

**Former Woolwich Magistrates Court,  
Woolwich**  
Heritage Impact Assessment

**Former Woolwich Magistrates Court,  
Woolwich**

Heritage Impact Assessment

May 2013

**indigo**

Indigo Planning Limited  
Swan Court  
Worple Road  
London SW19 4JS

Tel: 020 8605 9400  
Fax: 020 8605 9401

[info@indigoplanning.com](mailto:info@indigoplanning.com)  
[indigoplanning.com](http://indigoplanning.com)

---

# Former Woolwich Magistrates Court, Woolwich

## Heritage Impact Assessment

Contents	Page
<b>1. Introduction</b>	<b>1</b>
<b>2. Policy Context</b>	<b>2</b>
Legislative Framework	2
National Planning Policy and Guidance	2
The Development Plan	3
<b>3. Historical Context and Significance</b>	<b>5</b>
Former Woolwich Magistrates Court	5
Detailed Assessment of Significance	7
Off-site Heritage Assets	9
<b>4. Development Proposals</b>	<b>13</b>
Design Approach	13
Development Proposals	13
<b>5. Impact on Heritage Assets</b>	<b>16</b>
Heritage Benefits	16
Impact of the Proposed Development	16
Off-site Heritage Assets	19
<b>6. Conclusions</b>	<b>21</b>
<b>7. References</b>	<b>22</b>

# Former Woolwich Magistrates Court, Woolwich

## Heritage Impact Assessment

Appendices

### **Appendix 1**

Location of Heritage Assets

### **Appendix 2**

Listing Description for the Former Woolwich Magistrates Court

### **Appendix 3**

Listing Descriptions for Off-site Heritage Assets

### **Appendix 4**

Historic Maps

# 1. Introduction

- 1.1. This Heritage Impact Assessment (HIA) is submitted to the Royal Borough of Greenwich ('the RB Greenwich' or 'the Council') on behalf of Grange Estates Limited ('the Applicant'). It supports planning and listed building consent applications for the conversion of the former Woolwich Magistrates Court to nine residential units (including eight 2 bedroom and one 1 bedroom apartments).
- 1.2. The application site comprises a vacant two storey building with basement and modern roof extension. To the rear of the building is a courtyard which separates the building from the neighbouring structures. The site forms part of Woolwich town centre, located at the junction of Calderwood Street and Market Street.
- 1.3. The building adjoins other statutory and locally listed buildings, creating an Edwardian municipal quarter.
- 1.4. **Appendix 1** identifies the site and surrounding heritage assets.
- 1.5. The existing and proposed floor plans and elevations show details of the elements to be retained and removed, as well as the new roof level extension. A description of the proposal is included in the Planning Statement and Design and Access Statement.

## Identified Heritage Assets

- 1.6. Identified heritage assets can be 'non-designated' or 'designated'. The built heritage assets assessed in this application include the:
  - Former Woolwich Magistrates Court (Grade II listed building) - the application site;
  - Woolwich Old Town Hall (Grade II listed building) - off-site;
  - Police Station (Grade II listed building) - off-site;
  - Public Library (Grade II listed building) - off-site;
  - Woolwich Town Hall (Grade II\* listed building) - off-site;
  - University of Greenwich, Woolwich Campus: original building, gymnasium to rear and corner entrance range with attached railings (Grade II listed building) - off-site; and
  - Woolwich Public Baths (locally listed) - off-site.

## Report Structure

- 1.7. The HIA is structured as follows:
  - Section 2 summarises the planning policy relevant to heritage assets;
  - Section 3 identifies the significance of the heritage assets relevant to the application site;
  - Section 4 assesses the impact of the proposed development on the heritage assets;
  - Section 5 sets out the conclusions; and
  - Section 6 lists the references consulted.

## 2. Policy Context

- 2.1. Planning policies relevant to heritage assets are set out below.

### **Legislative Framework**

- 2.2. The statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides:

*'In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*

- 2.3. This fits with the overall duty to determine an application for planning permission in accordance with the Development Plan unless material considerations indicate otherwise.

### **National Planning Policy and Guidance**

- 2.4. The national policy context for assessing heritage assets is the National Planning Policy Framework (NPPF) published in March 2012. This requires that for any application the significance of any heritage asset affected should be assessed. The level of detail should be proportionate to an asset's importance and no more than is sufficient to understand the potential impact of the proposal on that significance. Guidance on such assessments is provided in the extant Planning Practice Guide to PPS5.
- 2.5. Paragraph 14 of the NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development. It goes on to say that local planning authorities (LPAs) should approve proposals that accord with the development plan without delay.
- 2.6. Sections 7 (Requiring Good Design) and 12 (Conserving and Enhancing the Historic Environment) are particularly relevant to the proposed redevelopment of the application site. The NPPF also establishes that conservation of heritage assets in a manner appropriate to their significance is a core planning principle (paragraph 17).
- 2.7. The NPPF requires an applicant to describe the significance of a heritage asset affected including any contribution made by its setting (paragraph 128). The NPPF also requires the LPA in determining applications to take account of a number of factors, including the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 131).
- 2.8. With regard to designated heritage assets, the NPPF requires an assessment of any harm that might be caused to the significance of a heritage asset, and whether this harm is substantial or not substantial. Where substantial harm would be caused, consent is to be refused unless the harm is shown to be necessary to achieve substantial public benefits (paragraph 133). Where the harm is less than substantial then this should be weighed against public benefits of the proposal including securing optimum use of the asset (paragraph 134).
- 2.9. Significance is defined in Annex 2 of the NPPF as the:

*'Value of a heritage asset to this and future generations .... may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but its setting'.*

- 2.10. Design of a development can also be important in assessing its impact on the setting or a heritage asset, as highlighted in the *PPS5 Planning Practice Guidance*:

*'The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials'.*

- 2.11. Significance can comprise archaeological, architectural, artistic and historical interest. English Heritage's *Conservation Principles: Policies and Guidance* (2008) which outlines an approach to conservation that takes account of how a building or place is generally valued and the association which it has. English Heritage defines different value groups that contribute to the significance of a heritage asset, including evidential, historical, aesthetic and communal.
- 2.12. Annex 2 of the NPPF provides an understanding of the meaning of setting. This notes setting to be the surroundings in which an asset is experienced, and that elements of a setting may make a positive or negative contribution to the significance of an asset, or may be neutral. The most recent supporting guidance on setting, *The Setting of Heritage Assets* English Heritage October (2011) reflects much earlier extant guidance in PPS5 Practice (replaced by the NPPF) on understanding what comprises a heritage asset's setting. The document is of particular relevance to the proposal where the concept of setting and its contribution to the significance of a heritage asset is discussed. This document notes that visual consideration is commonly referred to in discussing the extent and importance of setting. However it advises that other environmental factors such as noise, dust, and vibration; spatial relationships; and historic relationships also play an important part in experiencing setting.
- 2.13. Further guidance on conservation and assessment of the historic environment is provided in a number of English Heritage publications including the extant *PPS5 Practice Guidance* and the *Designation and Listing Selection Guide: Law and Government*. The advice in these documents has been considered in carrying out this assessment.

## **The Development Plan**

### **London Plan**

- 2.14. London Plan policy 7.8 (Heritage Assets and Archaeology) reflects the NPPF and where it requires development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

### **Royal Borough of Greenwich**

#### Unitary Development Plan (2006)

- 2.15. The Council's Unitary Development Plan (UDP) contains policies that relate to proposals that affect listed buildings. The following are of relevance:
- Policy D18 (Preservation of Listed Building) applies a presumption in favour of the preservation of listed buildings, whilst Policy D19 (External or Internal Alterations or Additions to Listed Buildings) requires all proposals for alterations or additions to listed buildings to respect the integrity of the buildings and harmonise with their special architectural or historic character;
  - Policy D20 (Setting and Proportions of a Listed Building) states that the Council will resist proposals for development which would detract from the setting and proportions of a listed building or group;
  - Policy D21 (Changes of Use of Listed Buildings) states that the change of use of a listed

building will only be granted if it is no longer in its original or other established historic use and the new use is beneficial to the building and is compatible with its character and features of historic interest: and

- Policy D23 (Local List of Buildings of Architectural or Historic Interest) states that substantial weight will be given to protecting and conserving the particular characteristics that account for a building's designation as a locally listed building.

Emerging Core Strategy with Development Management Policies Submission Version (2012)

- 2.16. The Council's Core Strategy is in the later stages of preparation. The document is currently undergoing consultation to 14 May 2013 after which it will be submitted to the Secretary of State for examination. Relevant policies include:
- Draft policy DH3 states that the Council will protect and enhance the heritage assets and settings of the Royal Borough, applying a presumption in favour of the preservation of statutory listed buildings and giving substantial weight to protecting and conserving locally listed buildings;
  - Draft policy DH(i) affords the protection of listed buildings requiring all proposals for alterations or additions to listed buildings to respect the integrity of the buildings and harmonise with their special architectural or historical character. In terms of change of use, the policy states that proposals will only be granted if it is no longer in its original or other established historic use and the new use is beneficial to the building and is compatible with its character and features of historic interest. Proposals for development which would detract from the setting and proportions of a listed building or group will be resisted; and
  - Draft policy DH(j) states that substantial weight will be given to protecting and conserving the particular characteristics that account for a building's designation as a locally listed building.

Woolwich Town Centre Masterplan SPD (2012)

- 2.17. The site is located in the Bathway Quarter allocation. The SPD states the character of this area should be preserved through sensitive residential-led refurbishment with active uses at ground floor.

**Summary**

- 2.18. As demonstrated in section 5 of this assessment, the development proposal accords with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 131 of the NPPF, London Plan policy 7.8, saved UDP policies (D18-D21 and D23), and draft Core Strategy and Development Management policies DH3, DH(i) and DH(j).



### 3. Historical Context and Significance

- 3.1. This section identifies the heritage assets, outlines their historical development and the nature of their significance. The level of detail provided is proportionate to the heritage assets assessed.
- 3.2. The heritage assets assessed include:
- the **former Woolwich Magistrates Court** (Grade II listed building);
  - **Woolwich Old Town Hall** (Grade II listed building);
  - **Police Station** (Grade II listed building);
  - **Public Library** (Grade II listed building);
  - **Woolwich Town Hall** (Grade II\* listed building);
  - **University of Greenwich, Woolwich Campus**: original building, gymnasium to rear and corner entrance range with attached railings (Grade II listed building); and
  - **Woolwich Public Baths** (locally listed).
- 3.3. The location of these designated and non-designated heritage assets is shown on the map at **Appendix 1**.
- 3.4. The site is not in a conservation area and nor are there any conservation areas in the immediate vicinity which would be affected by the proposal development.

#### Former Woolwich Magistrates Court

##### Historical Development

- 3.5. The building was designed by John Dixon Butler (Fellow of the Royal Institute of British Architects (FRIBA), Architect and Surveyor to the Metropolitan Police) and was completed in 1912. This building was Grade II listed in 2007, see **Appendix 2** for listing description.
- 3.6. This building replaced an earlier Police Court which stood on the site from the middle of the nineteenth century. Police Courts, also known as Petty Sessions (and summary criminal courts) predate the establishment of Magistrates' Courts in 1949 (under the Justices of the Peace Act) which separated summary justice from policing. These previous buildings are shown on a map from 1896, see **Appendix 4**.
- 3.7. The building is two storeys with a basement and has modern additions. It has been subject to internal and external alterations (including a roof extension, suspended ceilings, strip lighting and partitions).
- 3.8. The building has a free Classical style with Baroque emphasis. It has a symmetrical frontage and includes other architectural features such as pediments, quoins and heavily moulded dentil cornices. The predominant material is red brick but some features are emphasised stone and glazed brown brick. The main roof of the building is concealed behind a parapet. Windows are timber sliding sashes with horns.
- 3.9. Internally the plan form remains largely intact. It includes front offices, security entrance area, main waiting area (including mosaic floor), main court room (notable features include lantern to ceiling, timber panelled walls and benches), chambers, retiring rooms and cells. There are also other surviving features, including fireplaces and a timber staircase inside the Bathway entrance.
- 3.10. The court building has been vacant since July 2011. It had been marketed by Jones Lang LaSalle for approximately six months prior to the applicant purchasing the site. Following

the purchase, the applicant marketed the site themselves for approximately nine months, with no interest. The court building became available because of a review of court services and the provision of new facilities elsewhere.

#### Planning History

- 3.11. On 10 May 1995 planning permission was granted for the 'erection of a first floor extension to provide w.c.s and a kitchen' (LPA ref. 95/0445). This extension still remains.
- 3.12. There have been no further decisions related to the application site.

#### **Significance in Terms of Heritage Values**

##### Evidential Value

- 3.13. This is concentrated in the building's below ground archaeology. This is not considered as part of this assessment and in any event the development proposals will not break ground.

##### Illustrative Historical Value

- 3.14. The illustrative historical value of the building is inherent in the building's original plan form, notably the reception area, court room and cells. The internal layout of the building is complex, given the need for cells to have secure access to the central courtroom and complicated circulation to separate parties.
- 3.15. This building provides an insight into the judicial system in the nineteenth century and provides a narrative of the development of local government and emerging civic identity.

##### Associative Historical Value

- 3.16. The building's significance is in part derived from its association with John Dixon Butler, the architect who succeeded his father (John Butler) in the post as Architect and Surveyor to the London Metropolitan Police in 1895. John Butler Dixon also designed The Police Station located on 29 Market Street, Woolwich.

##### Aesthetic and Artistic Value

- 3.17. This court building was designed to project a social message. The façade's refined and restrained free Classical style, with well detailed elevations, has a commanding presence in this municipal area.
- 3.18. The original internal features that remain and the building's plan form add to the building's architectural significance, with rooms varying in their interest and remaining features. The adaption that has been undertaken over time is inevitable, given changing views on humanitarian issues and changing legislative backgrounds for public buildings.

##### Communal Value

- 3.19. Part of the building's significance lies in its setting and relationship with the other buildings in this municipal core of Woolwich town centre. These buildings include Woolwich Old Town Hall, Police Station, Public Library, Woolwich Town Hall, University of Greenwich, Woolwich Campus, and Woolwich Public Baths. The section below of off-site heritage assets explains (with the help of historical maps at **Appendix 4**) the historical development of the area.
- 3.20. These civic buildings are linked through their function, architecture and municipal presence and have a degree of shared historical/communal significance (group value).

## Detailed Assessment of Significance

- 3.21. The following is a more detailed assessment of significance of the building's fabric. Each area is graded with their relative significance (high, medium and low).
- 3.22. Appendix 1 to the Design and Access Statement, which accompanies this application, provides a room by room inventory, including photographs which should be read in conjunction with Table 1. Refer to pages 6-7 of this Appendix for a plan which numbers the various rooms in the building.

**Table 1. Summary of Significance**

	Area / Room	Feature and Commentary	Assessment
<b>Elevations</b>	-	<b>Front</b> - Relatively intact street facades, all original window openings, brick and stone work.	High
		<b>Side and Rear</b> - Relatively intact street facades. However, the rear façade (facing onto courtyard) has been altered with the incongruous roof extension. External staircase and plant are visible in part from street level.	High and in part low, owing to rear extension and unsightly plant and external staircases.
<b>External Courtyard</b>	-	This external courtyard (with entrance and exit gates) is a feature of the original building's design. However, there are many modern additions to the rear façade which detract from this space.	Low to Medium
<b>Basement</b>	n/a	Not assessed – is not part of this application scheme.	n/a
<b>Ground</b>			
	1	<b>Court Room</b> – does not form part of this application scheme, so is not assessed.	-
	2	Original features are still present including: fireplace with wooden and green tile surround; skirting boards; dado rail; and picture rail. The door is a non-original fire door and there is plastic covered trunking with a series of plug sockets along one length of the wall. There is a period radiator under the largest window.	Medium
	3	Original features including fireplace, skirting boards, dado rail and picture rail. The door is a non-original fire door and there is plastic covered trunking with a series of plug sockets along two lengths of the wall. There is also piping un-sympathetically boxed off in one corner of the room. There is a period radiator under the window.	Medium
	4	<b>Corridor to cells</b> – long corridor with complex series of doors, reflective of the plan form of magistrates' courts. The proximity of the space and the level of natural lighting contribute to the	Medium to high

	corridor's sense of place and significance. Some cells have original high level windows above the doors. Wall covering in part plaster and, to a lesser degree, painted brick. Cell doors appear to be contemporary. There is also a suspended ceiling in one part of the corridor.	
5-7 and 10	<b>Cells</b> – Narrow rooms with relatively high ceilings. The original wooden benches are still attached to the cell walls. All rooms have grid patterned Diocletian windows and walls are painted brick. Room 10 has a WC. Floor covering appears to be original and consistent.	High
8-9 and 11-14	<b>Restrooms</b> - Narrow rooms with relatively high ceilings. The original wooden benches in Room 9 are still in place. Room 8 has a grid patterned Diocletian window and other rooms rely on lighting from corridor and artificial light. All walls are painted brick. Floor covering appears to be original and consistent.	High
15	<b>Hall Waiting Area</b> - does not form part of this application scheme, so is not assessed.	-
16	<b>Security Guard Room</b> – No original features are remaining. There is a suspended ceiling, modern radiators and doors, modern desk to reception, original windows and non-original doors. There is potential for the original ceiling to be underneath the suspended ceiling.	Low
17	<b>Administrator Room</b> – There is a suspended ceiling which interrupts the original windows, however there is potential for the original ceiling to still be intact underneath. Non-original radiator and door, and plastic trucking running around two walls providing electrical points. There is various modern pipe work and modern interventions to this room.	Low
18	<b>Second Administrator's Room</b> - There is a suspended ceiling which interrupts the original windows, however there is potential for the original ceiling to still be intact underneath. Non-original radiator and door, and there is plastic trucking running around two walls providing electrical points. There is various modern pipe work and modern interventions to this room. The chimney breast can still be seen, but no fireplace remains.	Low
19	<b>Office Room</b> – This room has an unusual curved wall and original skirting and covings. There is also a period radiator. There are modern additions to the rooms, including suspended strip lighting and piping/cabbling.	Low to Medium

	20	<b>Bathway Staircase</b> – original wooden staircase with complex arrangement and half landings. Floor covering not original. Original dado rail and skirting is in place.	Medium to High
<b>First</b>			
	21	<b>Office</b> - Original features including fireplace with wooden and green tile surround, skirting boards, dado rail and picture rail. There is a ceiling rose but it is not clear whether this is original. The door is a non-original fire door. There is a period radiator under each of the windows.	Medium
	22	<b>Office</b> - Original features include skirting board and coving. There is also a ceiling rose but it is not clear whether this is original. The door and radiator underneath the window are both not original.	Low to Medium
	23	<b>Secondary Court Room</b> – No original features or fittings are visible owing to the wooden cladding to walls and suspended ceilings. The window openings appear to be original.	Low
	24	<b>Hall and Stairs</b> – No original features or fitting remain, apart from the large window lighting the stairwell.	Low
	25	<b>Office</b> – No original features or fittings remain, apart from window.	Low

## Off-site Heritage Assets

### Historical Development

- 3.23. There are a number of heritage assets close to the application site, with which the court building shares group value (see Table 2). Many of the buildings surrounding the former court building date from the mid-nineteenth through to the early twentieth century and were all originally designed for municipal uses, although not all remain in such use.
- 3.24. The Woolwich Town Centre Masterplan SPD (2012, p.88) outlines the development of this part of Woolwich and states:

*'Wellington Street dates from the early 19th Century when the military widened and straightened an existing thoroughfare linking the Common and Greens End. The street still preserved fragments of the Victorian and Edwardian streetscape, including the town hall which functions as a magisterial landmark. The south side of Calderwood Street (formally William Street) provides one of the richest and most architecturally diverse streetscapes within the town and is the location for the former Town Hall, the Public Library, the Magistrates Court and the former Polytechnic Buildings. The variation in massing, styles and use of facing materials provide the street with vitality and distinction.*

*Market Street was created in 1808 and its name signifies a failed attempt by the Woolwich Board of Commissioners to relocate the market near the*

*riverfront. Previous to the construction of the town hall on the corner of Wellington Street/Market Street the street was largely used for housing. A terrace of workers housing, listed Grade II, survives on the west side. The Town Hall buildings together with the police station and Magistrates Court create an Edwardian municipal quarter.'*

- 3.25. The development of this area is also shown in the historic maps provided at **Appendix 4**.

**Table 2. Summary of Off-site Heritage Assets**

Heritage Assessment	Location and Use	Summary of Asset
<p><b>Woolwich Old Town Hall</b></p> <p>Grade II listed</p>	<p>Located east of the site, adjoining the Old Public Library, at the junction of Calderwood Street and Polytechnic Street.</p> <p>The building is currently used as Woolwich's Citizen Advice Bureau.</p>	<p>Built in 1842, the two storey building is listed.</p> <p>The building is constructed from multi-coloured stock brick with rusticated stucco ground floor. The first floor contains large sash windows in moulded architraves with bracketed cornices over.</p> <p>A pediment also sits over the two left bay windows, supported by two flat pilasters below which are the inscriptions 'Town Hall' and '1842' in friezes.</p>
<p><b>Police Station</b></p> <p>Grade II listed</p>	<p>Located at no 29 Market Street, the building is situated opposite Woolwich Magistrates Courts west elevation towards the rear.</p> <p>The building is still used as a police station</p>	<p>This building is also designed by John Dixon Butler (Architect and Surveyor to the Metropolitan Police) and completed in 1910.</p> <p>This three storey building is constructed from red brick with ashlar dressings, with slate mansard and pitched roofs and timber sashes with horns.</p> <p>The pedestrian entrance to the right hand side has 'police' inscribed in frieze below the prominent cornice. The stone architrave carries the 1910 date.</p>

<p><b>Public Library</b></p> <p>Grade II* listed</p>	<p>Located on Calderwood Street immediately adjacent to, but not attached to, the Magistrates Court.</p> <p>The Library closed in 2011 and the building is now used for the Greenwich Local Labour and Business Council service.</p>	<p>Completed in 1901 this two storey building was designed by architects Messrs. Church, Quick &amp; Whincop. The building is constructed from rusticated stone at the ground floor level and red brick with stone dressings at first floor level. The secondary elevation to Bathway is mostly stone with some red brick and a polished granite plinth. The front elevation is in a free Baroque style. It has a central large bow window with polished granite plinth that carries the foundation details, and the words WOOLWICH PUBLIC LIBRARY in the entablature.</p>
<p><b>Woolwich Town Hall</b></p> <p>Grade II* listed</p>	<p>Located to the rear of the Magistrates Court on the alternative side of the Local Baths, fronting Wellington Street and Market Street.</p>	<p>Designed by Sir Alfred Brumwell Thomas and built between 1902 and 1906.</p> <p>The building is constructed from orange-red brick and Portland stone. Slate roofs with lead and copper-clad domes. On the principal elevations there is much elaborate relief ornament. The windows are set within stone architraves with a mix of triangular and segmental open pediments.</p> <p>Projecting from the left-hand return to Market Street is a 40m clock tower.</p>
<p><b>University of Greenwich, Woolwich Campus</b></p> <p>Grade II listed</p>	<p>Located to the east of the site on the opposite side of Polytechnic Street.</p> <p>Built as a polytechnic and still used by the University of Greenwich</p>	<p>Designed by H H Church and built between 1880 and 81. The listing incorporates a mid-nineteenth century house with gymnasium to rear, extended in 1892. There was a major addition including corner entrance in 1916-17 by T P Figgis and A E Mumby.</p> <p>The façade to Calderwood Street is constructed of brick with terracotta piers and quoins and stone details. Slate roofs. This façade consists of seven bays with two-bay addition of 1982 to right, in the same Tudor Gothic style. There are shaped gables to attic storey. Over the entrance doors sits a stone plaque inscribed: WOOLWICH POLYTECHNIC YOUNG MEN'S CHRISTIAN INSTITUTE.</p>

<p><b>Woolwich Public Baths</b></p> <p>Locally listed non-statutory</p>	<p>Spans the south side of Bathway to the rear of the Magistrates Court.</p> <p>The Public Baths closed in 1982. The building now serves as offices and rehearsal spaces for Greenwich University.</p>	<p>Designed by H H Church between 1892 and 1984, the building is impressive in scale with a long, low red-brick façade, dressed in Portland stone with three gables rising about a central two storey block.</p> <p>The building is built in a Classical style with the flanking section dominated by a central large semi-circular headed window, flanked by pairs of pilasters rising to a broken-pedimented gable. The building has a pitched slate roof section. Return front to Market Street is in bays with cornice and parapets.</p>
---	--	--

- 3.26. Listing descriptions for the designated heritage assets can be found at **Appendix 3**.

### Significance

- 3.27. The off-site heritage assets can be read as an ensemble, together with the application site, given their shared predominantly Classical style with Baroque influences and common materials. This group value is reinforced not only in their design but also the buildings' original intended use, association and role within this municipal core gives them illustrative historic significance in their ability to provide an insight into a civic life in the Victorian/Edwardian era. In particular, it is noted on the listing description of the Town Hall, that the building has an important group value as a centrepiece to a planned civic complex which also includes the listed library, baths, magistrates' courts and polytechnic buildings as well as the earlier town hall of 1842.
- 3.28. While this group has value, as an example it is not unique; many civic cores from this period exist in London and other metropolitan areas.



## 4. Development Proposals

- 4.1. This Section summarises the works required for the proposed conversion of the former Magistrates Court and should be read in conjunction with the Design and Access Statement and Appendix 1, prepared by if...architecture.

### Design Approach

- 4.2. The building has been vacant since July 2011. The Applicant is seeking planning permission and listed building consent to convert the Former Magistrates Court to nine residential units with outside space.
- 4.3. The design approach has been to adapt the rooms of the court building with the minimum loss of significant fabric and to remove fabric which detracts where feasible.
- 4.4. The development proposals have been developed through if...architecture's discussions with planning and conservation officers which included site visits, as detailed in the accompanying Design and Access Statement. A written response from the Council was received on 29 October 2012, advising that:
- it is important to respect the original layout and the proportions of the principal internal spaces. The most significant spaces within the building are the court room, the principal public space, the entrance hall/waiting area and the cells;
  - the interest in the court room lies in the fittings, furniture and differing floor levels of the plan form. However, there are some later twentieth century additions which have no special interest;
  - the works to the court room should be subject to a separate listed building consent application when an occupier has been found for the proposed commercial space;
  - the roofing over and enclosure of the coloured glass lantern would be harmful to the significance of the building;
  - the plan form of the cells would need to be retained as far as possible. However, this area could be converted if the dividing walls between the cells could be knocked through and stubs at each end were retained to indicate the original plan form;
  - the opportunity should be taken to remove unsympathetic modern additions/features, including suspended ceilings, partitions and strip lighting;
  - any proposed roof extension should respect the character and setting of the building. A first floor addition is considered acceptable, but a second floor may not be feasible given concerns regarding scale, bulk, height and design; and
  - the roof addition would have to respect the traditional fenestration hierarchy of the listed building.
- 4.5. A physical mock-up of the first floor roof extension was also prepared at the request of the conservation officer. The scheme has been amended to reflect these comments.
- 4.6. It should be noted that this application does not seek permission to convert the principal court room. This will form part of a separate application at a later date.

### Development Proposals

- 4.7. Planning permission and listed building consent is sought for the:

*'Change of use and refurbishment of existing building, and replacement of first floor extension to provide nine residential units'*

- 4.8. Appendix 1 of the Design and Access Statement includes demolition drawings clearly

showing the external alterations and the internal configuration of the plan form.

### **Basement**

- 4.9. The basement does not form part of this scheme and will come forward as part of the commercial space application.

### **Ground Floor**

- 4.10. There will be four apartments at ground floor level. Apartments 1 and 2 will be located at the rear of the building; they will be accessed from, and face onto, the rear courtyard area. Apartments 8 and 9 will be located at the front of the building, facing onto Market Street. The front apartments will be accessed separately from Bathway and Calderwood Street.
- 4.11. The creation of the apartments will require the removal of some internal walls. Some of the cell walls will be removed to create living accommodation, in these instances nib walls will be left so the plan form of the original court building can still be read, as suggested by officers.
- 4.12. There will also be the addition of new windows and doors in the rear, providing access to the apartments and a level of lighting appropriate for residential units.
- 4.13. On the north west elevation, new double glazed windows with railings are proposed to be inserted under the cell's original diocletian windows. Details of the railings are shown in Appendix 1 of the Design and Access Statement and have been designed as to match what appear to be the original railings to the ground floor windows of the front façade.
- 4.14. The court room and entrance area to the building do not form part of this application.

### **First Floor**

- 4.15. The comments made by the planning and conservation officers have been taken on board and as a result the roof top proposal has been scaled down from two storeys to a single storey addition. Importantly the roof extension will be clearly lower than the roof light to the court room and the building's chimneys.
- 4.16. There will be five apartments at first floor level. Within the new single storey roof extension there will be three apartments (5 – 7). Apartments 3 and 4 will be located at the front of the building, behind the parapet to the main facade, fronting onto Market Street. All apartments will be accessed via a reconfigured staircase adjacent to Apartment 3, providing access to the ground floor and out onto Bathway.
- 4.17. Again, where possible, the original plan form and fabric which contributes positively to the building's significance will be retained; this will include skirting boards, cornicing and original fireplaces.
- 4.18. The timber Bathway staircase will be reconfigured and, where possible, the balustrades and handrail will be re-used.
- 4.19. It should be noted that the roof light to the court room will not be affected by the proposal.

### **The External Courtyard**

- 4.20. This area would have formally been used by prison service vehicles, collecting and dropping off prisoners/detainees. It is proposed to use this as amenity space, including seating, cycle stores, space for refuse storage and a water butt. This courtyard area will also provide access to Apartments 1 and 2.
- 4.21. Following pre-application advice from the Council, further consideration has been given to the hard and soft landscaping finishes of this amenity space, as shown on the scheme

drawings and Design and Access Statement.

- 4.22. Re-using the space in this way will provide an opportunity to remove an unsightly external staircase and plant equipment/ducting and to introduce planting.

## 5. Impact on Heritage Assets

- 5.1. This section summarises the heritage benefits associated with the proposed development and the impact it would have on the court building and on the group value of the adjacent heritage assets.

### Heritage Benefits

- 5.2. There are heritage benefits associated with the scheme which can be summarised as the following:

- securing a future, compatible use for the building;
- removal of unsympathetic roof extension which detracts from the significance of the building;
- removal of later partitions that detract from the original plan form;
- removal of suspended ceilings;
- retention, and where necessary repair, of original features including fireplaces, skirting boards, coving and doors, where possible;
- removal of unsightly plant on roof; and
- removal of unsightly metal fire escape at rear of the building.

### Impact of the Proposed Development

- 5.3. Appendix 1 of the Design and Access Statement should be read in conjunction with this section. It provides a room by room account of what original fabric will be retained.

#### The Former Woolwich Magistrates Court

##### Ground Floor

- 5.4. The principal entrance to the building and waiting area (including the mosaic floor), the court room and adjacent chambers, do not form part of this application.
- 5.5. There will be four apartments at ground floor level. Apartments 1 and 2 will be located at the rear of the building; they will be accessed from, and face onto, the rear courtyard area. Apartments 8 and 9 will be located at the front of the building, facing onto Market Street. The front apartments will be accessed separately from Bathway and Calderwood Street.
- 5.6. The creation of the apartments will require the removal of internal walls. Notably some of the cell walls will be removed to create living accommodation. The cells are important features within the building and contribute to the building's significance and their partial removal is regrettable. However, it is not possible to convert the building to residential use without slightly altering the complex layout. Much of the original fabric has been retained and nib walls will be left within the cells so the plan form of the original court building can still be read. The public benefit of bringing the former court building back into use, outweighs the less than substantial harm to the buildings significance. This approach was agreed with officers during pre-application discussions.
- 5.7. The cell windows to Apartment 1 will also be altered; currently there are only diocletian windows. The proposal is to insert timber framed double glazed windows below, to allow more light to the living accommodation. When viewed from Calderwood Street the windows will fit with the fenestration of the Classical style arch which provides a frame to the window. As shown in Appendix 1 of the Design and Access Statement, the railings to the new windows have been designed to match what appear to be the original railings to the ground floor windows of the front façade.

- 5.8. New access will be provided for Apartment 1 via the courtyard and will involve the addition of a small external staircase and entrance door. The creation of Apartment 2 will involve the insertion of three new windows at ground floor level in the elevation facing the courtyard. The windows and doors proposed will be timber and will be in-keeping with the architectural style, proportion and scale of the original windows.
- 5.9. Given the separation between the residential element of the building and the court room, the access door from Apartment 2 will be sealed. Retaining this door and sealing this door will have a neutral impact, as it will still be possible to read the original complex plan form of the building.
- 5.10. The plan form of Apartment 8 at the front of building has been largely retained and the original fireplace will become a preserved feature within one of the bedrooms. Again, as this application does not include the entrance area of the original building, the linking door will be sealed.
- 5.11. In terms of Apartment 9, a secondary staircase leading to the first floor will be removed and the principal room will be sub-divided to create a kitchen/living room and a bedroom. The fireplace within this apartment will also be retained. The sub-division of this space has been carefully considered, so as to make best use of the original features of the building, including the windows.
- 5.12. The Noise Report, which accompanies this application, has recommended that the existing glazing be replaced with double glazing or acoustic laminated single glazing within the existing frames, or internal secondary glazing could be used. Page 48 of Appendix 1 of the Design and Access Statement shows the windows which will need to be altered. The new windows proposed as part of the scheme will be double glazed thermally broken. The proposed changes and specification of new windows is required in order to protect amenity of future residents and there will also be thermal sustainable benefits. Existing window frames will be retained and the impact of the proposed changes will be neutral.
- 5.13. Elements of the proposal will have a positive impact on the architectural and historical significance of the building, including the removal of the suspended ceilings and modern partitions, and the retention of original features such as fireplaces, cornicing, skirting boards etc.

#### *Summary*

- 5.14. Some of the minor alterations to the original building including the removal of original cell walls and insertion of new windows to the cells, will have negative impact. However, these alterations are modest and proposal seeks to retain as much original fabric as possible. The public benefits, such as bringing the building back into use, outweigh the less than substantial harm in this case, as required by paragraph 134 of the NPPF. The proposals including the addition of new windows in the rear elevation, replacement glazing and sealing up of original doors will have a neutral impact on the significance of the building. Elements of the proposal will have a positive impact on the architectural and historical significance of the building, including the removal of the suspended ceilings and modern partitions, and the retention of original features such as fireplaces, cornicing, skirting boards etc.

#### First Floor

- 5.15. There will be five apartments at first floor level. Within the new single storey roof extension there will be three apartments (5 – 7). Apartments 3 and 4 will be located at the front of the building, behind the parapet to the main facade, fronting onto Market Street. All apartments will be access via a reconfigured staircase adjacent to Apartment 3, providing access to the ground floor and out onto Bathway.
- 5.16. The original plan form of Apartment 3 has been retained as far as possible. Other features such as cornicing and original fireplaces will also be preserved and will become key features

within the apartments. However, given the vertical relationship between the apartments on the ground floor, access arrangements and current Building Regulations the staircases at the front of the building will be removed. The timber Bathway staircase will be largely reconfigured and, where possible, the balustrades and handrail will be re-used, Appendix 1 to the Design and Access Statement provides further rationale for the staircases removal. The partial loss of this staircase will have a negative impact on the building's fabric. However, unfortunately the adaption of the Bathway staircase is unavoidable given current Building Regulations and safety requirements.

- 5.17. The creation of Apartment 4 will require the reconfiguration of this part of the building, particularly as this space is currently occupied by a series of small toilet cubicles, a small room and storage cupboard. The sub-division of the space has been sympathetically considered in terms of dividing walls and location of the existing windows. There will be no resulting external alterations to this corner of the building.
- 5.18. The creation of Apartments 3 and 4 will also require alterations to the secondary court room at the first floor. There are no original elements/features in this room remaining, and the modern insertions are proposed to be removed. Any original features which are then possibly revealed will be, where possible, retained. This element of the scheme provides an opportunity to at the very least preserve the significance of the building and if original features are revealed and retained the proposal may enhance.
- 5.19. As above outlined above the Noise Report recommends alterations to existing windows and double glazing units for the new windows proposed, as shown on Page 48 of Appendix 1 of the Design and Access Statement. The new windows proposed as part of the scheme will be double glazed thermally broken. The proposed changes and specification of new windows is required in order to protect residential amenity and there will also be thermal sustainable benefits. Existing window frames will be retained and the impact of the proposed changes on the significance of the listed building will be neutral.

#### *Summary*

- 5.20. Alterations to the Bathway Staircase are unfortunately unavoidable, if the building is to meet the required safety standards; the public benefits of the proposal in this case outweighs the less than substantial harm to the listed building, as required by Paragraph 134 of the NPPF. The proposals including the addition of new windows and glazing will have a neutral impact on the significance of the building. Elements of the proposal will have a positive impact on the architectural and historical significance of the building, including the removal of the suspended ceilings and modern partitions, the retention of original features such as fireplaces, cornicing, skirting boards and the opportunity to potentially reveal more of the building's original fabric which has been concealed by modern insertion (for example in the secondary court room).

#### Roof

- 5.21. The proposal will replace an existing 1990s roof extension which has a box-like form and does not sit well against the listed building. The plethora of mechanical and ventilation plant equipment on the roof which detracts from the appearance of the listed building will also be removed. All these elements currently detract from the significance of the building and their removal will have a positive impact on the listed building.
- 5.22. The comments made by the planning and conservation officers have been taken on board and as a result the roof top proposal has been scaled down from two storeys to a single storey addition. Importantly the roof extension will be clearly lower than the roof light to the court room and the building's chimneys.
- 5.23. The proposed roof extension has been designed to have a low-lying form to appear subservient to the listed building when viewed from Calderwood Street and Bathway. This is achieved in part by the set-back of the extension from the edges of the building. When

viewed from the front elevation (on Market Street) the roof extension will not be visible.

- 5.24. The alignment and proportions of the proposed roof top extension have been amended since pre-application discussion with officers, to ensure that the fenestration of the proposal is balanced and is in relative scale and proportions with the host building.
- 5.25. The roof extension will be clad in natural heather slate, with triple glazed windows and lead detailing. The roof top extension will meet Code for Sustainable Homes Level 4. The preference for the slate material was identified by the conservation officer in pre-application discussions. A photograph of a sample is provided in the Design and Access Statement which accompanies this application.
- 5.26. The roof light to the Court Room will not be affected by the proposals.

#### *Summary*

- 5.27. The removal of the existing roof extension and its replacement will make a positive contribution to local character and distinctiveness and will enhance the building's significance, as required by paragraph 131 of the NPPF.

#### **Change of Use**

- 5.28. This building is located in a part of Woolwich where the civic buildings during the Victorian and Edwardian eras are grouped. Many of these buildings, outlined in section 4 of this report, do not remain in their original intended use and the character of the area has therefore already changed, and in many respects diminished.
- 5.29. The building was built as a Magistrates Court and ceased use in 2011, following a review of court services and the availability of new facilities. The conversion to residential will be beneficial and will bring the building back into use.
- 5.30. As outlined above, as much of the original fabric as possible has been retained and the use will be compatible with and will assist in the preservation of the building's character and features of architectural and historic interest, in accordance with saved UDP policy D21 and paragraph 131 of the NPPF. It should also be noted that the principle of residential conversion was accepted by the Council in pre-application discussions.

#### **Summary**

- 5.31. It is considered that the proposals will provide an opportunity to secure the future of the building and will conserve, and in part enhance, the significance, together with the character and setting of the building. This would be in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 131 and 134 of the NPPF, London Plan policy 7.8, saved UDP policies (D18-D21), and draft Core Strategy and Development Management policies DH3 and DH(i).

#### **Off-site Heritage Assets**

- 5.32. The replacement roof extension and the residential use of the building have the potential to impact (positively, neutrally or negatively) on the group value of adjacent heritage assets which sit in the municipal core.
- 5.33. The present 1990s roof extension and the plethora of plant machinery have a negative impact on this group of municipal buildings and their settings. However, as detailed above, the replacement single storey roof extension has been designed to have a low-lying and discreet form. The detailed design of the fenestration and materials has evolved as a result of pre-application discussions with officers.
- 5.34. Overall, the replacement roof extension will be in keeping with and subservient to the original

building. Together with the removal of the unsightly additions, the proposal will enhance the significance of the buildings' shared group value.

- 5.35. While it is usually preferable to retain a building in its original intended use, this is not always possible, as in this case where the Ministry of Justice no longer has a need for the building. Some of the other buildings in this area have also over time lost their municipal function e.g. the Woolwich Old Town Hall which has recently been home to the Citizen's advice Bureau, the Public Library which is now Greenwich Local Labour and Business Council service and the Public Baths which serve as offices and rehearsal spaces for Greenwich University. This area is clearly in transition. It is identified as the Bathway Quarter in the Woolwich Town Centre Masterplan SPD (2012) which states that the character of the area can be preserved by residential-led redevelopment.

*Summary*

- 5.36. The proposal will have a positive impact on local character and distinctiveness, in accordance with the NPPF paragraph 131, London Plan policy 7.8, saved UDP policies (D18, D20, D21 and D23), and draft Core Strategy and Development Management policies DH3, DH(i) and DH(j).



## 6. Conclusions

- 6.1. This proposed conversion of the building to residential accommodation provides an opportunity to secure a future for the Former Woolwich Magistrates Court which has been vacant since 2011, despite marketing. It is very unlikely that the original use for the building, as a law court, will ever resume.
- 6.2. The significance of the court building is principally in its architectural interest, its largely unaltered front façade and plan form. The court room is of particular interest but does not form part of these development proposals. The building also has historical interest owing to the fact the building was design by John Dixon Butler, the Architect and Surveyor to the Metropolitan Police at the turn of the twentieth century.
- 6.3. Other off-site heritage assets (both designated and non-designated) also have a common associative historical interest given that they were developed as a Victorian/Edwardian group of civic buildings. These off-site heritage assets individually have architectural interest and historical interest of varying levels, but also have a degree of interest and value when considered as a group.
- 6.4. The scheme has been worked up over several months in discussion with planning and conservation officers, including site visits and the provision of a model of the first floor extension. These comments have been taken on board and the scheme has been amended accordingly.
- 6.5. The building has undergone unsympathetic alterations, with the addition of a roof extension in the 1990s, roof top plant and machinery, insertion of suspended ceilings, partitions and strip lighting. This proposal provides an opportunity to remove these incongruous features and replace them with carefully designed alternatives which will have a positive impact on the building's significance. Some of the proposed alterations, such as sealing up existing doors and the alterations and insertion of windows and doors will have a neutral impact. The alterations proposed to the original layout of the cells, insertion of new windows to former cells and the reconfiguration of the Bathway staircase, are required for the conversion of the building into residential use. The changes proposed have been carefully designed and are modest, where possible original fabric such as nib walls and elements of the staircase will be retained. The public benefits of the scheme outweigh this less than substantial harm caused by the alterations to these specific parts of the building. Overall, the proposal will respect the integrity of the listed building and its special architectural and historical significance, and will preserve, and in part enhance, the character and setting of the building, as required by paragraphs 131 and 134 of the NPPF.
- 6.6. The proposal will have a positive impact on local character and distinctiveness and the group value of the adjacent heritage assets, as required by paragraph 131 of the NPPF.
- 6.7. This proposal therefore accords with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 131 and 134 of the NPPF, London Plan policy 7.8, saved UDP policies (D18-D21 and D23), and draft Core Strategy and Development Management polices DH3, DH(i) and DH(j).

## 7. References

Archives in London and the M25 area (2013) *Woolwich Magistrates Court – London Metropolitan Archives* [online] Available from: [http://www.aim25.ac.uk/cgi-bin/vcdf/detail?coll\\_id=14495&inst\\_id=118&nv1=search&nv2=](http://www.aim25.ac.uk/cgi-bin/vcdf/detail?coll_id=14495&inst_id=118&nv1=search&nv2=) (Accessed on 13.03.2013)

Department for Communities and Local Government *et al.* (2010) *PPS5 Planning for the Historic Environment Practice Guide*, Communities and Local Government Publications, London

Department for Communities and Local Government (2012) *National Planning Policy Framework*, Department for Communities and Local Government, London

Greater London Authority (2011) *The London Plan – Spatial Development Strategy for Greater London*, Greater London Authority, London

English Heritage (2008) *Conservation Principles Policies and Guidance: for the sustainable management of the historic environment*, English Heritage, London

English Heritage (2011) *Law and Government Buildings: Designation Listing Selection Guide*, English Heritage, London

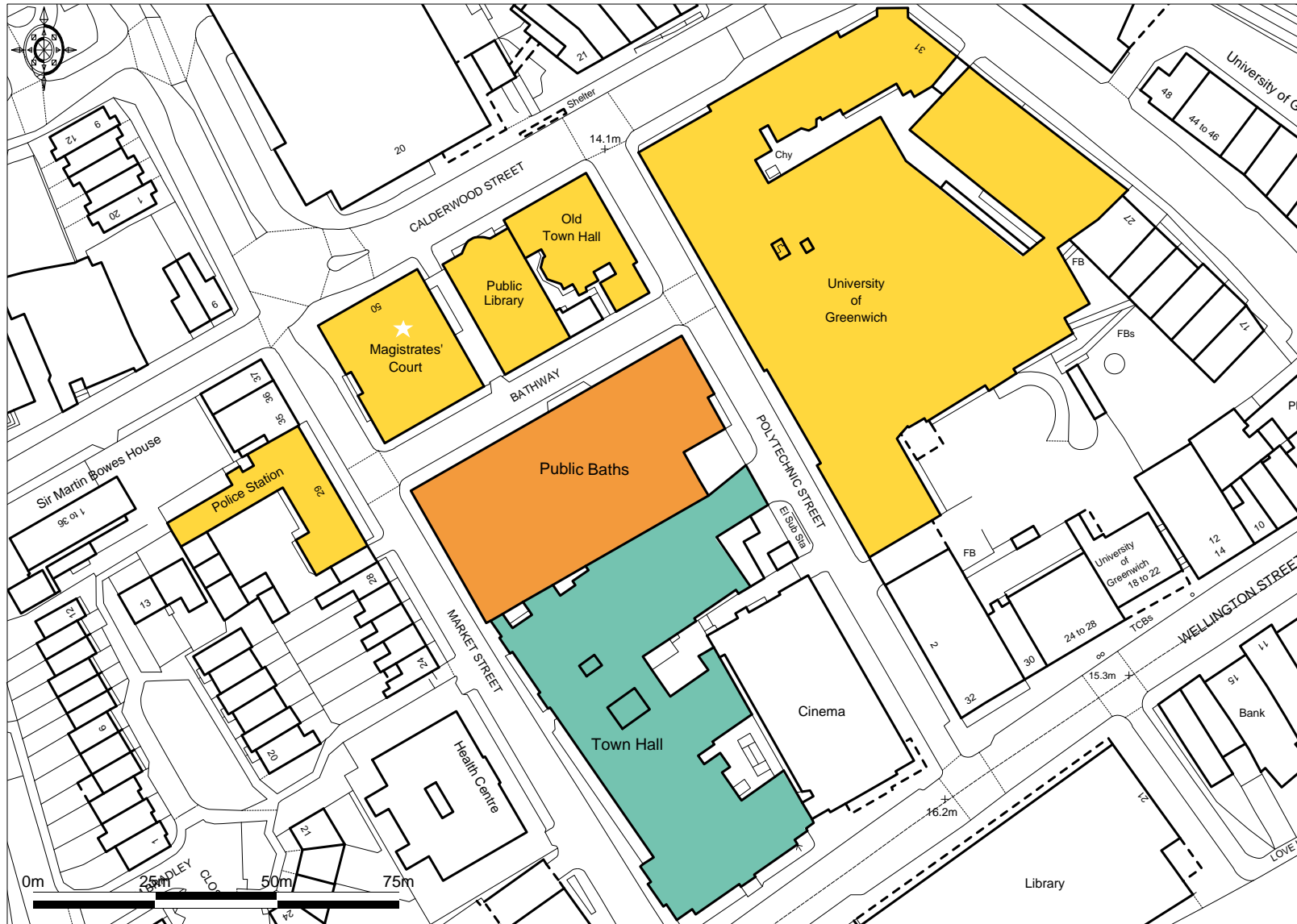
Royal Borough of Greenwich (2008) *Woolwich Town Centre Masterplan Supplementary Planning Guidance* [online] Available from: [http://www.royalgreenwich.gov.uk/downloads/file/1266/woolwich\\_town\\_centre\\_masterplan\\_suppd\\_april\\_2012-chapters\\_6\\_to\\_11](http://www.royalgreenwich.gov.uk/downloads/file/1266/woolwich_town_centre_masterplan_suppd_april_2012-chapters_6_to_11) (Accessed 12.05.13)

### Listing Descriptions:

- the Former Woolwich Magistrates Court;
- Woolwich Old Town Hall;
- Police Station;
- Public Library;
- Woolwich Town Hall;
- University of Greenwich, Woolwich Campus; and
- Woolwich Public Baths.

Historic Maps sourced from: <http://www.old-maps.co.uk/index.html>





Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250



**Key**

- Grade II
- ★ Site
- Grade II\*
- Locally Listed

**Project** The Former Woolwich Magistrates Court, Woolwich

**Title** Location of Heritage Assets

**Client** Grange Estates Ltd

**LPA** Royal Borough of Greenwich

**Date:** 15.05.13  
**Scale:** As Shown  
**Project No:** 19400001  
**Drawing No:** 19400001/H1  
**Drawn By:** TH



**Indigo Planning Limited**  
 Swan Court  
 Worple Road  
 London  
 SW19 4JS

T 020 8605 9400  
 F 020 8605 9401  
 info@indigo-planning.com





## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** MAGISTRATES COURT

**List Entry Number:** 1391897

### Location

MAGISTRATES COURT, 50, CALDERWOOD STREET

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Greenwich

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 01-Mar-2007

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 493802

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

786/0/10172 CALDERWOOD STREET  
01-MAR-07 50  
Magistrates Court

### GV II

Magistrates Court. 1912 by John Dixon Butler, FRIBA, Architect and Surveyor to the Metropolitan Police, with minor later-C20 alterations. Red brick with rubbed red brick quoins, ashlar Portland stone dressings and plinth. Concealed roof behind parapet. Timber sashes with horns. Free classical style with Baroque emphasis.

**EXTERIOR:** To Market Street, a symmetrical frontage with a central steep mannered pediment over a set back, rusticated ashlar entrance bay. This has an open segmental pediment over the door which, like the window above, has a moulded architrave. There is a coat of arms in the pediment. To each side of the entrance bay are three ground and first floor windows, these linked by moulded stone surrounds and panel. A heavily moulded dentil cornice continues through the pediment and to the return elevations. Tall stone end chimneys have bands of red brick. Rubbed red brick quoins at entrance bay and ends, including ends of the return elevations to Bathway and Calderwood Streets. To Bathway is a side entrance, also with stone architrave, then a lower section plainer and with glazed brown brick plinth.

**INTERIOR:** The front offices and main security entrance room have been modernised and retain few fittings of interest. At the centre is the main waiting area, this with original polychrome 'pebble' floor with 'MP' in mosaic, signifying the Metropolitan Police use of the building. This room has three doorways in moulded surrounds segregating access to the court room, dock and public gallery. The main court has a prominent lantern ceiling, this with clear, blue and yellow glass in a geometric arrangement within a moulded timber frame. A frieze of vines and fruit joins the lantern to the ceiling, which is steeply coved. The walls are covered with full height timber panelling and a prominent cornice. The original arrangement of benches largely survives, with additional security panelling inserted at the dock. GR monogram is in plaster on either side of the coat of arms. The magistrates' benches are raised within an apsidal stage, which is fully lined with panelling and has two doors to chambers. There is a timber staircase inside the Bathway entrance. Upper floor has smaller court room with later-C20 concave timber wall covering. Retiring room has cornice, and timber fireplace with green thing brick inset. Basement has cells, which were not inspected, and were reported to number about ten, with replaced doors.

**HISTORY:** Woolwich Magistrate Court was built in 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police. Dixon Butler, FRIBA, succeeded his father, John Butler, in this post in 1895 and served as Surveyor until his death in 1920, by which time he had designed over 200 police stations and courts. The Court building replaced an earlier police court which stood on this site from the mid-C19.

**SOURCES:** Bridget Cherry and Nikolaus Pevsner. *Buildings of England 2: London, South* (2002) p.282. Clare Graham. *Ordering Law: The Architectural and Social History of the English Law Court to 1914* (2004) p.407.

**SUMMARY OF IMPORTANCE:** Magistrate Court of 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police that has special architectural interest, seen in its refined and restrained free Classical façade with well detailed elevations and a commanding presence in this municipal area. The interior survives well and retains a very good main court room, as well as other distinctive spaces, and the fabric illustrates the segregation of access and use. The court building also has strong group value as part of the remarkable municipal core of Woolwich Town Centre, where within a small area is a rich ensemble of civic buildings, closely linked through function, architecture and municipal presence.

---

## Selected Sources

1. **Book Reference** - *Author:* Clare Graham - *Title:* Ordering Law The Architectural and Social History of the English Law Court to 1914 - *Date:* 2003 - *Page References:* 407

## Map

**National Grid Reference: TQ 43380 78848**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1391897.pdf](#)



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2011. All rights reserved. Licence number 102006.006.

This copy shows the entry on 20-Mar-2013 at 11:52:11.





## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** POLICE STATION

**List Entry Number:** 1391898

### Location

POLICE STATION, 29-33, MARKET STREET

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Greenwich

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 01-Mar-2007

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 493809

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

786/0/10173 MARKET STREET  
01-MAR-07 29-33  
Police Station

### GV II

Police Station. 1910 by John Dixon Butler, FRIBA, Architect and Surveyor to the Metropolitan Police, with later-C20 modernisation internally. Red brick with ashlar dressings. Slate mansard and pitched roofs. Timber sashes with horns, refurbished in early-C21. Restrained Queen Anne style.

**EXTERIOR:** To Market Street, a wide and largely symmetrical frontage is of sixteen windows bays, organised into a five parts, with a steep gable with stone copings marking the end and central sections, between which are second floor dropped slated mansard roofs over a dentillated cornice. The ground floor has a deep ashlar band, the pedestrian entrance to the right hand side has an advanced ashlar entrance with 'police' inscribed in the frieze below the prominent cornice, and to the right an ashlar canted bay. Pair of front doors of panelled hard wood, and the stone architrave carries the 1910 date. There is a carriage entrance to the left side, this and the ground floor tripartite windows are under inset segmental arches. The carriage entrance is lined with glazed bricks, white above a brown dado. The first floor windows have exaggerated slender stone keyblocks. Rear elevation has irregular window arrangement, these under gauged brick arches, and a single storey flat-roofed extension. To the rear is a projecting cell block wing with gauged red brick arches over the sash windows; seven small cell windows, placed high, one replaced with taller window, these with small pane iron frames, chamfered stone heads and stone cills. Boundary wall to yard survives in part, but the former stable buildings to rear have been substantially rebuilt.

**INTERIOR:** The entrance hall and office were modernised in the late-C20, and there are later partitions and fittings elsewhere in the offices as part of this campaign. Full height with metal balusters. Some arched openings in the corridors. Of note is the interior in the rear wing where the cells survive; here there are thick metal cell doors with large locks and sliding window. Systems for secure operation of light and toilet flush survive.

**HISTORY:** Woolwich Police Station was built in 1910 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police. Dixon Butler, FRIBA, succeeded his father, John Butler, in this post in 1895 and served as Surveyor until his death in 1920, by which time he had designed over 200 police stations and courts.

**SUBSIDIARY:** Attached iron railings around the front area and up two sets of steps. Police lantern with blue glass is set on a chamfered stone plinth to left of the steps.

**SOURCES:** Bridget Cherry and Nikolaus Pevsner. *Buildings of England 2: South*. p.282.  
A. Stuart Gray. *Edwardian Architecture*. p.132

### SUMMARY OF IMPORTANCE

Edwardian police station designed 1910 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police, with a restrained Queen Anne façade. The building has undergone some internal modernisation, as is often the case, but it retains mostly intact set of cells in the rear wing. There is particularly strong group value with the listed new Town Hall of 1903-6 and the 1912 Magistrates Court, also by Dixon Butler, which it directly faces. Together these buildings reflect the prowess of Woolwich Metropolitan Borough, created in 1899, that provided a number of new buildings in this period to assert the new borough's civic pride. The building has further group value with the adjacent listed cottages on Market Street.

---

## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

---

# Map

**National Grid Reference: TQ 43354 78825**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1391898.pdf](#)



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2011. All rights reserved. Licence number 102006.006.

This copy shows the entry on 20-Mar-2013 at 11:47:17.

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** PUBLIC LIBRARY

**List Entry Number:** 1391896

### Location

PUBLIC LIBRARY, 48, CALDERWOOD STREET

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Greenwich

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 01-Mar-2007

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 493801

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

786/0/10171 CALDERWOOD STREET  
01-MAR-07 48  
Public Library

### GV II

Public library, 1901 with some later-C20 alterations by Church, Quick & Whincop.

#### MATERIALS:

Rusticated stone first floor to Calderwood Street with polished granite plinth to bow window and red brick with stone dressings to first floor. Secondary elevation to Bathway is mostly stone with some red brick and a polished granite plinth.

#### EXTERIOR:

Main elevation in a free Baroque style with a central large bow window with polished granite plinth that carries the foundation details, and the words WOOLWICH PUBLIC LIBRARY in the entablature. This is flanked by recessed entrances under rounded arches within rusticated stone ground floor. The first floor is red brick with stone dressings, a circular window above each entrance and Ionic pilaster between window bays. The central frontispiece culminates in a Dutch style gable with open segmental pediment with balustrade and finial. The windows are mostly timber sashes, curved in the bow window, and some with secondary glazing. The rear elevation is simpler and it faces the neighbouring free baths building. This facade is of two storeys in a free Renaissance style with polished granite plinth, and stone dressings to red brick walls. Seven window bays, some with in rectangular frames some with round-arched heads, and left hand entrance under oeil-de-boeuf. The bays are framed by Corinthian pilasters at ground floor and the outer bays at first floor are in rusticated surrounds and capped with pediments. Balustraded parapet and central stone plaque marked PUBLIC LIBRARY. C20 extension to east of Bathway elevation is not of special interest.

#### INTERIOR:

Interior largely survives well and features a number of original fittings that clearly identify the original plan. These include a grand Jacobean style staircase under a lantern, and timber part-glazed screens with leaded lights and pediment that divided off the 'magazine room' marked in etched glass on its door. The ceiling has deep moulded beams and there are a number of ionic columns, panelled piers and a series of elliptical arched openings. Some of the piers have delightful wood carving featuring an open book. Most of the shelving and the counters are late-C20 replacements. Upstairs, fixed perimeter shelving in upper reading room, where original truss ceiling is concealed by C20 dropped ceiling; full-height shelving in pair of anterooms. Other rooms now offices but originally accommodation for the librarian have two fireplaces and some cornices. Secondary stair with turned balusters from Calderwood Street entrance. Original, and the main, entrance altered somewhat.

#### HISTORY:

The Woolwich Library was opened in 1901, at a peak in the free library movement which began in the previous century. After 1850 a series of parliamentary acts had made it easier for local authorities to establish libraries and this, coupled with a wealth of private benefaction by figures such as Andrew Carnegie and Henry Tate, led to a vast improvement in the library provision in the period 1890-1914, of which Woolwich is a typical example. The Woolwich library was erected by the Woolwich Local Board of Health and opened by Lord Avebury on November 8th 1901. The architects were Messrs. Church, Quick & Whincop. The Woolwich Metropolitan Borough had been created just two years earlier in 1899 and the library represents the new Borough asserting its civic self through imposing architecture.

#### ASSESSMENT OF IMPORTANCE:

The 1901 public library on Calderwood Street Woolwich meets the criteria for listing for its special architectural interest, seen in its proud and dignified free Baroque facade that features a central large bow window, and a second elevation that directly addresses the free baths next door. The interior survives well, with the original plan and many fittings intact, including a Jacobean style staircase, lanterns, and glazed screens. It also has historic interest as one of the first buildings erected after the 1899 creation of the Woolwich Metropolitan Borough and a strong group value as part of the remarkable municipal core of Woolwich Town Centre, where within a small area is a rich ensemble of civic buildings, closely linked through function, architecture and municipal presence.

Group Value with the Grade II Old Town Hall of 1841-2, the Grade II Town Hall of 1903-6, and the Grade II Polytechnic.

## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

## Map

**National Grid Reference: TQ 43402 78859**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1391896.pdf](#)



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2011. All rights reserved. Licence number 102006.006.

This copy shows the entry on 20-Mar-2013 at 11:46:32.

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** UNIVERSITY OF GREENWICH, WOOLWICH CAMPUS: ORIGINAL BUILDING, GYMNASIUM TO REAR AND CORNER ENTRANCE RANGE WITH ATTACHED RAILINGS

**List Entry Number:** 1390637

### Location

UNIVERSITY OF GREENWICH, WOOLWICH CAMPUS: ORIGINAL BUILDING, GYMNASIUM TO REAR AND CORNER ENTRANCE RANGE WITH ATTACHED RAILINGS, CALDERWOOD STREET

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Greenwich

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 25-Sep-2003

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 490890

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation



Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

786/0/10162 CALDERWOOD STREET  
25-SEP-03 (Southeast side)

University of Greenwich, Woolwich Campus:  
original building, gymnasium to rear and  
corner entrance range with attached  
railings

II

Also Known As: University of Greenwich, Woolwich Campus: original building, gymnasium to rear and  
corner entrance range with attached railings, THOMAS STREET

Polytechnic. 1890-1 incorporating mid-C19 house and with gymnasium to rear, extended 1892; all by H H  
Church. Major addition including corner entrance, 1916-17 by T P Figgis and A E Mumby.

Façade to Calderwood Street of brick with terracotta piers and quoins, and stone details; slate roofs.  
Rendered rear façade of earlier house survives in courtyard at the back. Gymnasium of brick with timber  
roof largely hemmed in by later buildings. Corner addition of Portland stone; roof obscured behind parapet.

Plan: main range converted into a series of workshops and laboratories on two main floors with attics; large  
gymnasium set to rear. Corner block of three storeys and basement; it has a circular entrance hall and  
stairwell, with teaching and recreational rooms off.

Main façade to Calderwood Street of seven bays with two-bay addition of 1892 to right, in same Tudor  
Gothic style save that there is a small tower to the extreme right, originally with cupola. Shaped gables to  
attic storey and small projecting oriel. Round-headed Gothic windows to ground floor in flat stone  
surrounds; first floor windows divided into two by sill band. Entrance in addition to right has double doors  
under tripartite toplight, with over it a stone plaque inscribed: WOOLWICH POLYTECHNIC YOUNG MEN'S  
CHRISTIAN INSTITUTE. Addition of 1916-17 of 2-1-3 bays around corner into Thomas Street. High  
parapet forms a tripartite composition with higher centrepieces to both Calderwood and Thomas Streets  
and segmental pediment on corner. Giant Ionic order to first and second floors with tripartite casement  
windows in stone surrounds between on both levels, swags in aprons to central second-floor windows.  
Channelled rustication to corner and elaborate first-floor window with carving over keystone. Round-arched  
windows to ground floor with keystones; Grecian style railings to basement areas. Corner entrance with  
steps set in rusticated surround has double doors with glazed surrounds and toplights, all with leaded  
glazing, set under round-arch with voussoirs and keystone topped by a lion.

Interiors: The original building simple and robust, with tiling to central corridors and timber balustrade to  
staircase. More elaborate is the gymnasium. This has pilasters to the walls and an open timber-truss roof  
with lines of posts and was originally toplit. More decoration survives behind inserted movable seating. In  
the corner addition, elaborate circular hallway with mosaic floor (the initials WP entwined in centre),  
engaged columns and dentiled cornice. Iron balustrading and timber handrails to first-floor opening and to  
adjoining stairs. Above the hall a dome with toplight and oeil de boeufs between pilasters. Thick timber  
doors to the adjoining rooms. Classroom interiors not of special interest.

Woolwich Polytechnic was founded by Frank Didden, with the support and following the principles of his  
mentor Quentin Hogg, and opened to students in October 1891. It was the second Polytechnic, meaning 'of  
many arts and techniques' in the country, and like Hogg's pioneering venture looked to combine an  
educational role with social and religious functions. All these elements can be seen in the architecture of  
Woolwich Polytechnic, uniquely. Hogg recommended that a gymnasium was the most essential ingredient  
of a Polytechnic, and the original name above the side door on Calderwood Street demonstrates the  
Christian endeavour of its founders. After the Polytechnic was refounded in 1894 it assumed a more purely  
educational role, concentrating increasingly on higher technical education appropriate to its location, and  
secured funding from the London County Council that made the more ambitious corner addition possible.  
This is included for its architectural splendour. The three elements form a contiguous whole at the corner of  
the Polytechnic's historic town-centre site.

## Sources

PRO ED 83/76, 90/170, 90/447

LCC Council Minutes, 28 July 1914.

Collin Brooks, *An Educational Adventure, A History of the Woolwich Polytechnic*, London, Woolwich Polytechnic, 1955

Bridget Cherry and Nikolaus Pevsner, *The Buildings of England, Harmondsworth*, Penguin Books, 1983, p.283.

A Stuart Gray, *Edwardian Architecture*, London, Duckworth Press, 1985

Andrew Saint, 'Technical Education and the early LCC' in Saint, ed., *Politics and the People of London*, London, Hambledon Press, 1989, pp.71-92.

Thomas Hinde, *An Illustrated History of the University of Greenwich*, London, University of Greenwich, 1996.

---

## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

---

## Map

### National Grid Reference: TQ 43470 78886, TQ 43470 78906

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1390637.pdf](#)



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number

100019088.

© British Crown and SeaZone Solutions Limited 2011. All rights reserved. Licence number 102006.006.

This copy shows the entry on 20-Mar-2013 at 11:48:54.

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** WOOLWICH OLD TOWN HALL

**List Entry Number:** 1079064

### Location

WOOLWICH OLD TOWN HALL, CALDERWOOD STREET SE18

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Greenwich

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 08-Jun-1973

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200247

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1.  
4412 CALDERWOOD STREET SE18  
(South Side)

Woolwich Old Town Hall  
TQ 4378 20/198

II

2.  
1842. Calderwood Street front. 2 storeys (The upper one taller) 3 windows. Stucco. 2 flat pilasters support entablature and pediment over 2 left bays. Right bay has entablature with cornice and blocking course only. Pilasters rest on rusticated ground floor with quoins. On 1st floor large sash windows, with delicate glazing bars, in moulded architraves with bracketed cornices over. Ground floor windows segmental arched sashes with glazing bars, (one replaced). Double door at right under bracketed cornice. Inscription "Town Hall" in frieze. Date "1842" below frieze.  
Polytechnic Street return 2 storeys, 4 windows. Multicoloured stock brick with rusticated stucco ground floor. Wide, stucco pilasters define narrower outer bays and support frieze with wreaths, cornice and blocking course. Windows as on other front. Double door in 2nd bay; single door in 4th.

Listing NGR: TQ4341478872

---

## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

---

## Map

**National Grid Reference: TQ 43414 78872**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1079064.pdf](#)



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2011. All rights reserved. Licence number 102006.006.

This copy shows the entry on 20-Mar-2013 at 11:45:00.

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** WOOLWICH TOWN HALL

**List Entry Number:** 1289668

## Location

WOOLWICH TOWN HALL, WELLINGTON STREET SE18

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Greenwich

**District Type:** London Borough

**Parish:** Non Civil Parish

**National Park:** Not applicable to this List entry.

**Grade:** II\*

**Date first listed:** 08-Jun-1973

**Date of most recent amendment:** 26-Jul-2012

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 396685

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Town hall, 1902-6 by [Sir] Alfred Brumwell Thomas.

### Reasons for Designation

Woolwich Town Hall is listed at Grade II\* for the following principal reasons:

\* Architectural interest: one of the finest of the Edwardian town halls and the work of a major architect of the period; a rich and sophisticated essay in the English Baroque, with a sequence of exceptionally good

and well-preserved interiors;

\* Artistic interest: outstanding relief sculpture around the entrance to the Public Hall; sculpture of Queen Victoria by FW Pomeroy; an extensive programme of stained glass on local themes by the artist Geoffrey Webb; high-quality woodwork, plasterwork and metalwork by various firms;

\* Historic interest: a testament to the civic pride of an early-C20 London borough still at the height of its maritime prosperity;

\* Group value: as the centrepiece to a planned civic complex which also includes the listed library, baths, magistrates' courts and polytechnic buildings as well as the earlier town hall of 1842. For this it also has communal value, as the symbolic and ceremonial heart of Woolwich, which remains the seat of the now much expanded London Borough of Greenwich.

## History

The area to the north of Wellington Street developed in the late C19 into the town's municipal precinct, with the modest town hall and police station of the 1840s joined around the turn of the century by the Polytechnic, library, magistrates' court and public baths. The old town hall of 1841-2 proved inadequate, despite extensions in 1868 and 1892, to the needs of an expanding local administration, and the creation of the Metropolitan Borough of Woolwich in 1900 provided the spur to build on a much grander scale. An earlier scheme for municipal offices at Plumstead was dropped in favour of a more central site, but its architect Alfred Brumwell Thomas was retained to build a new town hall on the corner of Wellington Street and Market Street. Plans for this were approved in 1902, and work began in the summer of 1903 under the contractors JE Johnson & Son of Leicester. HH Martyn carried out the carving in wood and stone; the plasterwork is by Tanners of Liverpool and the Bromsgrove Guild, and the electroliers were supplied by JW Singer & Son of Frome. The borough's Labour council resisted the suggestion of a royal opening, and the completed town hall was formally opened in January 1906 by Will Crooks, Labour MP for Woolwich, who hoped it would inspire 'better work on the part of those legislating for the people of Woolwich, and greater tolerance towards one another'. Apart from some internal works and a small extension of 1929-30 by the Borough Engineer John Sutcliffe, the building has been little altered. From 1965 it became the administrative headquarters of the London Borough of Greenwich, supplemented since 2011 by the new Woolwich Centre on the south side of Wellington Street.

Sir Alfred Brumwell Thomas (1868-1948) was the son of the surveyor to Rotherhithe Vestry, and studied at the Architectural Association in London. He made his name in 1898 by winning the design competition for the enormous new City Hall at Belfast. This project, which was completed in 1906 and which earned him his knighthood, ran concurrently with the building of Woolwich Town Hall, as well as that of a third, equally ambitious town hall at Stockport, Greater Manchester (1904-8). Other works include the West of England Eye Infirmary at Exeter (1902-8) and the much smaller town hall at Clacton-on-Sea in Essex (completed 1931).

## Details

### MATERIALS

Orange-red brick and Portland stone; slate roofs with lead and copper-clad domes.

### PLAN

The building is divided into two main parts: that to the front, facing Wellington Street, contains the civic rooms and municipal offices; and that to the rear in Market Street the public spaces. The front part is of two storeys over a basement. The front range to Wellington Street contains the entrance vestibule and various offices on the ground floor, and a suite of three large committee rooms along with the Mayor's parlour and office on the piano nobile above. The vestibule leads through to a grand double-height entrance hall of three domed bays surrounded by a gallery, which occupies most of the long rear range; there are two tiers of offices along the flank to Market Street, while on the other side a projecting block contains the first-floor council chamber with more offices beneath.

The public hall is set at right-angles to the end of this rear range, forming a separate unit with its own formal entrance to Market Street. This gives access to a deep foyer flanked by cloakrooms, with more offices above; beyond is the hall itself, a large cruciform space surrounded on three sides by a gallery. Behind is a small extension of 1929-30, known as the Town Hall Annexe (which is not of special interest).

### EXTERIOR

The style is an extravagant English Baroque, inspired by the work of Wren and Gibbs and, more immediately, by John Belcher's Colchester Town Hall of 1898. On the principal elevations there is much elaborate relief ornament in Portland stone: putti, amorini (winged cherubs' heads), scrollwork, foliage and the like. Windows (mostly six-over-six-pane sashes) are set within stone architraves with a mixture of triangular and segmental open pediments, triple keystones, ornamented jambs, carved cills, pendants,



aprons etc. The Order used throughout much of the building is a modified Ionic based on the work of the C16 Venetian architect Vincenzo Scamozzi, with unfluted columns and capitals bearing pendants and angled scrolls.

The main front to Wellington Street is a complex, restless composition - qualities accentuated by the downhill slope of Wellington Street, which is marked by the repeated stepping-down of the area balustrade. The facade is divided horizontally into a basement (comprising the lower two storeys) and a tall piano nobile (containing the committee rooms) - the latter articulated by means of a full Scamozzian Order. The six principal bays are arranged 1-3-1: three broad, tripartite middle bays form a projecting centrepiece, with two narrower bays set back slightly on each side. The flanking bays have rusticated stone quoins and oeil-de-boeuf attic windows. The centrepiece has a rusticated basement in its outer sections and in the central bay, with small pedimented niches breaking through the rustication; the central bay curves forward in the centre to frame the main entrance, a rusticated arch containing wrought-iron gates with gilded wreaths. This is enclosed within a projecting porch, its small Ionic columns and architrave supporting a segmental pediment which contains the borough arms amid scrollwork and seated putti. On the piano nobile above, tall detached columns - paired at the ends and between the bays - support open segmental pediments; the middle pediment is set forward and enclosed within a larger, triangular pediment that spans the full width of the bay. The tall committee-room windows are set between the columns in a 'Venetian' arrangement, broad and round-headed in the centre of each bay and narrow and square-headed in the outer sections. Above is a balustrade and, over the central bay, a lead-covered dome crowned by a ring of volutes supporting a flaming cresset.

Projecting from the left-hand return to Market Street is the 130-foot clock tower. The lower stage is stone-faced, with a huge and elaborately-carved corbel (palm fronds, putti and an armorial cartouche) supporting the mayor's balcony, whose canopy is an open-pedimented Ionic aedicule. The tall middle stage is of plain brick, relieved towards the top by four windows in stone architraves. The superstructure is entirely of stone. The square clock stage, its four clock faces enclosed by open pediments on pilasters and angel corbels, develops into a cruciform stage, with projecting segmental-headed aedicules, and then another, lower open stage with triangular pediments and outsize triple keystones. In the topmost stage, eight volutes support a finial of shields and angel heads surmounted by a cresset.

The long office range to Market Street is very much plainer. It is of twelve bays, the third, sixth and ninth being of double width and marked on the ground floor by Venetian windows with stone Doric columns, pilasters and entablatures. Apart from these, the use of stone is restricted to triple keystones above each of the windows and plain cills beneath.

At the end of this range is the entrance to the public hall, forming a secondary front of seven bays arranged 1-1-3-1-1. The composition here is simpler than that of the Wellington Street front. Plain recessed outer sections flank two projecting bays, rusticated below and with channelled quoins above; the quoins also read as pilasters supporting the broad triangular pediment that spans the three-bay centrepiece. The latter is set back rather than forward, so the upper part of the pediment - which contains an oeil-de-boeuf in an elaborate scrollwork surround - overhangs deeply. The rusticated ground floor has three arched openings with Doric jamb columns and big scrolled and swagged keystones. The spandrels are richly carved with military trophies - crossed swords, spears, firearms and banners - in high relief, each surmounted by a mask.

## INTERIORS

The Wellington Street entrance leads to a narrow vestibule with a frieze of fruits, flowers and drapery. A short flight of stairs here give access to the entrance hall, a grand double-height space comprising three domed bays, with deep side-arches over the circulation gallery that runs round all four sides; a fourth, low-ceilinged bay beneath the committee rooms serves as a lobby. Light comes from oculi in the domes and from big stained-glass lunettes in the side arches, supplemented by six elaborate bronze electroliers with Art Nouveau ornament. The ceiling is of coffered plasterwork with a rich modillion cornice, and the floor of black and white marble laid diamond-wise. Ionic columns, two to each bay, support the balustraded gallery and form screens to the circulation corridor beneath it. The monumental main stair is at the northern end, with a big Venetian window above; there are secondary stairs beneath the galleries on either side.

The committee rooms are accessed from the southern gallery, via doors in elaborate hardwood surrounds with open pediments, amorini and palm fronds. The rooms were originally separated by folding asbestos partitions set within colonnaded screens, allowing the space to be divided into larger or smaller units as required. The screens and their associated panelling were removed in the 1960s, and the present partitions date from this period. Short corridors with domed ceilings and wall niches lead off the gallery to the mayor's reception room and private office. Many of the other offices retain their original hardwood doors and doorcases, as well as cornices, skirtings and fireplaces.

The council chamber, reached by twin pedimented doors from the gallery, is a square domed space, with tiered seating and a public gallery in a horseshoe surrounding a central dais. The dome has an oculus surrounded by palm wreaths, while the pendentives contain oval ventilation grilles with enriched floral surrounds. Further palm wreaths crown the side-arches, three of which enclose large Venetian windows. The lower walls and gallery-front are panelled in oak to match the benches, which have carved ends and frontals. The dais has a curved frontal adorned with oval panels, palm-fronds and pilasters; the elaborately carved and scrolled mayoral seat stands within a broken-pedimented aedicule enclosing an armorial cartouche and a shell niche.

The marble-floored foyer to the public hall is of two broad bays divided by a screen of paired Ionic columns. The entrance bay has a richly-moulded plaster ceiling, while the inner bay has a glazed transverse barrel vault on scroll brackets; in the tympana are cartouches with amorini, scallop shells and foliage. Part-glazed hardwood doors in eared surrounds open left and right into the cloakrooms, and straight ahead into the hall. This is a large space on a Greek cross plan with a central dome 50 feet across, surrounded by four deep arched bays enclosing the galleries and stage. An elaborate bronze electrolier hangs from the apex of the dome, which contains a ring of circular openings (now blocked) towards the base. In the pendentives are oval ventilation grilles in highly ornate plaster surrounds (scrollwork, palm fronds, flowers and putti). There are further ornamented grilles in the side arches. Stairs in the outer angles give access to the galleries, which are supported on scroll-brackets enriched with palm fronds, and lit by big Venetian windows. Under the right-hand gallery is a square opening leading to the Annex. Behind the stage there was formerly an organ, now removed.

#### STAINED GLASS

The building contains several windows designed by the artist Geoffrey Webb to a scheme devised by the local antiquarian WT Vincent, depicting scenes and persons associated with the history of the town. Each is accompanied by an explanatory text. They include:

\* Entrance hall, over the stairs: 'Here, in the month of October, 1637, the master shipwright Phineas Pett... conducteth Charles I on board H.M.S. Sovereign of the Seas, before her final departure from Woolwich... her building cost the King the affection of many of his subjects, who rebelled against the levy of the ship-money.'

\* Middle committee room: 'Here, at Eltham Palace in Epiphany-tide of 1364, King Edward entertained with great splendour three noble Kings: John of France, David Bruce of Scotland and Waldemar of Denmark.' (The window was originally to have depicted the interior of the Arsenal shell foundry, or the emigration of dismissed workers to Canada in 1869, but these proposals were dropped.)

\* Mayor's reception room: Sir Martin Bowes (d.1566), Lord Mayor of London in 1545, founder of the Goldsmiths' Almshouses in Woolwich.

\* Council chamber: King Henry VIII, Queen Elizabeth I and the Borough arms.

\* Public hall: Henry Maudslay (1771-1831), engineer; Colonel Richard Lovelace (1618-58), Cavalier poet; General Charles Gordon (1833-85), soldier and philanthropist.

#### SCULPTURE AND MONUMENTS

Notable items include:

\* Entrance vestibule: two pedimented marble plaques, one commemorating the laying of the foundation stone in May 1903, the other a WWI memorial.

\* Entrance hall, niches flanking the principal stair: WWII memorial bronze plaques with swan-neck pediments.

\* Entrance hall, above the principal stair (originally in the centre of the hall): over life-size Carrara marble statue of Queen Victoria by FW Pomeroy, erected by public subscription in December 1906; it is based on Pomeroy's earlier bronze sculpture at Chester.

\* Entrance hall, between the doorways to the council chamber: two bronze plaques by Gilbert Bayes, commemorating the Borough Councillor and sometime mayor of Woolwich, William Barefoot (1872-1941).

## Selected Sources

1. **Book Reference** - *Author:* A Stuart Gray - *Title:* Edwardian Architecture A Biographical Dictionary - *Date:* 1985 - *Page References:* 347-9
  2. **Book Reference** - *Author:* Pevsner, N and Cherry, B - *Title:* The Buildings of England: London 2: South - *Date:* 1983 - *Page References:* 282
  3. **Other Reference** - *Description:* Survey of London vol. 38: Woolwich (forthcoming)
  4. **Other Reference** - *Description:* Sir Alfred Brumwell Thomas, biog file in RIBA library
- 

## Map

### National Grid Reference: TQ4345278739

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1289668.pdf](#)

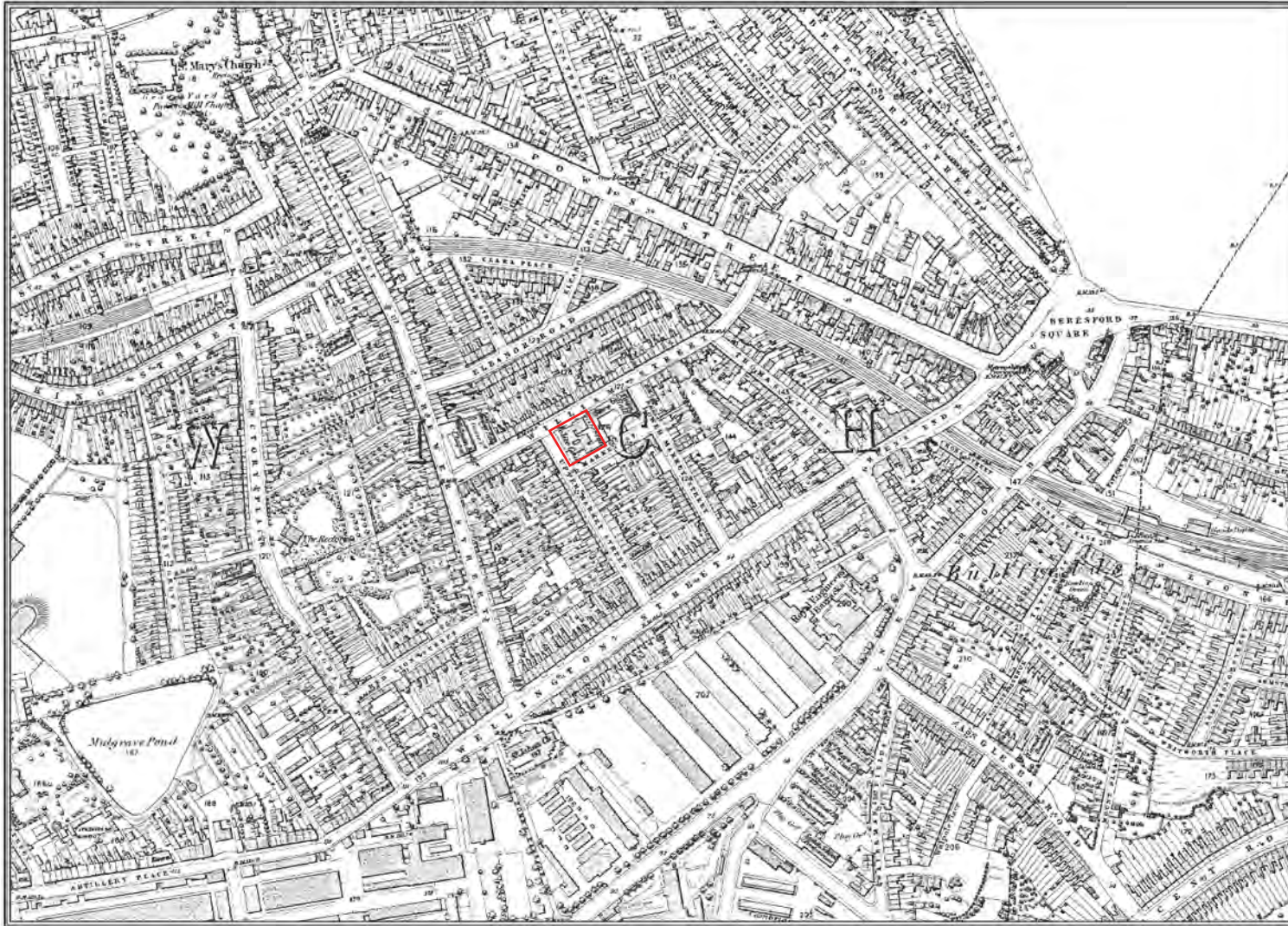


© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2011. All rights reserved. Licence number 102006.006.

This copy shows the entry on 20-Mar-2013 at 11:48:06.





© Crown Copyright and Landmark Information Group Limited 2013. All rights reserved. This map may not be reproduced without permission. 2122070007

County: GREENWICH. Sheet: 1. 1:2500. Date: 1869

**Key** — Application Site

**Project** The Former Woolwich Magistrates Court, Woolwich

**LPA** Royal Borough of Greenwich

**Indigo Planning Limited**  
Swan Court  
Worple Road  
London  
SW19 4JS

**Title** Historical Map from 1869

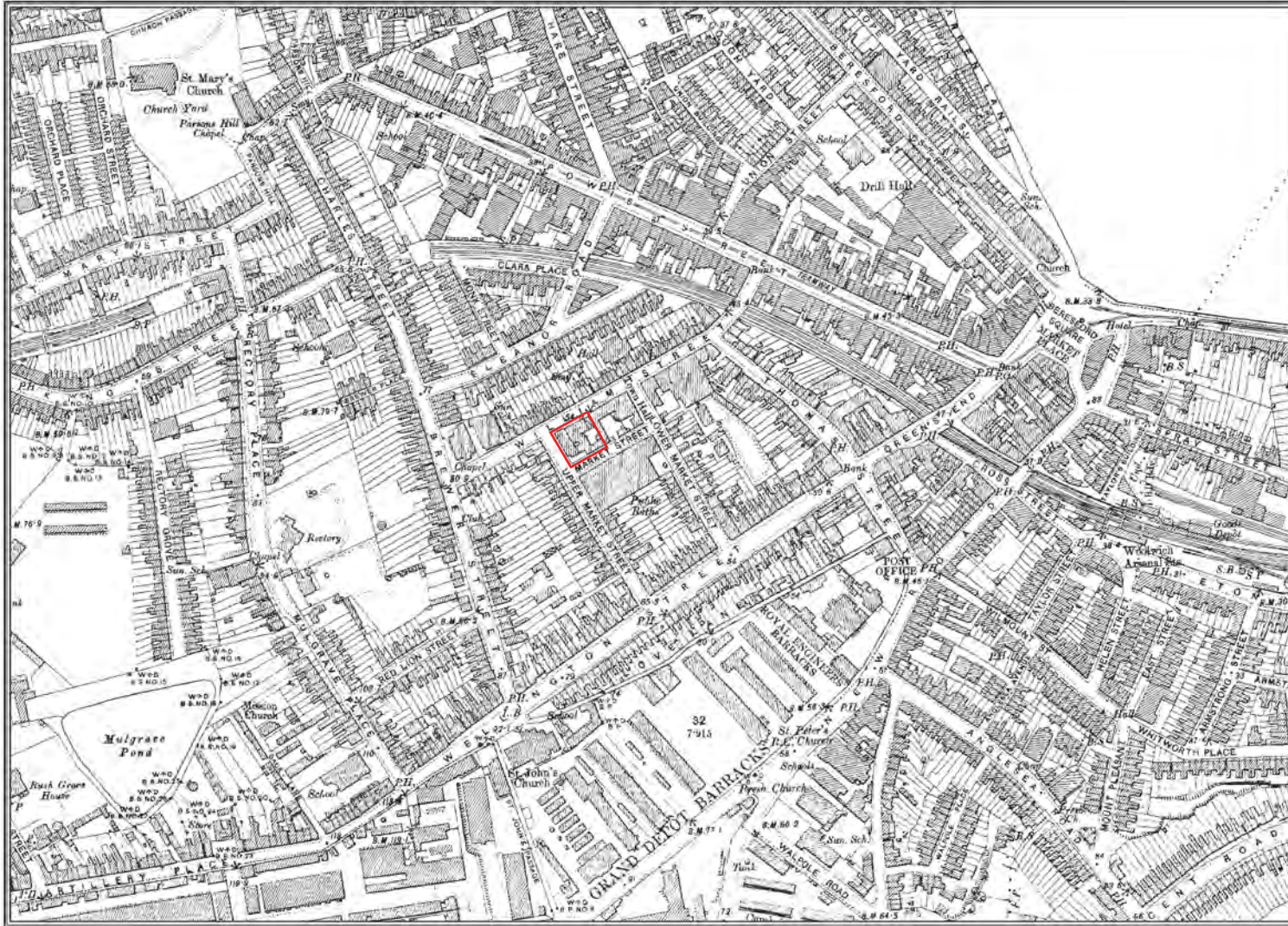
**Date:** 15.05.13  
**Scale:** As Shown  
**Project No:** 19400001  
**Drawing No:** 19400001/H2  
**Drawn By:** TH



T 020 8605 9400  
F 020 8605 9401  
info@indigoplanning.com

**Client** Grange Estates Ltd





© Crown Copyright and Licensor's Information Group Licensed 2011. All rights reserved. This map may not be reproduced without permission. 212002097

© Crown Copyright and Licensor's Information Group Licensed 2011. All rights reserved. This map may not be reproduced without permission. 212002097

**Key**  Application Site

**Project** The Former Woolwich Magistrates Court, Woolwich

**Title** Historical Map from 1896

**Client** Grange Estates Ltd

**LPA** Royal Borough of Greenwich

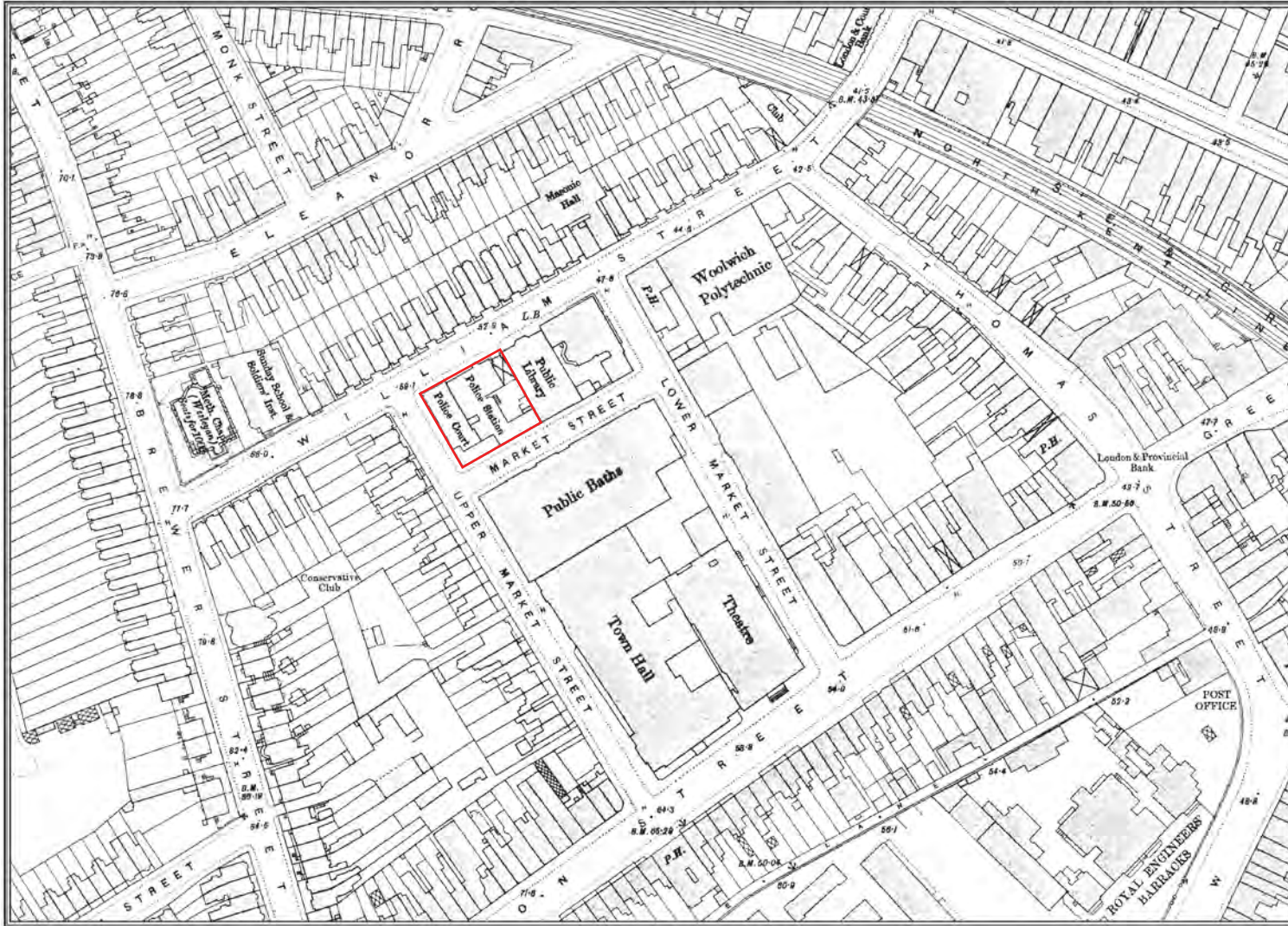
**Date:** 15.05.13  
**Scale:** As Shown  
**Project No:** 19400001  
**Drawing No:** 19400001/H3  
**Drawn By:** TH



**Indigo Planning Limited**  
 Swan Court  
 Worple Road  
 London  
 SW19 4JS

T 020 8605 9400  
 F 020 8605 9401  
 info@indigoplanning.com





© Crown Copyright and Landmark Information Group Limited 2013. All rights reserved. This map may not be reproduced without permission. 2123076907

Ordnance Survey, London, GEBCO Bath, 1:100k, Date: 1/07

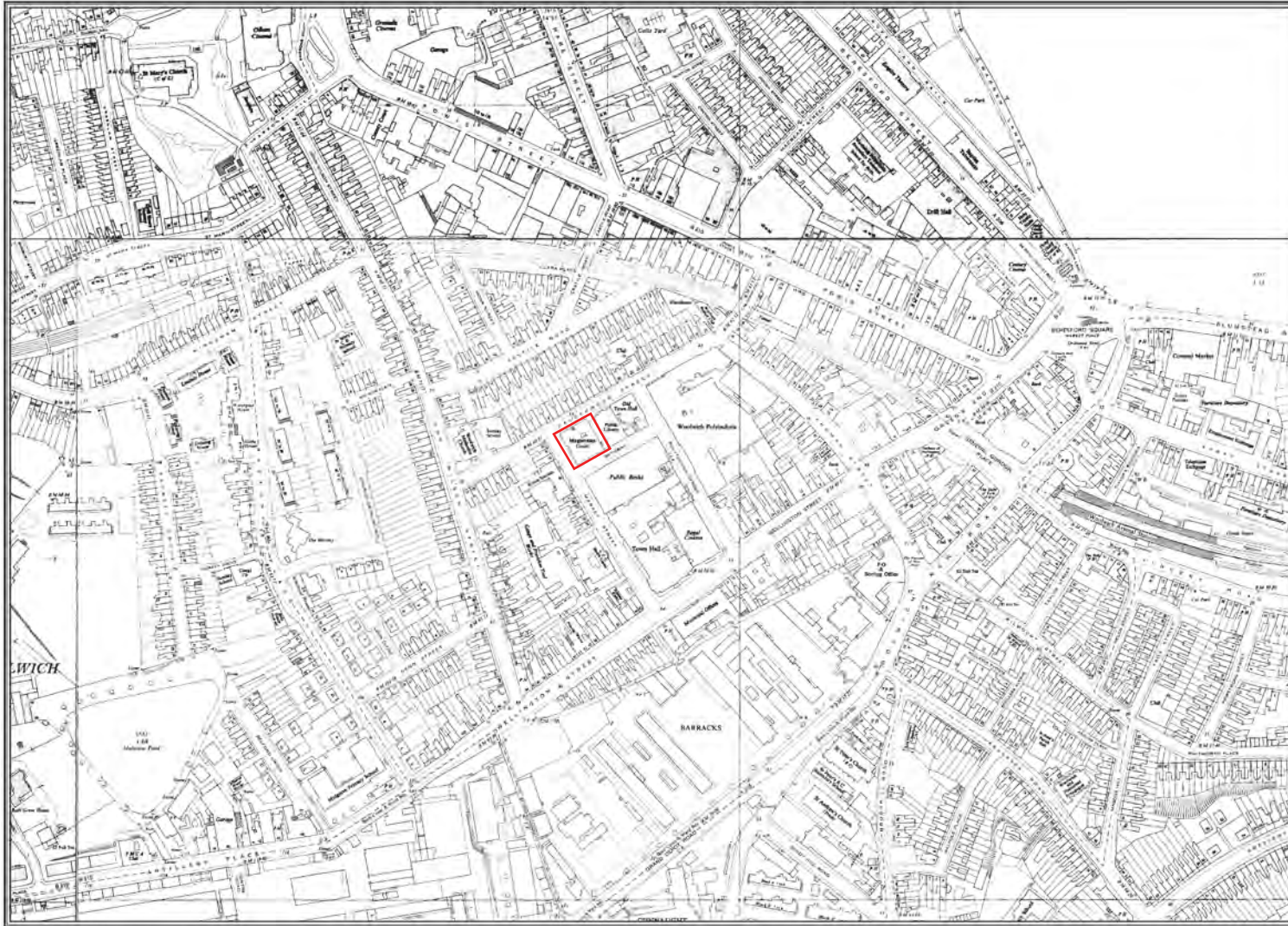
**Key** — Application Site

<b>Project</b>	The Former Woolwich Magistrates Court, Woolwich
<b>Title</b>	Historical Map from 1907
<b>Client</b>	Grange Estates Ltd

<b>LPA</b>	Royal Borough of Greenwich
<b>Date:</b>	15.05.13
<b>Scale:</b>	As Shown
<b>Project No:</b>	19400001
<b>Drawing No:</b>	19400001/H4
<b>Drawn By:</b>	TH

**Indigo Planning Limited**  
 Swan Court  
 Worple Road  
 London  
 SW19 4JS  
 T 020 8605 9400  
 F 020 8605 9401  
 info@indigoplanning.com





© Crown Copyright and Landmark Information Group Limited 2013. All rights reserved. This map may not be reproduced without permission. 212503887

Osney ESSEX Scale: 1:2,500 Date: 1955-1958

**Key**  Application Site

**Project** The Former Woolwich Magistrates Court, Woolwich

**LPA** Royal Borough of Greenwich

**Indigo Planning Limited**  
Swan Court  
Worple Road  
London  
SW19 4JS

**Title** Historical Map from 1955-1958

**Date:** 15.05.13  
**Scale:** As Shown  
**Project No:** 19400001  
**Drawing No:** 19400001/H5  
**Drawn By:** TH



T 020 8605 9400  
F 020 8605 9401  
info@indigoplanning.com

**Client** Grange Estates Ltd

**indigo**



indigo