

4.0 Baseline conditions

The Site and its immediate surroundings

- 4.1 The Site is located in Charlton, in the Royal Borough of Greenwich. It consists of two plots. Plot A is irregularly shaped, with the main part of it taking a broadly rectangular form and being bounded by Atlas Gardens and part of Derrick Gardens to the west, and service roads and light industrial units on the other sides. The Site boundary protrudes from this main part of Plot A in two places; one protrusion is to the west, taking in an area of land between Atlas and Derrick Gardens and connecting to Anchor and Hope Lane, and one to the north, taking in a closed-off and overgrown route leading to the riverside walkway. Plot B lies south-west of Plot A and is broadly rectangular in shape; it is bounded by Anchor and Hope Lane to the west, and service roads and light industrial units on the other sides.
- 4.2 Access to both plots is from Anchor and Hope Lane, along a road to the south of Atlas Gardens. The western side of Plot A is occupied by a large single shed building, with a two storey office building adjoining it to the south, and a fenced-off area of parking to its north. This parking area extends west between Atlas Gardens and Derrick Gardens. An access road/ area of hard standing lies in the middle of Plot A. The eastern part of the Site is occupied by a series of shed-like warehouses. These are mainly in brick and metal sheeting, with pitched roofs aligned east-west.
- 4.3 Plot B is occupied by a workshop/warehouse building in brick and metal sheeting at the corner with Anchor and Hope Lane, a single storey brick office building to the east, and an area of hard standing to the south of these. Both plots within the Site are effectively closed off to the public.
- 4.4 The Site is part of a wider area of development known as New Charlton and, more recently, Charlton Riverside. This area is defined by Woolwich Road to the south (located approximately 180m south of the southern edge of Plot B) and the River Thames to the north (approximately 190m north of the northern edge of the main part of Plot A), and it stretches towards the Greenwich Peninsula in the west and the edge of Woolwich in the east.
- 4.5 Woolwich Road is a major east-west route in the wider area (A206) and serves as a strong physical and visual divider within Charlton, separating predominantly light industrial/ business park/ retail development in the Charlton Riverside area to its north from predominantly residential development to its south. Charlton Railway Station is located in the area south of Woolwich Road, approximately 330m from the southern edge of the Site. Topographical conditions reinforce the sense of division between the areas north and south of Woolwich Road; the land to the north of Woolwich Road is low-lying and generally flat, while the level of the land rises markedly to the south of it.
- 4.6 Anchor and Hope Lane, to the west of Site, is a north-south route running from Woolwich Road to the riverside walkway. Plot B, and the access route to Plot A, are located about halfway along its length. Anchor and Hope Lane is a significant road within Charlton Riverside, as it is one of the few that runs all the way from Woolwich Road to the riverside, and it forms a roundabout junction with Bugsby's Way immediately adjacent to Plot B; Bugsby's Way heads west from this roundabout, and is a significant approach route to this part of Charlton from Greenwich Peninsula.
- 4.7 Most of the development along Anchor and Hope Lane is in the form of retail or light industrial sheds, which are generally set back from the road or behind car parking areas in some places, such that definition of the road is generally weak. There are a significant number of trees along the road.

- 4.8 Atlas Gardens and Derrick Gardens comprise coherent areas of early 20th century two storey terraced housing, each arranged in a symmetrical 'U' shaped layout around a central green space, accessed off Anchor and Hope Lane. Some of the houses also line Anchor and Hope Lane, forming 'bars' on the end of the 'U'. The houses are in brick with stone detailing, and most have bay windows. A small modern brick apartment block also forms part of Atlas Gardens. These are the only significant areas of housing near the Site, other than a small modern apartment block at the northern end of Anchor and Hope Lane.
- 4.9 The business parks bordering the Site are typical of their type, and of no particular visual quality. The Anchorage Point business park to the north of the Site and the Charlton Gate Business Park to the south of the Site are occupied by large light industrial/ warehouse buildings which, to judge from their appearance, were constructed in recent decades. To the east of the Site, the Stone Foundries and Stone Lake Industrial Park, and the Ropery Business Park, similarly accommodate warehouse and light industrial buildings, generally in brick and metal sheeting. To judge from their appearance, the buildings on these industrial parks are older than those within Anchorage Point or Charlton Gate.

Historical development of the area

- 4.10 The principal location for development in Charlton up to the mid-19th century was Charlton Village, on higher ground around 1km to the south of the Site. A number of remaining buildings in Charlton Village, including St. Luke's Church and Charlton House, date from the first half of the 17th century. Development in the area around the Site did not get under way in any serious manner until the South-Eastern Railway opened a station on Charlton Church Lane (North Kent Line) in 1849. This encouraged industrial growth in the riverside area around the Site, known then as New Charlton, and residential development around the old village and to the south of Woolwich Road.
- 4.11 A map of 1850 shows Anchor and Hope Lane, Greenwich and Woolwich Lower Road (now Woolwich Road) and Church Lane (now Charlton Church Lane) in place, but little or no development around them. The North Kent railway line, and the station at Charlton, are also evident. By 1869, terraced development is evident around the junction of Greenwich and Woolwich Road/ Anchor and Hope Lane/ Church Lane, although much of the rest of the area remained undeveloped (including the Site, other than a couple of small buildings). By 1896, while the Site and much of the area north of Woolwich Road remained undeveloped, industrial buildings were evident along the edge of the River Thames. Terraced and semi-detached housing had spread along Woolwich Road and to the south of it, although sand and chalk pits occupied a large area east of Church Lane.
- 4.12 By 1916, Atlas Gardens and Derrick Gardens had been built and further industrial development had occurred to the north of Woolwich Road, albeit there remained large undeveloped areas. Residential development had similarly spread further south of Woolwich Road.
- 4.13 By 1955, a rope works is evident on Plot A of the Site, and tennis courts were in place at the southern end of Plot B. New Charlton was extensively developed for industrial purposes by this time, but there was also a greyhound stadium to the west of Anchor and Hope Lane. A football stadium was in place in the location of the current stadium for Charlton FC (this was built in 1919 on the site of the former sand and chalk pits).
- 4.14 This situation remained broadly the same throughout the latter half of the twentieth century.

The greyhound stadium had disappeared from maps by the early 1980s, to be replaced with warehouses. Large footprint buildings remained on Plot A of the Site, although Plot B was largely open. In more recent years, new development has been largely for retail uses (mainly to the west of Anchor and Hope Lane), and the replacement of older warehouse and light industrial buildings with business parks such as Anchorage Point and Charlton Gate.

- 4.15 The resulting townscape and urban grain in the wider area exhibits a readily noticeable division in character between the area to the north of Woolwich Road, which is largely retail and light industrial in use, and that to the south, which is largely residential. Further south, Charlton Village has a distinct character of its own. These areas are considered as townscape character areas ('TCAs') in the section below (see Figure 1 for a map of townscape character areas), while acknowledging that there is a degree of variety of development within each of them. Conservation areas, listed buildings and locally listed buildings near the Site are discussed below.

Townscape character areas

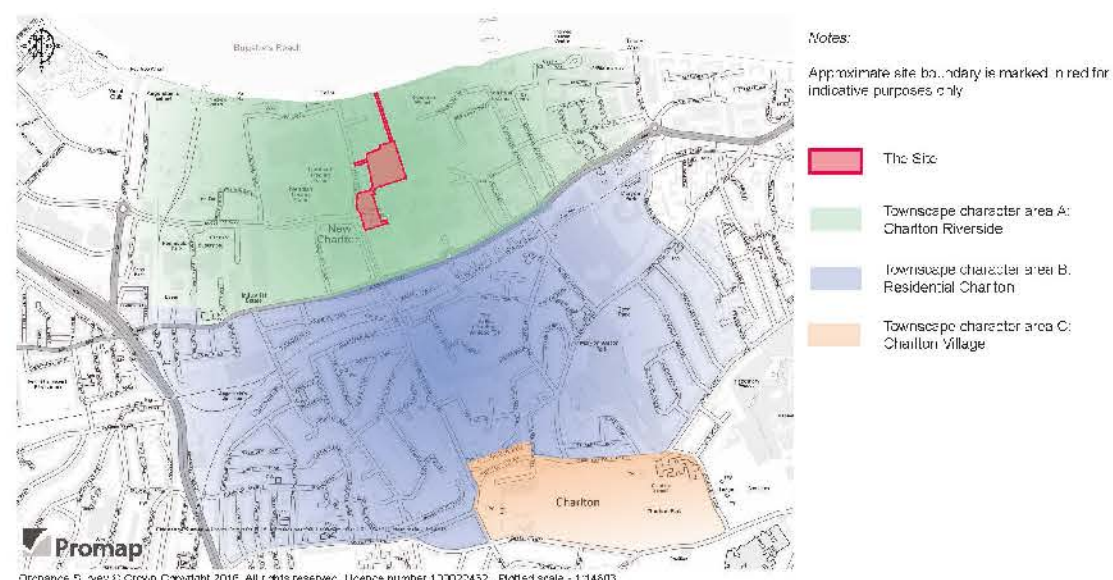


Figure 1 - Townscape character area map

TCA A – Charlton Riverside

- 4.16 This townscape character area is located south of the River Thames, north of Woolwich Road/Aldeburgh Street, east of Peartree Way/ Horn Link Way and west of Warspite Road. It is dominated by warehouse, light industrial and retail buildings, most of which are large in footprint, low in height, and set within considerable areas of open space, mostly hardstanding. This TCA corresponds closely to the area covered by the adopted Charlton Riverside SPD and local policies for the Charlton Riverside Strategic Development Location.
- 4.17 To the west of Anchor and Hope Lane, and particularly to the south of Bugsby's Way, is an area that is predominantly retail in use. Large out-of-town retail units are surrounded

by parking areas, and there are a number of roads running north-south through this area, connecting Bugsby's Way with either Woolwich Road or the riverside. There is little definition of roads, due to the alignment of most retail units perpendicular to the main roads, or set back from them behind parking areas. Most of the retail units are of poor visual quality, although the recent supermarket developments at Charlton Riverside Place are of a noticeably better quality than earlier developments.

- 4.18 The area to the east of Anchor and Hope Lane is predominantly occupied by business parks comprising shed/light industrial units, most in brick and metal sheeting and of low visual quality. There is also a retail park, Stone Lake Retail Park, off Woolwich Road, and small scale retail uses dotted through the area.
- 4.19 The Thames Barrier and Thames Barrier Information Centre lie within this TCA, to the north-east of the Site. A series of green spaces run south from them to Woolwich Road.
- 4.20 There are a number of more notable buildings within the area, which deviate from the predominant pattern of development. Atlas Gardens and Derrick Gardens, as previously described, are the most noticeable pockets of residential development in this area. The Westminster Industrial Estate on Bowater Road contains five storey brick warehouse buildings of relatively good visual quality (that at 17-19 Bowater Road is locally listed). The Windrush Primary School is a Victorian school building on Woolwich Road. The Anchor and Hope public house is located at the northern end of Anchor and Hope Lane, and is a two-three storey building with corner cupola, and pebble-dashed exterior.
- 4.21 The riverside walkway runs along the River Thames at the northern edge of the TCA (albeit diverted somewhat inland at some points).
- 4.22 While Atlas Gardens and Derrick Gardens have a certain formal visual presence, the visual quality of the buildings within this TCA generally is poor. The TCA does not include any listed buildings or conservation areas, and there are limited areas of open space. This is a TCA of **low** sensitivity overall.

TCA B – Residential Charlton

- 4.23 This area, south of Woolwich Road (other than a small pocket of housing at its western edge), east of the A102, west of Maryon Road/ Maryon Grove and north of Charlton Park Road/ Charlton Road, is dominated by residential development, most of it low rise and set within small plots. As noted previously, there is a general increase in the level of the land towards the south within it.
- 4.24 Charlton Church Lane, which forms a junction with Woolwich Road and Anchor and Hope Lane approximately 300m south-west of the centre of the Site, is the principal 'high street' within this TCA. Broadly speaking, it continues the line of Anchor and Hope Lane south of Woolwich Road, although veering towards the east as it progresses south.
- 4.25 Housing along the western part of Woolwich Road within this TCA takes the form of small 19th century terraces, including a small area north of Woolwich Road, around Aldeburgh Street and Fearon Street. The housing nearest the Site on Woolwich Road, to either side of the junction with Charlton Church Lane, is mainly post-war local authority housing, much of it two storeys tall, with some three storey apartment blocks. That to the east of Charlton Church Lane is grouped in closes, with backs to Woolwich Road, set back behind green

space. That to the west directly addresses Woolwich Road, behind front gardens.

- 4.26 Most of the development further south is Victorian brick housing, two- three storeys tall, terraced or semi-detached, and with small front gardens. Although there are differences in the style and appearance of these houses, the general similarity in scale and materials, and the continuity of building line along most streets, is such that a relatively coherent townscape is formed, with a strong sense of enclosure. There are also pockets of post-war housing intermingled with the predominantly Victorian development, including some mid-rise and tall apartment blocks.
- 4.27 The rise in the level of the land towards the south is particularly noticeable along Charlton Church Lane, which rises towards Charlton Village, but is a feature across the TCA. As a result of this, medium to long range views out of the TCA are possible, and tall buildings within the Royal Docks and Canning Town are visible in many such views. Long range views are possible along Charlton Church Lane.
- 4.28 The Charlton Athletic Football Club ground, located in the area to the east of Charlton Church Lane, is a major exception to the prevailing form of development in this TCA. It is located within an area of otherwise small scale housing, albeit a 17 storey post-war apartment block, Valiant House, is located adjacent to it.
- 4.29 There are two large areas of open space at the eastern edge of the TCA, Maryon Park and the Maryon Wilson Animal Park. These are almost contiguous, separated only by Thorntree Road. They are both occupied by many mature trees, such that there are few opportunities for clear views out of them.
- 4.30 The Fosdene School on Victoria Way is grade II listed, and there are grade II listed houses at 25-39 Fairfield Grove. Some parts of the Charlton Village Conservation Area, along Charlton Church Lane and Fairfield Grove, fall within this TCA.
- 4.31 This TCA has a relatively coherent townscape character, with significant areas of open space, and it covers a number of listed buildings and parts of a conservation area. This is a TCA of **medium** sensitivity overall.

TCA C – Charlton Village

- 4.32 This area is defined by Charlton Park Road/ Fletching Road to the north, Charlton Road/ Hornfair Road to the west, Canberra Road to the south, and Cemetery Lane to the east. It sits on an escarpment approximately 1km south of the Site.
- 4.33 This TCA, as its name suggests, has a village character largely deriving from the tight urban grain of the high street ('The Village'), the presence of considerable areas of green space and trees, and the small scale and age of many of the buildings (reflecting its development at an earlier date than most of Charlton). There are a number of listed buildings in the TCA, including Charlton House (grade I) and St. Luke's Church (grade II*), both of which date from the 17th century. This TCA falls entirely within the Charlton Village Conservation Area (see below for consideration of the Conservation Area).
- 4.34 While Charlton Village has a relatively self-contained character, this is compromised somewhat by the Springfield Grove estate to its west, which contains large post-war apartment blocks set within open space. Views south out of the TCA at its more open north-western edge (i.e. adjacent to Springfield Grove and looking along Charlton Church Lane)

include tall modern development in the distance. Charlton Park is a substantial open space within the TCA, albeit mature trees screen views out to a significant extent.

- 4.35 This is a TCA of **medium** sensitivity overall.

Heritage assets

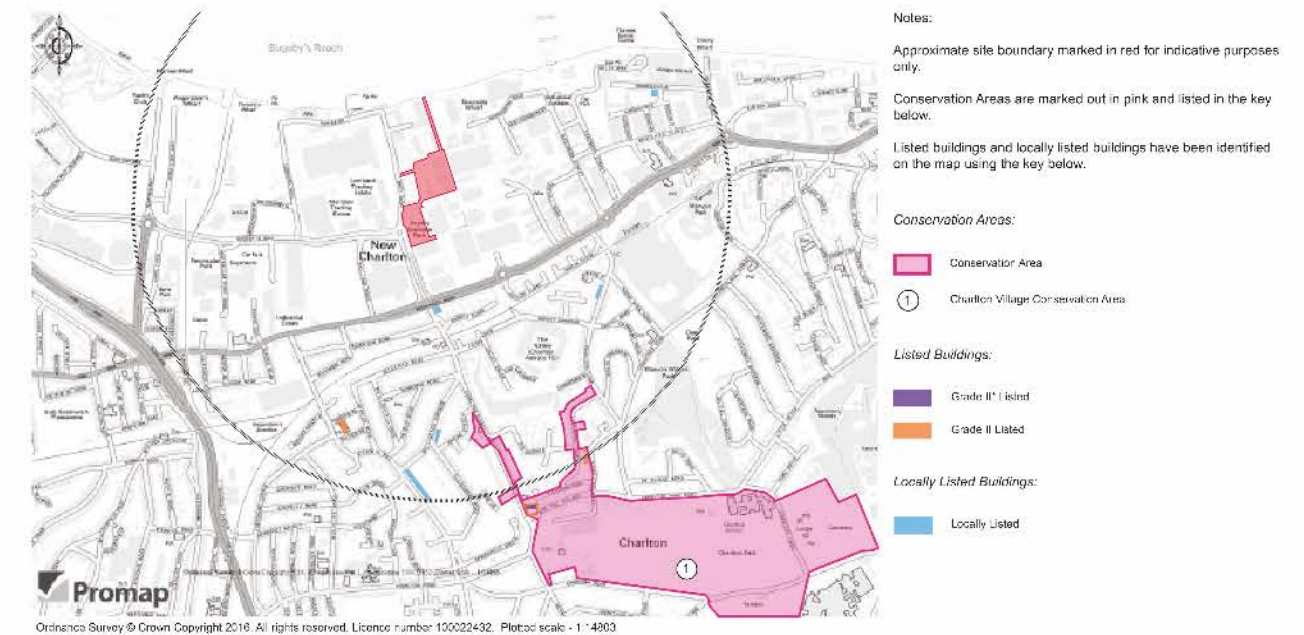


Figure 2 – map of heritage assets considered in this assessment

Conservation areas

- 4.36 At its closest point (on Charlton Church Lane), the Charlton Village conservation area is located approximately 730m south of the centre of the Site. There are no other conservation areas within 1km of the centre of the Site.

Charlton Village Conservation Area

- 4.37 This Conservation Area was first designated in 1971, and has been extended several times since, most recently in 2014. The heart of the Conservation Area is the grade I listed Charlton House (a Jacobean manor house), the development along the high street (known as 'The Village') and Fairfield Grove to its north, and Charlton Park. The Conservation Area extends east of this nucleus to take in Charlton Cemetery, south to cover Hornfair Park and the Meridian Sports and Social Club, and north to cover parts of the residential streets of Charlton Church Lane and Lansdowne Lane.
- 4.38 Charlton House, built between 1607-12, is set back from the main road behind a considerably sized front lawn. It is built in red brick with stone dressings, and its principal frontage, to the west, features an intricately carved frontispiece, and ogee-roofed turrets to the sides. It is best appreciated in views looking east (not in the direction of the Site).

Charlton Park, to its east, is edged by mature trees, such that views out of it are significantly screened (although tall buildings, such as those at Canary Wharf, are seen to some extent from it). The Village, to the north of Charlton House, has a relatively tight urban grain and is self-contained in character. The grade II* Church of St. Luke's lies at its more open western end (see 'Listed Buildings' below).

- 4.39 There are a number of other listed buildings in the heart of the Conservation Area, including the garden house to the north-west of Charlton House (grade I), the gateway at axis to west of Charlton House (grade I), the stable buildings to south-west of Charlton House (grade I), the walls to Charlton Park (grade II), the Bugle Horn Inn (grade II), the Charlton Village war memorial (grade II) and a K2 telephone kiosk (grade II). These are all best appreciated in relatively short range views.
- 4.40 The northern extensions of the Conservation Area along Charlton Church Lane and Lansdowne Road have a less self-contained character than the areas further south, and substantial post-war and modern development is located adjacent to them (including the aforementioned Springfield Grove Estate in the case of Charlton Church Lane, and a 10 storey post-war tower known as Valleyside in the case of Lansdowne Road). Long distance views including tall buildings in the background are possible from some points within them.
- 4.41 A draft Character Appraisal for the Conservation Area was issued in March 2016 (Ref. 14). It identifies a number of important views within the Conservation Area; none are in the particular direction of the Site. Where long distance views are possible from within the Conservation Area, primarily from the open spaces and along the lines of streets, post-war apartment blocks within Charlton and tall modern buildings further in the distance, at Canary Wharf, the Royal Docks and Canning Town, are often visible.
- 4.42 This Conservation Area is of **medium** sensitivity to change in its townscape setting overall.

Listed buildings

- 4.43 There are two listed buildings within 1km of the centre of the Site, Fossdene School and No. 39 Fairfield Grove, and these are considered below. In addition, a number of listed buildings beyond 1km have been considered. Nos. 25-29, Nos. 31-33 and Nos. 35-37 Fairfield Grove have been included as they are directly adjacent to No. 39 Fairfield Grove, and the list description states that they form a group with it; and the Church of St Luke and its wall and gates have been considered as the Church is a highly graded building only slightly over 1km from the centre of the Site, and with a relatively open aspect to its west.
- 4.44 **Fossdene School with associated schoolkeeper's house, handicraft block and boundary wall and gates** is listed grade II. It is located on a site between Fossdene Road, Victoria Way and Calydon Road, approximately 800m south-west of the centre of the Site. It was built in 1895, to the designs of T.J. Bailey for the School Board for London, and is in Queen Anne style. It is constructed largely of yellow stock brick with red brick detailing and some stone dressings. The principal elevation is to Victoria Way (west facing) and this features a three storey central hall block with hipped roof, flanked by square turrets with pyramidal roofs topped by lanterns, with lower linking blocks to each side. The main school building is noted in the list description as having group value with the schoolkeeper's building, handicraft block and boundary wall.
- 4.45 The school has a dominant presence in the local streetscape as a result of its greater height

compared to nearby housing, the manner in which it is set back from Victoria Way behind a school yard, and its elevated position compared to development to the north. Longer range views from the area around the school include tall buildings in the distance, particularly at Royal Docks and Canning Town. This listed building is of **medium** sensitivity to change in its townscape setting overall.

- 4.46 **Nos. 25-29 Fairfield Grove; Nos. 31 and 33 Fairfield Grove; Nos. 35 and 37 Fairfield Grove; and No. 39 Fairfield Grove** are each listed at grade II. They are located approximately 970m or more from the centre of the Site. These buildings are early 19th century, stuccoed two storey cottages. Their principal elevations face east, with those at Nos. 25-29 having wide pilasters defining the main bays, while those at Nos. 31 and 33 have rusticated quoins separating a main bay from a narrow outer bay. Nos. 35 and 37 have a simple stuccoed appearance, with a first floor cill string and cornice and blocking course concealing the roof. No. 39 is one half of a pair, stuccoed with cornice and blocking course.
- 4.47 These listed houses are all set within a street frontage, are best appreciated in close range views looking west, and have a relatively confined visual setting. They are of **medium** sensitivity to change in their townscape settings overall.
- 4.48 **The Church of St Luke** is listed at grade II*. It is located just over 1km south of the centre of the Site, on the corner of Charlton Church Lane and The Village. The church is in red brick with high pitched tiled roofs. Parts of it, including the nave, south porch and west tower, date from around 1630. The tower has three stages, with a battlement parapet. The **churchyard walls, gate piers and gate** are separately listed at grade II.
- 4.49 The Church is set within a small churchyard, most of which sits to the south of the Church. This contains mature trees which significantly screen both the Church and development beyond it from view from many points. The small scale development of Charlton Village lies to the east and south of the Church, the seven storey post-war apartment blocks of the Springfield Grove Estate are located to its west, and a mix of post-war and older small scale housing lies to its north.
- 4.50 The arrangement of the Springfield Grove blocks within substantial open space on the western side of Charlton Church Lane is such that this area to the west of the Church is the most open aspect of its immediate context. Some views along Charlton Church Lane from this area include tall buildings in the distance, and the towers of Canary Wharf are visible beyond the Springfield Grove Estate in some views towards the Church from the east, looking north-west.
- 4.51 The Church and churchyard walls, gate piers and gate are of **medium** sensitivity to change in their townscape setting overall.

Registered parks and gardens of special historic interest

- 4.52 There are no Registered Parks and Gardens of Special Historic Interest within 1km of the centre of the Site.

Locally listed buildings

- 4.53 There are a number of locally listed buildings within 1km of the centre of the Site.
- 4.54 **The Antigallican Public House** is located on the corner of Charlton Church Lane and

Woolwich Road, approximately 360m south of the centre of the Site. It is three storeys tall, in red brick with stone dressings, and dates from c.1900. Its immediate context includes post-war housing and modern warehouse buildings on the northern side of Woolwich Road.

- 4.55 17-19 Bowater Road** is located approximately 830m north-east of the centre of the Site. It is a brick warehouse building, five storeys tall with a sixth attic floor. Its immediate and wider context is dominated by warehouse and light industrial buildings.
- 4.56 The Royal Oak Public House** on Charlton Lane is located approximately 620m south-east of the centre of the Site. It is a two storey public house, with rendered main frontage to the east.
- 4.57 Nos. 55-66 Charlton Lane** is a terrace of two storey cottages dating from the middle of the 19th century. These houses are located adjacent to the Royal Oak Public House and are noted in RBG's local list as having group value with it. They and the Royal Oak are located within more or less continuous street frontage.
- 4.58 Nos. 111-125 (odd) Victoria Way** are mid-late 19th century houses, three storeys above basements, located approximately 900m south-west of the centre of the Site. The central pair are topped by a pediment. **Nos. 127-133 (odd) Victoria Way**, to their south, are mid-19th century two storey stucco houses, with basement and attic floors. Both groupings form part of a coherent street frontage.
- 4.59 Nos. 41-49 Wellington Gardens** are part of a terrace of mid-19th century two storey houses in red brick with white brick quoins and oriel windows. They are located approximately 780m south-west of the centre of the Site, within a coherent street frontage.
- 4.60 These locally listed buildings are of **low** sensitivity to change in their townscape settings overall.

Townscape conclusions

- 4.61 The Site is largely occupied by light industrial/ warehouse buildings of low visual quality, set within access routes and areas of hard-standing. It is closed-off to the general public. The Site contributes nothing positive to local views and townscape in its current state.
- 4.62 The principal outward-facing part of the Site is Plot B, which is located adjacent to Anchor and Hope Lane and its roundabout junction with Bugsby's Way. Anchor and Hope Lane is an important north-south route in Charlton Riverside, one of a small number that runs continuously from Woolwich Road to the riverside walkway, while Bugsby's Way is a significant east-west route connecting Charlton with Greenwich Peninsula.
- 4.63 The TCA within which the Site lies, Charlton Riverside, is set between Woolwich Road to the south and the River Thames to the north, and it corresponds closely to the area covered by the adopted Charlton Riverside SPD and local policies for the Charlton Riverside Strategic Development Location. Charlton Riverside is dominated by business park/ light industrial development and large footprint 'out-of-town' retail development. While Atlas Gardens and Derrick Gardens have a certain formal visual presence, the overall visual quality of the TCA is generally low. Many sites are closed off, and routes across the TCA are limited in number and extent. Most buildings are set back from pavements, often behind substantial parking areas, such that there is little definition or animation of roads within the TCA.

- 4.64 Woolwich Road forms a physical and visual divider between the light industrial/ retail development in TCA A, to its north, and the generally low scale housing in TCA B, residential Charlton, to its south. A change in topography, between generally flat land to the north of Woolwich Road and a noticeable rise in the level of the land moving south from Woolwich Road, reinforces the sense of there being two broad areas, distinct in character from each other, to either side of Woolwich Road. Further south, the Charlton Village area (TCA C) has a character noticeably distinct from that of the wider residential area around it.
- 4.65 There are no heritage assets on the Site or in close proximity to it. The nearest conservation area is Charlton Village, the closest part of which is located approximately 730m south of the centre of the Site. The heart of the conservation area is on high ground around 1km from the Site, and this has a relatively self-contained character. Views from open spaces within the conservation area, and along roads such as Charlton Church Lane, generally take in post-war and modern development, including tall buildings in the distance.
- 4.66 The closest listed building to the Site is the Fossdene School, located approximately 800m south-west of the centre of the Site, and there are a number of other listed buildings within 1km of the Site. These listed buildings are generally set within street frontages or have otherwise relatively self-contained townscape and visual settings. Where listed buildings have more open aspects to their townscape setting, large scale post-war or modern development is generally part of the immediate or wider context in which they are already seen. There are a number of locally listed buildings within 1km of the centre of the Site, and these are similarly either set within street frontages or seen in an existing context of post-war or more modern development.

