

APRIL 1989

Langton Way

PLANNING BRIEF

Greenwich Planning Department

DESIGN AND ENVIRONMENT

Langton Way

PLANNING BRIEF

1. Introduction

The purpose of this planning brief is to provide guidance in respect of future development in the area. The brief gives a clear indication of Council policy with regard to land use, design, environmental and other considerations.

2. Site and Surroundings

Situated in close proximity to Greenwich Park, Langton Way is located between the rear gardens of Shooters Hill Road and St. John's Park, SE3. Development along Langton Way has been small in scale and piecemeal, reflecting the character of a secluded, 'informal' area of land hidden behind the large formal and dominant Victorian property of St. John's Park and Shooters Hill Road.

- 2.1 The majority of Langton Way falls within the Blackheath Conservation Area though a small section to the north-east lies within Westcombe Park Special Area, an area of local importance as designated in the People's Plan (Greenwich Borough Plan). As such, existing Council policies for these areas which constitute relevant additions to this brief are set out in Annexe 'A'.
- 2.2 Langton Way derives its character from the differing style and design of residential development ranging from the well-established tree-screened traditional-style properties to the recent developments of more modern-style housing. The area benefits from a mature landscape of trees and shrubs.
- 2.3 Both Shooters Hill Road and St. John's Park contain buildings included on the Council's local list of buildings of local interest and architectural merit. Shooters Hill Road also contains a number of grade 2 listed buildings included on the Statutory List.

The Council's aim is to preserve and enhance the informal character of the area. ~~As such applications for new development will need to show sensitive design appropriate for the area which retains existing tree cover as far as possible and provides for new tree planting.~~

The attached plan at the end of this document shows the location of Langton Way in relation to the Blackheath Conservation Area and Westcombe Park Special Area. The plan also identifies statutory and locally listed buildings on Shooters Hill Road and St. John's Park, Tree Preservation Orders and indicates the Area of Special Character of Metropolitan and Local Importance. The boundary of the planning brief area is also shown on the plan. It should be noted that Angerstein Lane forms part of the brief area.

3. Planning Issues and Constraints

3.1 Density

The density of any new development should comply with the Council's policy for residential development. The density ranges are:

- i. 60-75 HRA for dwellings for families and households with special needs.
- ii. 70-85 HRA for appropriate non-family dwellings.

Rear garden or 'backland' development should ensure that 60% of the garden is retained for existing development and 40% be allocated for new development.

3.2 Design and Materials

The design of new development and materials used must maintain and reflect the overall character of the area taking account of neighbouring style of development and where appropriate, the architectural style and character of historic 19th century frontages. Materials in most cases should be traditional, predominantly brick with roofs in clay tiles or slate.

The character of Langton Way allows new development to be individualistic though attractive features of neighbouring development could be reflected. Design which is simple, non intrusive and small in scale, will contribute and be of value to the area.

3.3 Building Type

The local context will to a large extent determine the style and design of new development. As such, development will be required to be 'informal' reflecting the sylvan nature of the area. However, given the variety of building type within the area, the brief purposely does not indicate the style of dwelling to be adopted. It is possible to have creative and imaginative design, yet sensitive to the area.

The areas identity and character derives from the plethora of architectural style and building form. Roof styles vary considerably. An irregular mix of trees, shrubs and walls are equally important features, which together, combine to provide a frontage pleasing to the eye.

Site opportunities and potential must be optimised as each site will differ from the next. Development along Langton Way has been ad hoc and piecemeal. This will be allowed to continue creating individual yet appropriate design. No building line has been determined. This will be defined, to some extent by the particular site

characteristics. Where tree cover exists on the frontage of sites, development could be set back to retain and provide an immediate screenage, allowing the soft landscape to dominate. Development which follows this guidance will be less intrusive and will respect the quality of the area. In order to avoid the risk of creating a terracing effect and to provide space for planting all future proposals for development must provide an open space on either side of the building.

3.4 Building Height

The height of any new building should normally be to a maximum of two storeys. Additional accommodation in the loft areas will not be permitted in the future.

3.5 Trees and Tree Preservation Orders

The character and environmental value of Langton Way is derived, to a large extent, from the abundance of mature trees and shrubs. All healthy existing trees should be retained and incorporated into any development, to make an immediate impact and help integrate new development. Where a site has extensive tree cover, a tree survey will be necessary to show trees to be retained or felled and/or possible adverse implications for the roots or crown of the trees.

3.6 Parking

Langton Way is a public highway, though not adopted by the Council. It has problems of limited access and space for adequate car parking. New development will compound these problems and should therefore provide for off-street parking where appropriate. The Council's car parking standards are as follows:-

1 or 2 bedroom dwelling - 1 space within curtilage

3 or 4 bedroom dwelling - 2 spaces within curtilage.

3.7 Planning Consent/Listed Building Consent - Statutory Regulations

New development which lies within the curtilage of a listed building will require both planning consent and listed building consent. Demolition of a non-listed building within a Conservation Area requires Conservation Area Consent. Locally listed buildings carry no statutory requirement, that is, they are not protected by statute against internal change or demolition. These buildings are however included on the Council's local list for reasons of local interest and for architectural merit. New development in close proximity should reflect the quality of a locally listed building, being sympathetic in respect of design and materials.

3.8 Planning Context

- 3.8.1 The Peoples' Plan identifies policies within which any new development should conform. In accordance with environmental policies of the Plan, the Council seeks to control and influence any new development so as to promote and enhance good quality townscape.
- 3.8.2 Policy Env 15 states that the Council will require a high standard of design for new development which relates well to neighbouring development and respects local character. The Council will require all developments to pay regard to such local features as views, skylines, the form of surrounding buildings and trees.
- 3.8.3 Equally as important is the treatment of areas between buildings. The Council will require all developments to provide excellent treatment of spaces between buildings in terms of paving, landscaping, planting etc.
- 3.8.4 Policy Env 16 requires new residential development to pay particular regard to:
- i. the privacy of adjoining occupiers;
 - ii. landscaping the environment around the dwellings;
 - iii. the provision of private gardens for family housing and communal open space;
 - iv. parking and access;
 - v. aspect and orientation.
- 3.8.5 In accordance with Env 29 the Council will normally require all planning applications within Conservation Areas and Areas of Special Character to be submitted 'in detail'.

The demolition of buildings within Conservation Areas will be resisted until planning consent has been granted for suitable new development.

- 3.8.6 In accordance with Policy Env 35 the Council will seek to ensure that new development incorporates a layout which:
- a. avoids or minimises the loss of trees;
 - b. prevents building too close to trees;
 - c. ensures the replacement of trees on a 'one for one' basis.

The Council may require by conditions to a planning consent the inclusion of ecologically appropriate tree planting and other landscaping.

- 3.8.7 Langton Way falls within an Area of Special Character of Metropolitan and Local Importance. Within this context, Policy OS6 states that special consideration will be given to the safeguarding, restoration and enhancement of character, scale and quality of open spaces and associated buildings.
- 3.8.8 Langton Way contains an area designated in the Borough Plan proposals map as community open space (see attached plan). Development within this area will only be permitted where it is ancillary to the existing land use, limited in size and extent, sensitively sited and compatible with neighbouring development.

OBJECTIVE 6: To protect and enhance the physical environment generally by every practical means including control of development, the planting and protection of trees, and the encouragement by all reasonable means of improvements to existing properties.

(Greenwich and Blackheath Conservation Area Report - November 1970)

Blackheath Area

1. The Council recognises the importance of the buildings listed as being of either special or local architectural or historic interest and the fine landscape quality of the area should be preserved as a major part of the Borough's heritage. Any proposals for development in this area will be required to demonstrate a very high standard of design.
2. Development within the Blackheath area will be allowed to continue in a piecemeal fashion, each application for development being considered on its own merits and on its relationship to the immediate surrounding area.

4. In considering applications, the Council will continue to attach special importance to the following:

In the case of new buildings:

- a. The proposal is of the highest possible standard of design and in scale and sympathy with its neighbours, and
 - b. the layout including landscaping, walls, fences, etc. is of a high standard and suitable to the situation.
5. The development of any site should aim at retaining as many sound, mature trees as possible and provide for the planting of new trees and shrubs as appropriate. Applicants will be required to undertake a tree survey noting the location, type and condition of all trees on the site, and any development proposal must show clearly all existing trees, those trees which of necessity are required to be felled and the appropriate new tree planting and landscaping proposed.

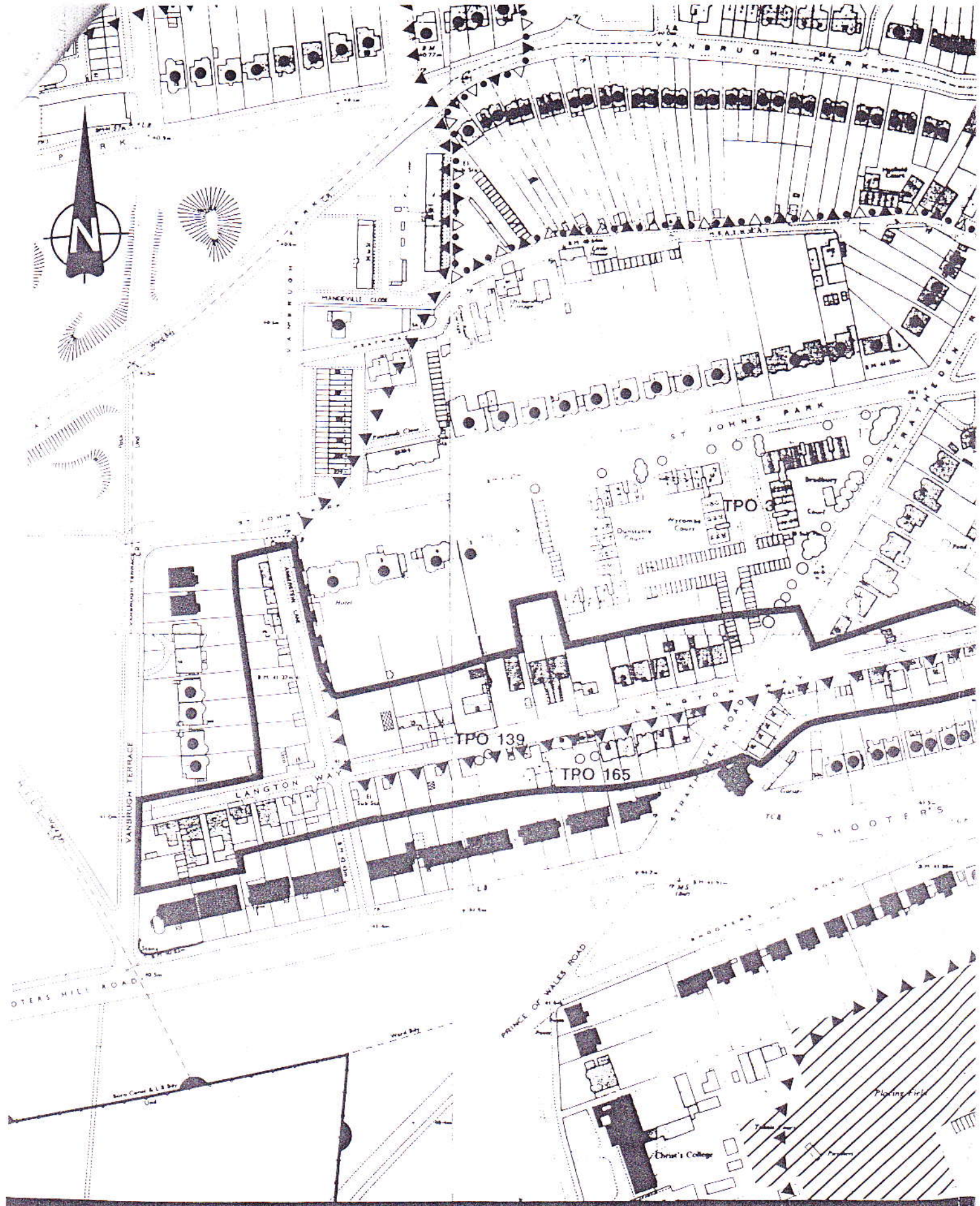
(Blackheath Area Policy Guidelines)

Westcombe Park Special Area

1. New development must seek to respect the scale and enhance the quality of the immediate surroundings, and the general leafy character of the area as a whole is looked on as being important to be retained and, if possible, extended.

2. In all cases of development involving new buildings, applications for outline consent should include such details as siting, design and external appearance.
3. Careful consideration is to be given to ensure that all development whether new or alterations and additions to existing, is carried out in materials which are sympathetic to, and will not detract from, the existing character of the surrounding area.
4. Applications for detailed planning consent for new buildings must include a proper landscaping plan specifying all new trees and bushes to be planted, or replaced and detailing boundary walls, fences, etc.
5. No trees should be removed, lopped or in any way damaged without reference being first made to the Planning Department. Wherever possible, as a matter of principle, existing trees should be retained and proposals for new development must take these into consideration. Where trees are to be removed in any scheme, these are to be shown and indication given of the position and type of new replacement trees. A new young tree will generally be required to be planted for every existing tree felled and in addition, the Council will expect new trees to be planted where none exist in accordance with the landscaping plan (4 above).
8. Developers are recommended to secure professional advice from a qualified architect in the case of all new building works having an impact on the environment and to consult with the Council's officers prior to final submission of proposals for planning consent.

(Westcombe Park Special Area Policy Guidelines)



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| Area of Boundary | | | Statutorily Listed Building Grade 2 |
| Blackheath Conservation Area | | | Area of Special Character of Metropolitan Importance |
| Westcombe Park Special Area | | | Area of Special Character of Local Importance |
| Community Open Space | | | TPO 3 |
| Locally Listed Building | | | Tree Preservation Order |

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Scale 1:2325

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