

Royal Greenwich Local Heritage List

Community Group/Individual nomination submissions

1. **Lee Forum:** Lee Green SE3
2. **Positive Plumstead Project:** Plumstead High St SE18
3. **Local resident:** East Greenwich/Charlton SE7

Please note the following nominations were found to be invalid and will not form part of the consultation:

- Plumstead Station footbridge
- Factory Walls Ramac Way
- Victoria Works, Factory entrance Dupree Road
- Entrance to Harvey's Factory, Holmwood Villas
- Pickwick Arms 246 Woolwich Road

BUILDINGS FOR POTENTIAL LOCAL LISTING

Taken from AECOM report and Lee Forum walks; section headings are taken from AECOM report.

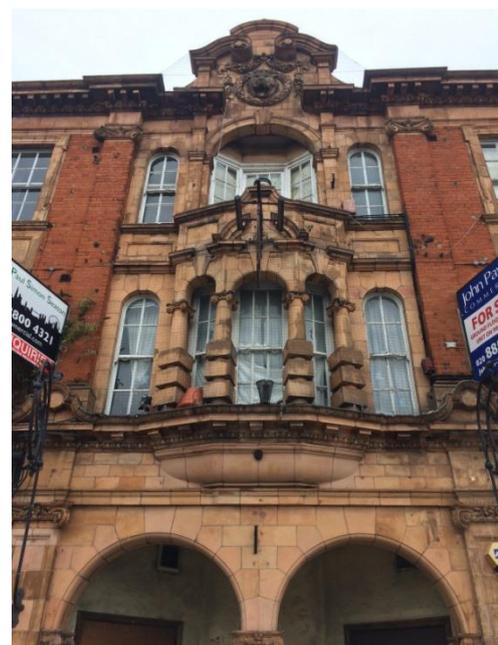
GREENWICH BOROUGH

Lee District Hub

New Tiger's Head PH, 159 Lee Road SE3 9DJ

An application for local listing has already been submitted for the New Tiger's Head former public house. The present building is thought to have been built shortly after the Old Tiger's Head (on the opposite side of the crossroads) in 1896. Three storeys with decorative cornicing and central bays forming contrasting feature through height of building surmounted by decorative scrolled broken pediment on gable, hipped pitch slate roof set back behind parapet with feature chimney stacks either side. Pub frontage on ground floor with central arched double entrance porch; first floor with two window bays either side of narrower arched windows with central oriel windows behind unusual arcade feature; top floor similar arrangement but with inverted central bay window within arched opening. Facade construction is mainly of red brick and moulded terracotta detailing, marble columns to central entrance with tesserae thresholds, leaded lights to pub frontage, timber framed windows, small pane timber sash windows. The gable at the top of the central bay features a tiger's head within a laurel wreath under swags of foliage, fruit and flowers, all in terracotta. There are Ionic pilasters on the ground floor and giant Ionic pilasters on the upper floors made of red brick with terracotta capitals. Decorative metal brackets now missing their lanterns.

This finely detailed landmark building meets the Local List criteria for local architectural and local historic interest in its design and use of materials. Also of group value with other buildings fronting the crossroads.



161-167 Lee Road SE3

Modest double storey row of four units with shops on the ground floor and accommodation above. This row, with its vernacular features, which probably dates from the later 18th century has survived the changing face of the crossroads over the past 250 or so years. Even though certain features have been altered, including the shopfronts, the row still retains a strong vernacular identity in its scale, roof form and window pattern. It is a rare survivor and therefore adds both historical and architectural importance to the present crossroads configuration.

Therefore the row is of sufficient merit to meet the Local List criteria for local architectural and local historic interest. Also of group value with other shopping parades in this section of Lee crossroads as being of contrasting interest.



139-149 Lee Road SE3 9DJ

An application for local listing has already been submitted for this 19th century parade of shops with residential above. It has been recognised for its architectural importance by Edmund Bird, Heritage Advisor to the Mayor of London, in a 2009 report.

Three floors with shopfronts on ground floor. Curved corners either end with quoin detail and rare surviving curved sash windows; other windows on frontage with bracketed window heads on first floor, those either end also tripartite and pedimented in centre; dormers (one inappropriate replacement) at roof level. String cornice under overhanging eaves. Brick construction with render detailing and painted timber sliding sash windows on upper floors where they still survive. Some fenestration particularly in central section has been replaced with inappropriate UPVC (probably without planning consent) and this has detracted from the overall character of the building. One traditional and partially original shopfront survives; others have been degraded and replaced with inappropriate modern metal ones.

This building, although with some inappropriate changes (which could be reversed), is still of sufficient merit to meet the Local List criteria for local architectural and local historic interest. Also of group value with other shopping parades in this section of Lee Road as being of contrasting interest.



Bridge over River Quaggy, Lee Road

Single span bridge of yellow stock brick with red brick recessed panels and stone parapet. Forms one of a pair with that on the opposite side of the road in the Borough of Lewisham. Old enamel street sign attached to side.

This structure meets the Local List criteria for local architectural and local historic interest.



121-137 Lee Road SE3 9DS

An application for local listing has already been submitted for this 19th century terrace of shops with flats above. It has been recognised for its architectural importance by Edmund Bird, Heritage Advisor to the Mayor of London, in a 2009 report.

Designed by local architect Thomas Dinwiddy. Three floors, with further accommodation in gabled sections; chamfered corner to Meadowcourt Rd. Corbled fascias to several surviving shopfronts at ground floor level with residential above. Stock brick with contrasting red brick detailing and terracotta swag and keystone decoration. Pitched slate roofs with some surviving terracotta ridge detailing, chimney stacks and decorative Flemish-style gables. Painted timber fenestration with cast iron cill detail to 2nd floor in front of 12 over 2 sash windows.

This pleasing parade makes a significant contribution to the streetscape and meets the Local List criteria for local architectural and local historic interest. Also of group value with the other parades in Lee Road.



53 Meadowcourt Road SE3

A single storey building dating to the early 20th century with gable roof and flat roof extension to the east of the front courtyard. The building stands behind a brick wall with a central opening and has advertising boards on the top. Currently used as a car repair workshop. Chimney to rear backing onto Quaggy.

This building meets the Local List criteria for local architectural and local historic interest.



68 Meadowcourt Road SE3

No. 68 is the end house in a close of Modern style houses running north east from Meadowcourt Road. The street was laid out and the houses built between the publication of the 1938 and 1948 Ordnance Survey maps. The house is detached, unlike its semi-detached neighbours, and retains a number of original features including steel casements and a cantilevered porch.

This building meets the Local List criteria for local architectural and local historic interest.



7 Eltham Road

This is a mid 19th century former dwelling, now part of the Lee Fire Station complex. Construction is of yellow brick with a pitched slate roof. Symmetrical three bays wide with original sash windows under flat arches. Three steps lead to the central doorway in an enclosed portico with Doric columns and arched windows on each side.

This good quality single surviving domestic building in this location of this date has a frontage which has largely remained in its original form meets the Local List criteria for local architectural and local historic interest.



17-19 Eltham Road

Pair of 19th century semi-detached four storey houses set back from the road; brick with render detailing and shallow hipped and pitched slate roofs; painted timber sliding sash windows, tripartite for main bays. Front doors removed and converted to fenestration which detracts from frontage; full height side extension. Remaining boundary to no.17; inappropriate front garden parking.

In spite of alterations this pair of houses are overall of a pleasing appearance, make a valuable contribution to the streetscape of Eltham Road and are the only remainder, apart from no.7 of the larger residential buildings which once lined this road. They therefore meet the Local List criteria for local architectural and local historic interest.



Firemen's cottages, Meadowcourt Road

Terrace of three cottages to the north of the fire station and originally part of the complex. Red brick with hipped slate roof and central chimney stack, entrances beneath flat roofed porches supported on brackets. Two retain their original painted timber sash windows with 8 over 8 panes and front doors which share a recessed front porch with bracketed canopy.

These buildings largely retain their original features, are associated with the Grade II listed fire station, and therefore meet the Local List criteria for local architectural and local historic interest.



East Lee

4-14 Weigall Road

Weigall Road had been laid out by the time of the publication of the 1896 Ordnance Survey map, although it was not developed until between the publication of the 1919 and 1938 Ordnance Survey maps. A small number of houses had been constructed at the southern end of Weigall Road, near the junction with Eltham Road, by 1919. Semi-detached symmetrical pairs with gable ends and pitched roofs with central chimney stacks. Yellow London stocks with red brick dressings and render detail. Ornate cast iron first floor balconies add visual interest to the area. Canted bays to ground floors,

some original painted timber sash windows and doors, arched entrance porches, small curved top windows in gables. Most have retained their dwarf walls and front gardens.

This pleasing row of houses meet the Local List criteria for local architectural and local historic interest and also have group value.



Weigall Road bridge

A brick bridge with flint embellished panels takes the road over the Quaggy River. A cast iron plaque on the bridge denoting the boundary of the Borough of Woolwich is dated to 1902.

This structure meets the Local List criteria for local historic interest.



Pillar box – Weigall Road

A pillar box bearing the cypher of George V stands to the north of the bridge. This pillar box meets the Local List criteria for local historic interest.



Lee Bible Study Centre, 15 Eltham Road

An early 20th century single storey domestic revival structure of London stock brick with red brick dressings.

This building meets the Local List criteria for local architectural and local historic interest.



(Also possibly TPOs on Eltham Road incl large tree between Bowring & Hamlea Close)

Ravens Way – residential block, originally the Ravensbourne Club

Built in 1921 as the Ravensbourne Club and set back from the road, the building was a residential and sports club for the employees of Cook Son & Co (St Pauls) Limited, a firm of clothing wholesalers

employing commercial travellers. Four and five storey apartment block in a neo-classical style with red brick to the ground floor and London stocks to the upper floors with red brick dressings. The building is U-shaped, the courtyard to the rear originally housing the swimming pool. Features of note include a full height projecting central bay with a pediment, and a slate covered mansard roof with dormer windows.

This imposing building meets the Local List criteria for local architectural and local historic interest.



Ravens Way stone/sundial – in front of Ravens Way residential block above

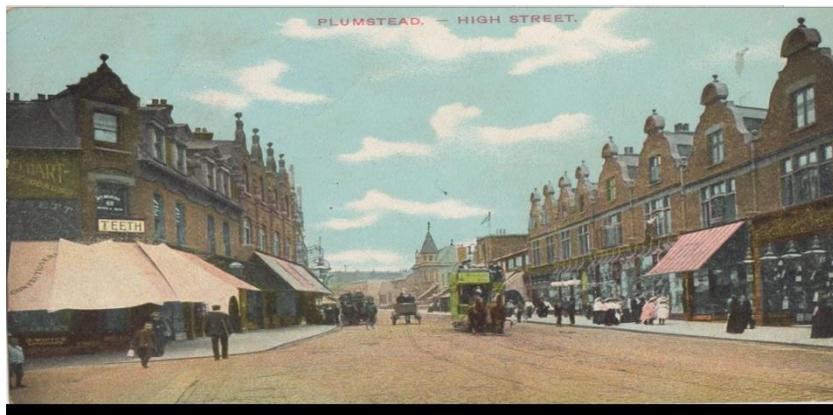
A small stone plinth on the pavement in front of Ravens Way. Presumably associated with the building behind and its original use. The sides bear sun and animal motifs representing times of the day and a legend around the base reads IF YOU WALK TOWARDS THE LIGHT THE SHADOWS WILL LIE BEHIND YOU. Incisions and metal N and S lettering on the top.

This small but unusual sundial adds interest to the area and meets the Local List criteria for local historic interest.



By Positive Plumstead Project (PPP) – 18 March 2018

1. The Positive Plumstead Project has been formed by a group of SE18 residents that (amongst other things) wish to support the development of Plumstead High Street.
2. Plumstead is constantly changing – both positively (deep clean of the High Street, forthcoming investment in our Library, new businesses such as Expo) and negatively (the proliferation of HMOs, betting shops, the condition of some of the buildings, and the closure of many traditional businesses e.g. pubs). A bid to the GLA's Good Growth Fund has been submitted by Greenwich Council to support the development of the High Street including the refurbishment of shop fronts.
3. We support inward investment in Plumstead provided it helps to develop and enhance its unique features and supports the viability of local businesses and amenities for residents. To that end it is timely to consider the historic features of the High Street to ensure that, with any regeneration, the best features are enabled to remain intact (better still, are restored to former glories).



4. Plumstead High Street has already lost some fine buildings (the original Maybloom, the Turkish/Russian steam baths, two cinemas and a primary school, most of which is now new build housing) and we don't want to lose any more. We are delighted that Plumstead Library recently achieved Grade II status to add to those already listed by English Heritage, i.e. St Nicholas Church, The Plume of Feathers, the Volunteer Pub and The Fire Station. There are also a number of locally listed buildings on our High Street, such as O'Dowds (Green Man) and the Plumstead Radical Club, some of which would complement the suggestions below.
5. **We would like to submit the following additional Plumstead High Street features/buildings for local listing to complement these listings, in accordance with the procedure note on line (2015). (Para 3.1a), which are listed at Annex A.**
6. We submit to you that the premises listed below in Annex A, numbered A to R meet a number of different criteria for local listing under Section 4.1, the majority falling under category c) making a contribution to the environment of a street or locality, and we have identified each building (or group of buildings) according to what we believe to be the relevant criteria.
7. These proposed listings have the support of the local community groups Art Plumstead and Friends of Plumstead Common (see Annex B).
8. We request assignment of a conservation officer to this case.

Positive Plumstead Project (PPP), a constituted voluntary group based in SE18

Follow us on Twitter @PlumsteadPrject; Facebook Page: Positive Plumstead Project

Contact us by email: pppse18@gmail.com

ANNEX A: For ease of reference these premises are listed in order of a “walk” from the boundary of the Plumstead Ward along the High Street going towards Woolwich.

No	Address/premises <i>Selection Criteria 4.1</i>	Description	
A	Bannockburn School Church Manorway SE2 0HY <i>Criteria b. ii) and c. i)</i>	An example of a well-preserved Victorian School (London School Board) built 1903 with many original features including its elegant sash windows and many features on the roof. Original internal features including glazed partitions and tiling along corridors and stairwells.	
B	Plume of Feathers gateposts Plumstead High Street <i>Criteria c. i) and iii)</i>	These gate posts are the sole surviving part of the Tram terminus with cafe. <i>(The pub itself is already a Grade II listed building and is on the Asset of Community Value register.)</i>	
C	Building next to Expo – Express Fish Bar 244A Plumstead High St <i>Criteria c. i)</i>	Typical red brick with interesting dormer window. Still retains sash windows and stonework. Corrugated roof.	
D	Expo: Frontage/façade and pub sign (formerly Prince of Orange) 244 Plumstead High Street <i>Criteria c. i) ii) and iii)</i>	Many attractive features including red brick, stonework, roof features and sash windows.	
E	Frontage of Former Horse and Groom pub RCGG Church 240-242 Plumstead High Street <i>Criteria c. i) ii) and iii)</i>	Red brick, attractive stonework, interesting roof features and some original pub windows with features that should be restored. Note mirror to stone top corner of Expo.	

F	<p>236 Plumstead High Street</p> <p><i>Criteria c. i) ii) and iii)</i></p>	<p>A building built in the style of the other High St buildings, with red brick, stone window surrounds, crittall windows. Group value.</p>	
G	<p>Plumstead Police Station</p> <p>Plumstead High Street</p> <p><i>Criteria c. i)</i></p>	<p>A fine and unusual example of 1980s architecture, raised from the ordinary by brick work detailing, stone detailing, and interesting roof line, constructed in red brick</p>	
H	<p>Bannockburn School and premises manager's house –</p> <p>Plumstead High Street</p> <p><i>Criteria c. i)</i></p>	<p>An example of a well-maintained Victorian School (London School Board) with school house.</p>	
I	<p>Barclays Bank</p> <p>107A Plumstead High Street</p> <p><i>Criteria c. i) ii) and iii)</i></p>	<p>With turreted decorative roof and built of red brick. Fine stone work and an important landmark on the High St.</p> <p>Of historic and visual value as this building can be seen on many old photos of the High Street. The style complements other buildings on the High St (see below)</p>	

J	<p>Alan Ives/Café Delight</p> <p>118-118A Plumstead High Street</p> <p><i>Criteria c. i) ii) and iii)</i></p>	<p>A key building on the main crossroads at Plumstead High St. It previously had a turret as several other buildings have/had. It has some interesting stone work.</p>	
K	<p>Formerly Plumstead Law Centre</p> <p>105 Plumstead High Street</p> <p><i>Criteria c. i) and iii)</i></p>	<p>One of four key buildings on the crossroads of the district centre on Plumstead High Street (<i>see above and below entries</i>)</p> <p>Still retains arched windows and some interesting architectural features.</p>	
L	<p>Paddy Power/Belfry Social Club</p> <p>(formerly Conservative Club)</p> <p>100A Plumstead High Street</p> <p><i>Criteria c. i) ii) and iii)</i></p>	<p>An important building on the High Street. With turreted decorative roof, interesting stone work.</p> <p>Of historic and visual value. This building can be seen on many old photos of the High Street.</p>	
M	<p>ABM Motor Spares</p> <p>65 Plumstead High Street</p> <p><i>Criteria c. ii) and iii)</i></p>	<p>Decorative stonework – mirroring decorative features of the next entry</p> <p>Group value</p>	
N	<p>Edwards Estate Agents and adjoining premises</p> <p>63A/63 Plumstead High Street</p> <p><i>Criteria c. ii) and iii)</i></p>	<p>Part of a terrace with interesting roof and stonework features. Has been modernised; needs protection against loss of further features.</p> <p>Group value with adjoining premises.</p>	

O	<p>66-80 Plumstead High Street</p> <p><i>Criteria c. ii) and iii)</i></p>	<p>Red brick, with stone features and unusual Dutch gable roof line.</p> <p>Group value</p>	
P	<p>64 Plumstead High Street</p> <p><i>Criteria b. iii) and c. i) and iii)</i></p>	<p>Unique frontage along the High Street with very interesting stonework</p> <p><i>(needs cleaning and restoration)</i></p>	 
Q	<p>2-10 Plumstead High Street</p> <p><i>Criteria c. ii) and iii)</i></p>	<p>Crenellation features (group value), note also the pairing off with the locally listed Lord Derby opposite (now trading as Danfe Restaurant) <i>detail shown below</i></p>	 
R	<p>Plumstead Railway station</p> <p><i>Criteria c. i) and iii) - crenellation</i></p>	<p>Note in particular crenellation features (mirrored in proximity to above entries), Victorian iron bridge, and typical shelter design and posts on station.</p>	  

1. FRIENDS OF PLUMSTEAD COMMON

- [Redacted] To: [Redacted] Cc: 'Art Plumstead'

25 Jan at 12:08

Dear [Redacted]

This is an excellent piece of work. I confess to being surprised (and delighted) to have *quite* so many attractive and individual buildings identified by PPP.

The high street has suffered severe neglect – even abuse – over the years. The Barclays Bank building alone is a worrying example of how insensitive alteration and modernisation of some features can disfigure a building over which the original architect and owners demonstrated such care and craftsmanship.

The Plumstead Library development, together with some other planned projects, presents a timely opportunity for repair and regeneration along the whole street that will show sustainable value and respect for the area, rather than the short-term opportunism from which it has suffered.

You have my full support for all of these listings.

With gratitude

[Redacted]

[Redacted] Friends of Plumstead Common

2. ART PLUMSTEAD

- **Art Plumstead** To: [Redacted] Cc: [Redacted] Positive Plumstead

25 Jan at 10:10

Hi all at PPP

I forwarded your email with attachment to the steering group of Art Plumstead yesterday.

When it was discussed at our meeting last night, John spoke for us all when he said it is a wonderful piece of work and you are to be commended for it.

It is a timely application for listing and we fully endorse it.

Regards

[Redacted]

on behalf of Art Plumstead

East Greenwich/ Charlton.

Applications for
the 'local list'.

30.08.2018

1. Angerstein Freight Railway pedestrian crossing & arched walkway (accessed via Fairthorn Road)



Ordnance survey map, Charlton 1894
– Shows the railway and crossing



View of crossing from
Fairthorn Road



Arched walkway to crossing



View towards
Fairthorn Road

1. Angerstein Freight Railway pedestrian crossing & arched walkway (accessed via Fairthorn Road)

Rationale – historical interest

The railway and crossing was built by local landowner and personality John Julius Angerstein in 1852. Angerstein is both locally and nationally important (his paintings funded the National Gallery). https://en.wikipedia.org/wiki/John_Julius_Angerstein

The steps were erected for the benefit of Combe farm workers to save having to go round under the bridge in Woolwich Road. The rail line extended to the Gasworks in 1890s, LCC tram depot with various branches to factories. It is very modest, no-frills and retains an old-world feel.

Rationale – environmental significance

The crossing and walkway is a characterful and unique local feature unlike anything else seen in London. It is still used frequently by pedestrians as a useful cut-through to cross over the main road to Westcombe Park and beyond.

NB. Site currently operated by Tarmac (www.tarmac.com).

SE7

2. Angerstein Freight Railway bridge, Woolwich Road



View from Greenwich side.

2. Angerstein Freight Railway bridge, Woolwich Road

Rationale – historical interest

The railway bridge was built by local landowner and personality John Julius Angerstein in 1855 as part of the railway. Angerstein is both locally and nationally important (his paintings funded the National Gallery). https://en.wikipedia.org/wiki/John_Julius_Angerstein

The bridge was the only element of the line which needed Parliamentary approval. It also retains a modest, functional, sturdy, old-world industrial feel to it – very representative of the character of Charlton.

Rationale – environmental significance

The bridge is a local landmark feature as you cross in/out of this section of Woolwich Road. It is like a Gateway to Charlton.

3. Factory walls, Ramac Way

Rationale – historical interest

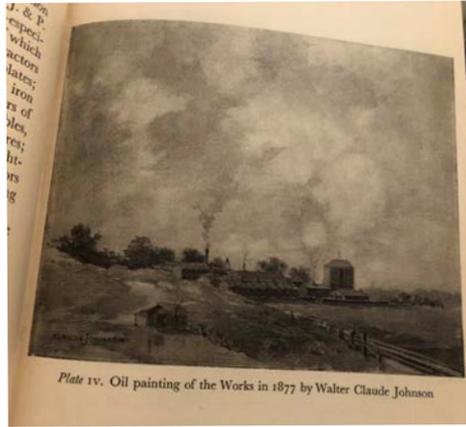
A long old wall remains with x3 interesting metal/wooden doors which are significant in telling the story of the important industrial buildings that once were the heart of the local community (and which were both locally, nationally and globally important). The walls may have backed onto the original LCC Tramways Repair Depot or other similar industrial buildings (eg Harvey's) – see map.

Rationale – environmental significance

The walls are some of the last remaining evidence of the important industry that Charlton was once famous for. The doors are incredibly characterful, time-worn with interesting construction and hinge details. They tell an important story of what was there and the value of conserving our built heritage.

Central to the Charlton Riverside development area – if preserved, plaques could help explain the local industrial history story and make the wall more of a community feature.

4. Victoria Works, Johnson & Philips Factory wall entrance remains, Dupree Rd



Factory bombed at the very end of WW2.

Image from RIBA.

Fairview Homes Redevelopment plan.

4. Victoria Works, Johnson & Philips Factory wall entrance remains, Dupree Rd

Rationale – historical interest

Remaining walls with bullnose brick detail from the Johnson & Philips Factory wall factory entrance on Dupree Road. Johnson & Philips were pioneering cable makers, sold globally.

NB. The walls are potentially being redeveloped to metal barriers as part of Fairview homes Victoria Way project. Is there any potential to keep the old sections of the walls for historic value and have a local history plaque?

SE7

5. Railway Electric substation, Troughton Road



5. Railway Electric substation, Troughton Road

Rationale – historical interest

Built in 1926 on the site of the station's coal depot following electrification. It is an interesting part of the local area railway history (the London and Greenwich railway was the oldest rail line in London, and the first entirely elevated railway).

Rationale – architectural interest

It is a simple, elegant and unexpected building on a residential street, highly evocative of the era. Because it's on an incline, it is part of the local landscape. "A three-storey high steel framed red-brick building at the end of an original single-track siding installed in 1873. This siding was, unusually, extended into the building. It houses static transformers, 1500 KW converters plus switchgear." (Source: edithstreets.blogspot.com)

(Troughton road is important in local history – it was named after Edward Troughton of Troughton & Simms whose Mathematical works made instruments – including those for the Royal Observatory.)

SE7

6. Pickwick Arms, 246 Woolwich Road (Originally called Roupell Arms)



Bomb damage outside Roupell Arms, Woolwich Road.

6. Pickwick Arms, 246 Woolwich Road (Originally called Roupell Arms)

Rationale – historical interest

Built in 1830 and rebuilt in 1862. It was next to the site of a WW2 bomb and survived (see image previous page). Despite being currently closed due to high rents, it is one of the few remaining public houses in the local area and would have been important hub for local industrial workers in days gone by.

Rationale – architectural interest

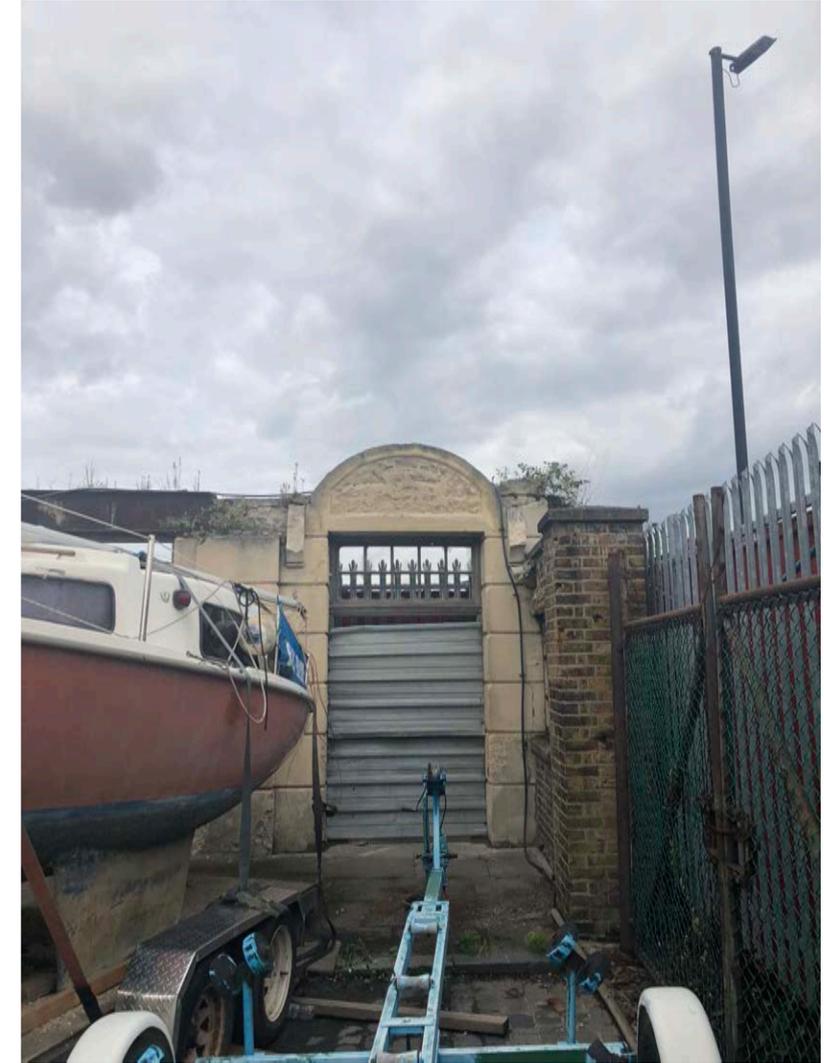
It has a distinct curved architectural style, attractive ironwork details and remains substantially intact.

Rationale – environmental significance

It remains a very characterful, time-honoured public building in the local area, a recognisable authentic milestone on Woolwich Road.

SE7

7. Entrance wall to Harvey's factory, Holmwood Villas, off Woolwich Road



7. Entrance wall to Harvey's factory, Holmwood Villas, off Woolwich Road

Rationale – historical interest

Evocative fragmentary remains of the entrance facade to the famous GA Harvey's metal fabrication and office furniture factory, at the end of the street.

Rationale – architectural interest

Interesting shapes and ornate stucco detailing.

Rationale – environmental significance

The walls are characterful and locally valued for their part in Charlton's rich industrial history. ([Further information here](#)).

SE7

8. EggCorn Studios entrance and building, Holmwood Villas, off Woolwich Road



8. EggCorn Studios entrance and building, Holmwood Villas, off Woolwich Road

Rationale – architectural interest

Interesting and characterful original ironwork gates, walls and what appears to be the one remaining industrial factory building in the Woolwich Roadside area, dated 1917. Feels like stepping back in time.

NB. I believe site is a local photography studio (<https://eggcornstudios.com/>)

SE7

9. Rose of Denmark public house, 296 Woolwich Road



9. Rose of Denmark public house, 296 Woolwich Road

Rationale – architectural interest

Substantially rebuilt after war damage, it's modest, simple, post-war styling is very distinctive and evocative of the original working class Charlton area.

Rationale – environmental significance

Surviving WW2 and at the heart of the original Woolwich Road and Charlton Athletic football club community, it's another authentic and locally valued feature landmark.

SE7

10. New covenant church, Troughton Road



10. New covenant church, Troughton Road

Rationale – architectural interest

Built 1900 by architect J Rowland, originally the Mission of the Good Shepherd. It has an evocatively simple modest style appropriate for the area.

Rationale – environmental significance

Wavey mosaic seating added around the exterior is unique in the community.

More information here: <http://edithsstreets.blogspot.com/2014/12/railway-from-london-bridge-to-gravesend.html>

Thank you.

More info: <http://edithsstreets.blogspot.com/2014/12/railway-from-london-bridge-to-gravesend.html>

NB. Images taken from various sources including Google image search – not for reproduction.