80-82



74-78



The Prince Albert public house



66-68



62-64



58-60



Greenwich Union and Richard I public houses





48-50



44-46



42



40-41



38



34-36



28-32



Cheeseboard and butchers



La Fleur



Parking



Linear House



Borough Hall



Borough Hall



Borough Hall



Borough Hall





## Greenwich High Road

### Land uses

- Mixed - commercial, residential, leisure, community.

### Building quality

- Very diverse in mass, bulk, height and scale, ranging from the single storey shop redevelopment (Nos 279-285) to the soaring height of the Old Town Hall clock tower. Apart from the tower, the tallest building in the area is the new Novotel, next to the station. The prevailing height and rhythm of the historic buildings is two to four storey flat fronted buildings.
- Shopping arcade and flats are three storey, flatroofed, and strongly horizontal at variance with the prevailing rhythms of the street.

### Listed buildings

- Listed buildings include Greenwich railway station, the villas east of Prince of Orange Lane, West Greenwich Library, Meridian House (former Town Hall) and the Mitre public house.
- Locally listed buildings include St Christopher's public house and the nineteenth century houses to the west.

### Building materials

- Diverse - local material is yellow London stock brick, but also render, painted brickwork, red brick, concrete and glass.

### Heritage assets

- The principal artery into the town centre. The survival of Georgian houses predating the railway and Greenwich's subsequent growth is an important asset. The railway itself is of historic interest as London's first commuter line.
- Whilst there is no consistency in building form or style, it is a lively thoroughfare with several buildings of note.

### Local distinctiveness

- The Old Town Hall is a highly expressive building, massive in scale yet finely detailed. A major landmark in the area, rivalled in distant views only by Our Ladye Star of the Sea and Greenwich Power Station.



Greenwich High Road  
West side



Greenwich rail station



St Christopher's public house



St Christopher's public house - Duncan's Pharmacy



Duncan's Pharmacy



199 - Pharmacy



199-201



203-205



207-209





211-213



The Auctioneer bar



221-227



227 - Car park



Car park



Shopping arcade



Shopping arcade



Shopping arcade



Shopping arcade - Post Office



Post Office - HSBC



HSBC and retail units



Retail units



Portman building society



Portman building society - 285



285a - 285b



285a - 285b



Café Rouge



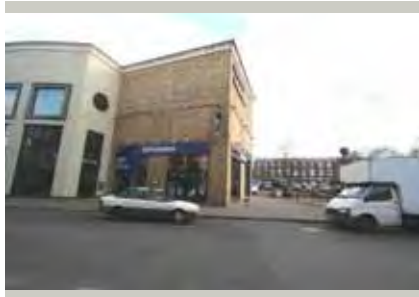
Café Rouge - Greenwich Picturehouse



Greenwich Picturehouse



Greenwich Picturehouse



Rivington Grill



Car park



Car park and Serka Court



Serka Court



Serka Court



Serka Court



Job Centre



College



College and library



142



1-3



3-5





11



13-19



15a-19



21-27



## Greenwich South Street

### Land uses

- Primarily residential with some retail.

### Building quality

- Some good groups of nineteenth century housing, mostly two or three storeys in height.
- Two storey detached villas with hipped roofs.

### Listed buildings

- Nos 1-15 and Nos 1-85 and 91.
- Penn Almshouses.
- Locally listed buildings include the terraces either side of Circus Street and the former St Paul's Vicarage.

### Building materials

- London stock brick, with wide use of render. Penn Almshouses constructed from red brick with stone dressings.

### Heritage assets

- Well restored shopfronts at junction with Greenwich High Road and some good examples of Regency suburban villas.
- Group value with buildings opposite, partly in Ashburnham Triangle conservation area.

### Local distinctiveness

- No special features but Penn Almshouses are of historical as well as architectural interest.



Greenwich South St.  
East side



29-31



31-35



37-39



51-43



45-47



49-57



59-63



65-71





73



75



77



79



81-85



87-89



91



Passageway



95



Almshouses



Almshouses



Almshouses



Vicarage



Vicarage - gable end



Gable end