

**Shrewsbury Park Estate  
Conservation Area**



## Shrewsbury Park Estate Conservation Area

The Shrewsbury Park Estate Conservation Area consists mainly of a residential estate built in the 1930's by Laing's to a high standard of design and finish.

The remainder of the area is made up of two roads of mainly Edwardian houses in a mixture of styles. The Conservation Area also includes Shooters Hill Fire Station which is Grade II listed, and Shrewsbury House, dating from 1923, which is on the Council's Local List.

The Shrewsbury Park Estate, standing near to the top of Shooters Hill, was carefully planned with wide, curved roads, greens and roadside verges planted with shrub beds and numerous trees.

The houses are generously spaced out and the vegetation has matured over the years to provide a very attractive setting. There are several different styles of house on the estate although the reddish-brown bricks, and light-brown concrete tiled roofs with tile-hanging between the upper and lower bay windows are characteristic features.

Windows are a mixture of timber and metal varieties and front doors often feature a semi-circular head with a stained glass window.

Some of the houses also have side garages which were designed as an integral part of the layout. Original front porches are also much in evidence as are the oak fences, gates and garage doors. Privet hedges have now matured into important front boundary features which add to the area's special qualities.

Although much of the original character of the estate remains intact, it is increasingly subject to the pressures for change found in many older residential areas. The age of properties is such that original features are in need of restoration or replacement. This is particularly the case for windows, doors and roofing tiles.

The Council considers that in order to retain the character of the estate, it is necessary to try to match the original features when they are replaced. It is also important to carefully design new extensions, porches and garages so that they respect the style and proportions of the houses. An Article 4 Direction has now been introduced which will help to control these building alterations.

The Article 4 Direction is not aimed at preventing home improvements or minor building alterations, but will ensure that they are in keeping with the attractive visual qualities that make the Shrewsbury Park Estate a pleasant environment to live in.



Without these controls insensitive development could gradually damage the elements which collectively define the estate's character.

(Separate guidelines dealing specifically with Home Extensions are available from Greenwich Planning).

## Designation of the Conservation Area and Article 4 Direction

The Conservation Area was designated by the Planning and Development Committee of the Council in January 1992, and in November 1994 it authorised the Article 4 Direction for the estate.

The Direction was subsequently approved by the Department of the Environment and withdraws a variety of 'permitted development rights' which are listed below.

It should be noted that those houses which are outside of the Article 4 Direction area are subject only to conservation area controls.

(See map in the centre of guidelines for boundaries).

## Article 4 Direction Implications

The following categories of development now require planning permission under the Article 4 Direction:

- 1 The installation or alteration of windows and doors.
- 2 The erection of an extension of any size, to the side or rear of a dwellinghouse.
- 3 The enlargement or addition to the front, rear or side of a roof slope including the installation of dormer windows, rooflights or alterations to chimneys.
- 4 The re-covering of a roof, even with matching tiles.
- 5 The erection of a porch outside any external door.
- 6 The provision of a hard surface within the curtilage of a dwellinghouse for the parking of vehicles.
- 7 The installation or replacement of a satellite antenna on a dwellinghouse or within its curtilage.
- 8 The erection or alteration of a gate, fence, wall or other means of enclosure.

The works listed on the previous page apply to all of the properties listed below:-

<b>Ashridge Crescent</b>	1 to 105 (odd). 2 to 58 (even).
<b>Bushmoor Crescent</b>	1 to 49 (odd). 2 to 74 (even).
<b>Kinlet Road</b>	1 to 47 (odd). 2 to 38 (even).
<b>Mereworth Drive</b>	1 to 55 (odd). 2 to 52 (even).
<b>Plum Lane</b>	183 to 223 (odd).

## Conservation Area Implications

The designation of the Shrewsbury Park Estate Conservation Area has also introduced the following controls to protect the character and appearance of the area:

- The demolition or part demolition of any building, including chimney stacks, walls or fences.
- The cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles.
- The installation of satellite antenna on chimneys or front facing walls.
- The enlargement to the front, rear or side of a roof slope, including the installation of dormer windows or alterations to chimneys.
- The provision of any building, swimming pool or enclosure where the cubic content exceeds 10 cubic metres.
- The cutting, lopping or felling of any tree.

The above works apply to all of the properties referred to earlier in Ashridge Crescent, Bushmoor Crescent, Kinlet Road, Mereworth Drive and Plum Lane, together with the following properties:

<b>Eaglesfield Road</b>	7 to 45 (odd). 2A to 62 (even).
<b>Kinlet Road</b>	49 to 53 (odd).

It should be remembered that although planning permission is required for the various categories of development listed, it is not the Council's objective to prevent home improvements, additions or modifications.

The aim is, however, to preserve and enhance the appearance of the area by ensuring that proposals are in keeping with the established character.



Some windows have metal glazing bars and others feature leaded transom lights. Where repairs to the original joinery can increase the life of windows it is preferred that this takes place rather than wholesale replacement.

Where householders choose to install new windows they must replicate the original design and proportions with equal sight lines on all units. Aluminium and UPVC windows will only be considered where they match the windows to be replaced.

Replacement windows which are not sub-divided with transoms and mullions are unacceptable. Any new windows should be finished in white to be in keeping with the colour of the original windows.



*Traditional designs*



*Unacceptable replacement*



*Acceptable Replacement*

## Porches

Some of the original porches exist on the estate and have a simple timber, brick and glazed design with a lean-to, tiled roof.

A number of new porches have been erected of varying quality but the original style of porch should form the basis for any new design.

All proposed new porches should be small in scale and must not project beyond the building-line of the existing bay.

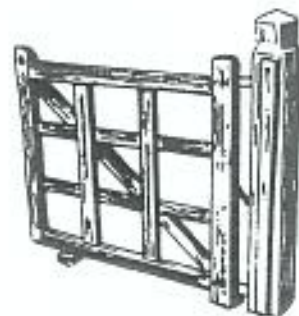


*Unacceptable design of porch and garage*

## Fences, Gates and Hedges

The boundaries between the front gardens and the public footpaths were originally formed by oak, post and rail fences with gates to match. Many of these fences and gates still exist and should be retained. Any new fences or gates must be based on the original design.

Brick walls, railings, metal gates or other forms of boundary treatment will be resisted as being out of character with the estate.



*Traditional design of gate*



Mature privet hedges are a characteristic feature which help to soften the impact of the houses.

They should be retained in all instances or replaced with fresh stock. The introduction of new privet hedges where they have been removed in the past, will be encouraged.

## Garages

Many, but not all of the houses on the estate have original side garages, with either pitched or flat roofs. They are constructed from the same type of brick used on the houses, and feature side-hinged timber doors with 6 square panes of glazing on each door.

Proposed new garages, including those that are re-built should be set back from the front building line of the house.

Where practical, the original garage doors should be retained and repaired if defective.

Replacement doors require consent and it is preferred that they are in timber and match the original pattern.

Some garages now exhibit replacement doors which are out of keeping with the original design.

These should not be copied. 'Up-and-over' doors may, however, be considered acceptable providing they feature vertical rather than horizontal members and have a painted or powder coated finish, usually to match the colour of the house but otherwise in white.

Mock Tudor/Georgian - type garage doors are considered to be inappropriate.



*Traditional garage door*

## Dormer Windows and Roof lights

Very few alterations or extensions to the roofs have been made on the estate and consequently, the roofscape is an important visual characteristic. Dormer windows and roof lights will not be permitted on front or side elevations.

On rear elevations, dormer windows may be acceptable if they are in proportion to the size of the roof and are not overly prominent. Rooflights are usually a less obtrusive alternative to provide light into the roofspace.

## Hardstandings in Front Gardens

The introduction of wide expanses of concrete or paving in former front gardens to create car parking space can damage the character of the estate. Where proposed, hardstandings will only be permitted where they retain at least half of the original garden area and as much of the boundary fences/gate/hedge as is practical.

Normally, the space provided should be large enough to accommodate only one car. It is preferable for the paving or concrete not to be finished in bright or garish colours and in particular red shades should be avoided as they might clash with the colour of the facing bricks.

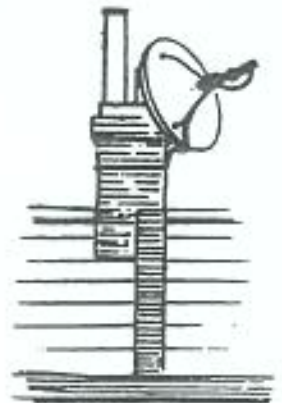
## Satellite Dishes & Television Aerials

If installed on front facing walls, roof slopes or chimneys, satellite dishes can be visually intrusive. Dishes should be sited so as to minimise their effect on the appearance of the building.

Locations which hide the dish from view such as in rear gardens or on the rear part of garage roofs are more acceptable.

It should be noted that Cable T.V. is available in this area and therefore, satellite dishes should not be necessary.

Ideally, T.V. aerials should be positioned within the roofspace and not on chimney stacks where they can detract from the appearance of the house. Permission is not, however, required.



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## **Trees within the Conservation Area**

If you wish to prune, lop or cut down a tree within the conservation area you must notify the Council of your intentions at least six weeks before the work is carried out stating the location, species, size of tree and work proposed.

## **Emergency Works**

If works are required urgently to make safe loose roofing tiles or an unstable chimney etc., Greenwich Planning should be notified immediately on the telephone of the need for the works, and followed up by a retrospective application.

## **Making a Planning Application**

If you are contemplating any changes to your property you are recommended to discuss the proposals with an Officer at Greenwich Planning who will be pleased to offer guidance.

An application form is available from Greenwich Planning at the address below or can be posted free of charge on request.

No fee is payable for applications relating to the Article 4 Direction, but a drawing to scale may be required to indicate the proposed works.

Extracts from brochures or photographs may also be acceptable. All applications must by law be determined within 8 weeks, however, decisions will be made as quickly as possible.

## **Greenwich Planning**

### **Directorate of Regeneration and Enterprise Skills**

5<sup>th</sup> Floor Crown Buildings  
48 Woolwich New Road  
London SE18 6HQ  
020 8921 5767

### **Head of Enforcement and Application Planning**

John Lloyd Stephenson  
Address as above  
020 8921 5516

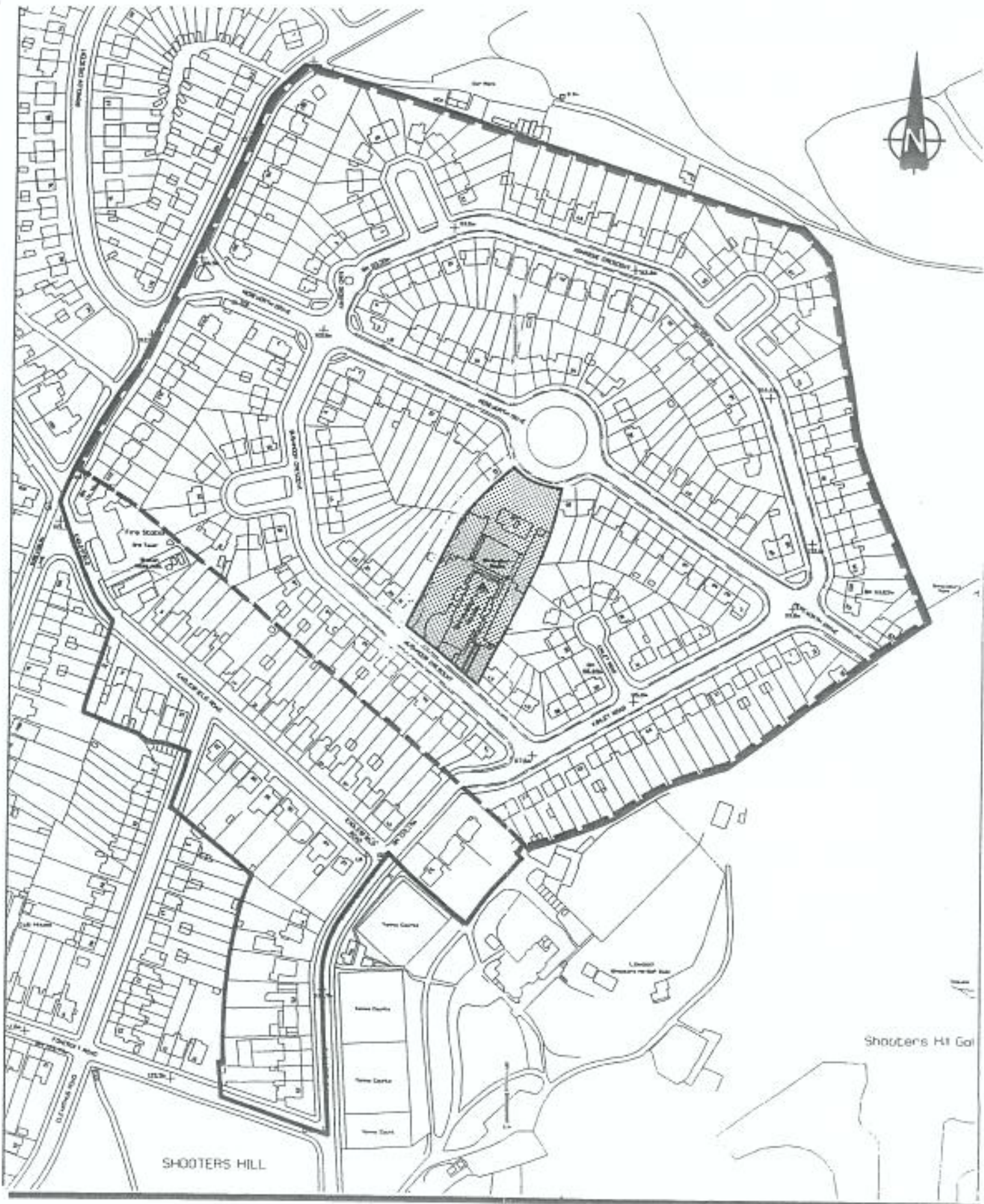
### **Conservation Officer**

Steve Crowe  
Address as above  
020 8921 5034

### **Greenwich Council**

General Enquires  
020 8854 8888





- Shrewsbury Park Estate Conservation Area
- - - Area covered by Article 4 (1) Direction
- ▨ Properties Excluded from Article 4 (1) Direction

Scale 1:2500

**Plan referred to in the London Borough of Greenwich  
(Shrewsbury Park Estate Conservation Area) Article 4 (1) Direction 1994**