



**WESTCOMBE PARK CONSERVATION AREA**  
Management Strategy March 2010



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# I. Management Strategy

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 the protection of the period character of the area focusing on the buildings and townscape.

## I.1 Recommendations

The Management Strategy makes the following recommendations:

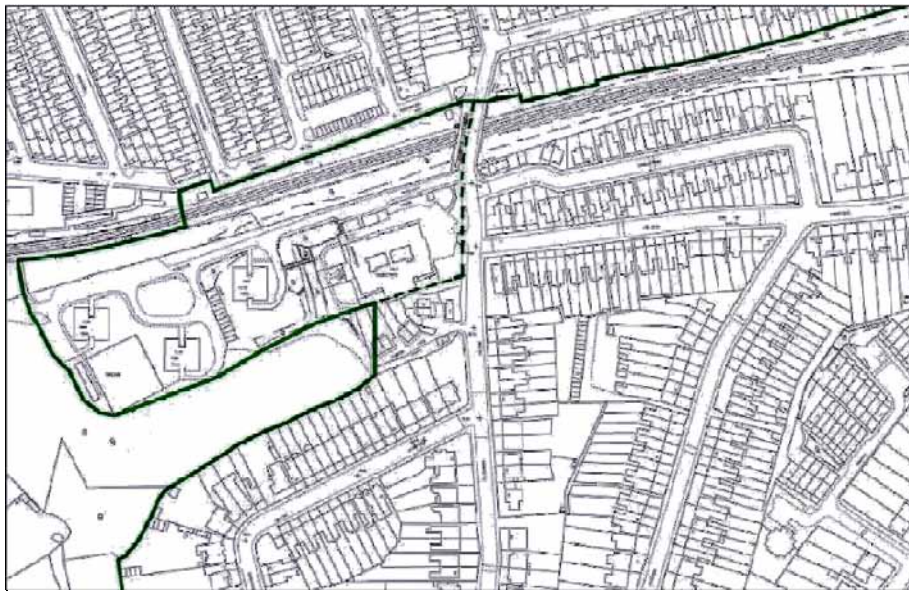
- **One adjustment to the Conservation Area boundary**  
Re-definition of the boundary to exclude Restell Close and associated blocks of flats including Woodland Heights and Norfolk House.
- **Additional Planning Controls (Article 4 Directions)**
  - i. to control external alterations to apply to 19th and early 20th century buildings
  - ii. to examine whether additional (Article 4 Direction) controls are needed in relation to the provision of off-road parking following the recent amendments to the GDPO (2008)
- **One addition to the statutory register of Listed Buildings**  
No. 99 Mycenae Road is proposed for inclusion on the List of Buildings of Special Architectural and Historic Interest.
- **Several additions to the Council's schedule of Locally Listed Buildings**  
A number of additions to the list which meet the Council's criteria, namely:  
1-29 & 2-18 & 22 Charlton Road, 56-58 Hardy Road, 69-91 Coleraine Road, 91-93 Humber Road, 1a Vanbrugh Hill, 20-22 Glenluce Road.
- **Continued use of Planning Control**, to ensure careful design of alterations and extensions avoiding disturbing local character and in keeping with and adding to the distinctive character and style of the building and/or area.
- Promotion of **Conservation Repair Principles**.
- The preparation of **Conservation and Design Guidance on Alterations & Extensions** specific to this Conservation Area, to inform planning applications, and to be carried forward as a Supplementary Planning Document (SPD) by the Council at a future date.
- Maintenance and enhancement of the tree cover of the area by **Protecting Street and Garden Trees**, and by encouraging new and replacement planting.

- The preparation of **Streetscape Guidelines** to encourage highways works to preserve and enhance the character of the street scene.

## 1.2 Alterations to the Conservation Area Boundary

It is considered that the residential blocks on Restell Close have a very different character to the rest of the Conservation Area. Full Planning Permissions were granted in 2006 for the demolition of two of the blocks, the refurbishment of the two remaining blocks, Norfolk House and Woodland Heights and the erection of a new block ranging from 7 to 12 storeys in height.

Westcombe Park is characterised almost entirely by Victorian and Edwardian houses which have an organic layout that follows the contours of the landscape. The predominant building heights are two and three storeys. Large blocks of 5+ storeys are therefore uncharacteristic and do not conform to the established development pattern of continuous street frontages within the area. Moreover, they are sited with scant reference to the topography of the area. They have little in common with the majority of the buildings within the Conservation Area and therefore do not merit the same degree of protection. Woodland Heights in particular has been unsympathetically refurbished with an additional roof storey and UPVC windows. For these reasons, it is recommended that Restell Close and its associated apartment blocks are removed from the Conservation Area, and the Conservation Area boundary is amended to run along the west side of Vanbrugh Hill until Lasseter Place.



Extract showing proposed revision to northwestern boundary (dashed line)

The areas of housing immediately outside the Conservation Area boundary to the north and to the east have been reviewed and it is considered that these are either of insufficient quality or are not in keeping with the character of the Conservation Area to be included.

### 1.3 Recommendation for Additional Planning Controls (Article 4 Directions)

#### i) External Alterations

It is considered that additional planning controls in the form of an Article 4 Direction should be introduced to the Westcombe Park Conservation Area to prevent disfiguring changes to the surviving historic fabric and further erosion to the character and appearance of the area.

An Article 4 Direction would withdraw certain permitted development rights to enable planning control over material alterations which would affect the external appearance of the buildings. It is proposed that planning permission will be required for the following categories of alterations:

1. *The installation or alteration of windows and doors to the front or side of a property*
2. *The erection of an extension to the front or side of a property including porches*
3. *A change to roofing materials*
4. *The installation of rooflights or dormer windows in the roof*
5. *The painting, cladding or pebbledashing of the exterior of a property*

The above Direction would apply to all the 19th and early 20th century buildings within the Conservation Area, as listed below:

<b>Beaconsfield Road</b>	2, 14-44, 52-70a, 1-7, 15-25, 37, 61-79
<b>Charlton Road</b>	1-29, 2-18, 22
<b>Coleraine Road</b>	2-32, 60-78, 128-136, 3-91, 99, 101-105, 121-125
<b>Dinsdale Road</b>	3-49, 2-44
<b>Foyle Road</b>	36-78, 1-81
<b>Glenluce Road</b>	1-21, 27-41, 12-54
<b>Hardy Road</b>	1-5, 9, 21-27, 2-4, 12-16, 30-58, 62, 72
<b>Humber Road</b>	1-33, 73-113, 121-167, 2-36, 54-76, 94-122, 134-146, 148-156, 166-174
<b>Ingleside Grove</b>	1-4
<b>Kirkside Road</b>	11-39, 2-8, 14-18, St George's Church
<b>Mycenae Road</b>	1-35, 99, 8-38, 90 Woodlands
<b>Ruthin Road</b>	2-60, 49-55
<b>Station Crescent</b>	1-7, 2-4
<b>Ulundi Road</b>	1-55, 2-34
<b>Vanbrugh Hill</b>	1a-27, 31, 2a-14, 20-44
<b>Westcombe Hill</b>	119-179, 203-231, 104-150, 156-188
<b>Westcombe Park Road</b>	21-65, 71, 77-87, 89, 93

A householder wishing to make a change controlled by virtue of the Article 4 Direction (for example, the replacement of windows) must first make an application for Planning Permission. There is no fee associated with this type of application.

The implementation of an Article 4 Direction is a separate process which will be subject to additional public consultation and approval by Council Members, following the adoption of this Management Strategy.

## ii) Off-road Parking

Due to recent amendments to the planning legislation, the creation of a hard surface (for off-road parking), which would be situated on the land between a property and a public highway or footway and which would exceed 5 square metres in area, requires planning permission unless either:

- a) the surface would be composed of porous materials; or
- b) provision would be made to direct run-off water from the hard surface to a permeable or porous surface

Since these amendments have only been in force since 1 October 2008, it is proposed to undertake a full survey of the Conservation Area to establish whether additional planning controls (in the form of an Article 4 Direction) are needed to prevent the loss of front gardens and boundary walls as a result of the introduction of hard surfaces for off-road parking.

## 1.4 Listed Buildings review

No. 99 Mycenae Road (Glenwood), currently a Locally Listed Building, is recommended for statutory Listing. Dating from 1881-2, this large red brick mansion was designed by the distinguished School Board architect Edward Robert Robson (1835-1917). The house is particularly interesting since it displays the idiosyncratic features normally associated with Robson's school buildings, but within a domestic setting. The tall staircase window with its fine joinery detailing and distinctive leaded design is a good example. All the original fenestration appears to have survived on the exterior.



No. 99 (Glenwood) 1881-2

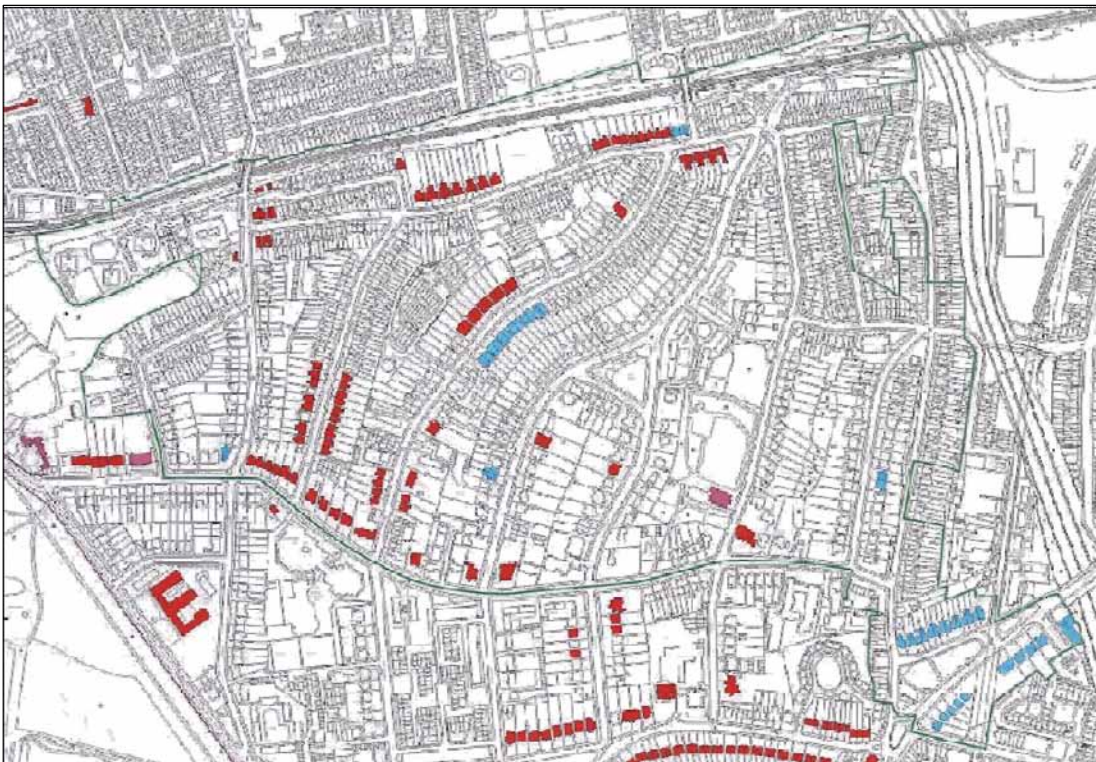


Detail of staircase window

## 1.5 Locally Listed Buildings review

A large number of the late Victorian buildings within the Conservation Area are locally listed. The following omissions should be added to the Local List of Buildings:

<b>Charlton Road</b>	1-29, 2-18, 22
<b>Coleraine Road</b>	69-91
<b>Glenluce Road</b>	20-22
<b>Hardy Road</b>	56-58
<b>Humber Road</b>	91-93
<b>Vanbrugh Hill</b>	1a



Proposed additions to the Local List shown in blue

### **1-29, 2-18 & 22 Charlton Road**

The late-Victorian villas on both sides of Charlton Road are consistently of fine quality with stucco detailing and elegant proportions



### **69-91 Coleraine Road**

These buildings correspond closely to nos. 60-78 opposite, which are Locally Listed. The majority of the original architectural features survive including the large plate glass sash windows, the slate roofs with decorative ridge tiles and the fish scale tiles on the porch roofs and hipped bay roofs. These are fine quality buildings evidently conceived by the same architect as nos. 60-78 and so there is no reason why they should not also be locally listed



### **20-22 Glenluce Road**

This pair of houses warrants local listing due to their unusual design. The gable fronted buildings have two-storey corner towers with tiled turret roofs set at an angle, an uncommon architectural feature.



### **56-58 Hardy Road**

This pair of villas is richly embellished with fine red brick, moulded terracotta and cast iron detailing, and certainly merits local listing



### **91-93 Humber Road**

Nos. 73-89 are locally listed, however nos. 91-93, which certainly belong to the same architectural group, are omitted from the Local List. This oversight should be remedied.



### **1a Vanbrugh Hill**

Vanbrugh Hill House, as it is also known, is a substantial building, three storeys high with exceptional and unusual architectural features including pargetted and brick corbelled elements beneath the gables. With the exception of the roof covering, many original features have been retained including the timber





sash windows, timber bargeboards and finials and the glazed fanlight above the front door. This building is certainly worthy of inclusion on the Local List.

## 1.6 Planning control review

This brief review draws on the character appraisal and is qualitative; a fuller review of the effectiveness of planning control being beyond the scope of this report. A number of points appear evident in the light of consultation with planning department staff, local residents and of visual survey work. Generally, as compared to other conservation areas in inner London, planning control in this area seems to have succeeded in conforming to the policies set out within the UDP. However, what is needed nevertheless is:

- The protection of historic building fabric and conservation oriented detailed repair advice is needed which clearly emphasizes the importance of, and methods of preservation of the original building materials – rather than their replacement.
- Advice on minor changes needs to be carefully tailored 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.

## 1.7 Conservation and repair principles

The majority of the residential buildings in the Westcombe Park Conservation Area have a traditional period character which should be retained by conservative repair (this means retention of original building fabric), or reinstatement where the original fabric is 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 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 to the streetscape 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.
- Today there is a great variety of materials available, but selection of materials should always be influenced by the local context.

**Maintenance:** It is important that essential structural work and steps to make a property 'wind and weather tight' are a priority before any other structural adaptations or the repair of architectural features is considered. Water ingress is the source of many maintenance problems such as timber rot, spalling masonry, dampness and condensation. Roofing, guttering, downpipes and flashing should be inspected regularly and repaired as a priority in order to avoid large scale problems and intervention into the fabric of the building in the future. The repair of seriously damaged pointing, decayed and cracked brickwork, broken sills and the gaps around window and door openings should also be viewed as priority works.

**Structural movement** in a building is often quite normal, particularly in London where many houses are built upon shrinkable clay or other soils, which are susceptible to minimal movement. Any sudden evidence of movement in a building, which has been stable for many years in the past, is likely to be covered by insurance and should be investigated and monitored by specialist contractors (preferably insurance company appointed) to ascertain the nature, direction and rate of movement.

**Guidance** may be obtained from the Greenwich Conservation Team on repairs, alterations and maintenance issues. The Council cannot recommend individual commercial builders. The Building Conservation Directory ([www.buildingconservation.com](http://www.buildingconservation.com)), commended by the Department for Culture and issued annually, has a comprehensive listing of specialist craftsmen and contractors who have experience of working with historic buildings. In sourcing reliable and reputable firms it is advisable to seek recommendations from neighbours or friends. Ask to see previous examples of a contractor's work, or speak to previous clients, before commissioning work.

## **1.8 Conservation and Design Guidance on Alterations & Extensions**

It is proposed that specific Design Guidance relating to Alterations and Extensions should be prepared which would inform planning applications located within the Conservation Area or within the setting of the Conservation Area. This Guidance should be carried forward as a Supplementary Planning Document (SPD) within the Council's UDP in due course. There is also a need for additional SPD guidance for the buildings which may be placed under an Article 4 Direction.

The Appraisal has highlighted that within this Conservation Area there is a need for detailed design advice to inform planning applications which involve replacement windows and doors, roof alterations and extensions, new boundary treatments, the creation of hardstandings, energy saving devices, and back-land and infill development.

The proposed document will give detailed guidance on how enlargement, refurbishment and upgrading of properties can be achieved whilst minimising losses to the architectural and townscape character. Advice will be given on the advantages of repair versus replacement; how repairs and upgrading (to improve security and draught proofing) can be achieved, and when replacement is absolutely necessary, the design, proportions and materials which would be acceptable.

The document will also advise on the feasibility of infill and backland development, and on the size, design, and location of roof extensions which would not compromise the appearance and character of the building and of the Conservation Area.

Guidance will also be given on the types of energy saving technologies available such as solar panels and wind turbines, and the locations within the Conservation Area which would be less obtrusive and therefore more likely to gain planning approval.

## **1.9 Trees within the Conservation Area**

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

### Trees in private gardens

A person wishing to prune, lop or cut down a tree within the conservation area must notify the Council of the proposal allowing at least six weeks before the work is carried out and stating the location, species, size of tree and work proposed. A large number of trees in the area are protected by Tree Preservation Orders (see Appendix C). Any queries regarding trees in private gardens should be addressed to the Tree Officer within the Council's Planning Department (see contact information below).

### Trees in public open spaces

The management of trees within public open spaces is carried out by the Council's arboricultural section within the Parks and Open Spaces Department (see contact information below). All park trees are routinely inspected on a rolling programme,

mainly to ensure there are no risks to health and safety. Trees are left unpruned so as to avoid the introduction of disease.

### Street Trees

The planting and management of street trees is carried out by the Council's Highways Department, to whom any queries should be addressed (See contact information below). 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's revised Street Tree Policy (adopted 18/11/97) stipulates that trees will not be removed unless they are:

- in the way of a development where there is no alternative for access for traffic or 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 appearance and character of the area.

## **1.10 Streetscape character and works**

The Council's Highways Department are responsible for streetscape works such as signage, street lighting and paving materials, to whom any queries should be addressed (See contact information below). The Conservation Area Management Strategy proposes that streetscape guidelines are drawn up to encourage preservation and enhancement of the character of the street scene. All highways works should be sensitive to and prioritise the conservation and repair of features contributing to local character.

## **2. Contacts and further advice**

### **Conservation Team**

Directorate of Regeneration, Enterprise  
and Skills

Crown Building 5th Floor  
48 Woolwich New Road  
London SE18 6HQ

Tel: 020 8921 5034/5355

[building-conservation@greenwich.gov.uk](mailto:building-conservation@greenwich.gov.uk)

### **Highways**

Directorate of Regeneration, Enterprise  
and Skills

Crown Building 6th Floor  
48 Woolwich New Road  
London SE18 6HQ

Tel: 020 8921 5488/5577

[contact-centre@greenwich.gov.uk](mailto:contact-centre@greenwich.gov.uk)

### **Parks and Open Spaces**

Shooters Hill Depot

Shooters Hill SE18 3HP

Tel: 020 8921 6885

[parks@greenwich.gov.uk](mailto:parks@greenwich.gov.uk)

### 3. Glossary

**Barge-boards** – timber boards which project from the bottom of a gable, often carved in an ornamental pattern

**Corbelling** – stepped stonework or brickwork supporting elements above

**Curtilage** - the area of land surrounding a dwelling within the property boundaries

**Fanlight** – glazed panel, often semi-circular, over a door or window

**Finial** – an ornament which terminates a gable or pediment

**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.

**Hipped roof** – a roof which slopes upwards on all four sides meeting at a ridge, rather than with gable ends

**Pargetting** – traditional 17th century technique of plasterwork embossed with decorative patterns, a popular feature by the end of the 19th century

**Pebbledash** – an external finish to a building which consists of small pebbles sprayed onto render before it is dry

**Ridge** – the highest part of a roof

**Sash window** – timber windows with vertically sliding frames called sashes, which are suspended on cords over pulleys and counterbalanced by weights held in the surrounding frames.

**Stucco** – plaster applied to the exterior of a building, often incised with lines or moulded to resemble ashlar masonry or carved stonework

**Terracotta** – lit. ‘baked earth’, this is a hard orange-coloured ceramic clay usually carved and used to ornament facades

## Appendix A

### **Buildings of Special Architectural and Historic Interest**

1	<b>Mycenae Road (west side)</b>	Woodlands (no. 90)	Grade II*
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## Appendix B

### **Buildings of Local Architectural or Historic Interest**

1	<b>Beaconsfield Road</b>	58
2	<b>Coleraine Road</b>	105
3		121
4		123 & 125
5		18
6		60-78
7		130-136
8	<b>Dinsdale Road</b>	3
9		5
10		49
11	<b>Foyle Road</b>	63 & 65
12		67-77
13		79 & 81
14		60-64 68 & 70
15		74-78
16	<b>Hardy Road</b>	7 (demolished 2005 after a fire)
17	<b>Humber Road</b>	1-7
18		9
19		11-31
20		73-89
21		2 & 4
22		134-146
23	<b>Mycenae Road</b>	99
24	<b>Vanbrugh Hill</b>	31
25		44
26	<b>Westcombe Park Road</b>	31-41
27		43-47
28		49
29		51
30		55
31		59
32		61

## Appendix C

### Tree Preservation Orders (TPOs)

1	<b>TPO 15</b>	Beaconsfield Road	37,69,73,75,79,52,56-60,64-70, Ingleside Gardens (all) Beaconsfield Close (all)
		Hardy Road	1,7,16,27,42,44,56,60,62
		Westcombe Park Road	55-69
2	<b>TPO 107</b>	Foyle Road	18-78 inc garages r/o
		Humber Road	24
		Vanbrugh Hill	2a-42
		Westcombe Park Road	33-35
3	<b>TPO 172</b>	Beaconsfield Road	Land between 2 & 14
4	<b>TPO 96</b>	Charlton Road	16
5	<b>TPO 330</b>	Coleraine Road	12
6	<b>TPO 240</b>	Coleraine Road	22
7	<b>TPO 24</b>	Coleraine Road	116-126
8	<b>TPO 80</b>	Coleraine Road	130
9	<b>TPO 181</b>	Foyle Road	29
10	<b>TPO 357</b>	Foyle Road	All front gardens
11	<b>TPO 108</b>	Hardy Road	21
12	<b>TPO 56</b>	Mycenae Road	99
13	<b>TPO 105</b>	Vanbrugh Hill	1a
14	<b>TPO 189</b>	Vanbrugh Hill	31
15	<b>TPO 194</b>	Westcombe Hill	153
16	<b>TPO 111</b>	Westcombe Hill	217
17	<b>TPO 341</b>	Westcombe Hill	62
18	<b>TPO 312</b>	Westcombe Park Road	21
19	<b>TPO 82</b>	Westcombe Park Road	39