



# The Observatory Married Quarters Woolwich, Greater London

Heritage Statement



Document Ref.: 226211.01

February 2023

Sweco Ref: 65201348-203\_Woolwich\_Arch\_Obs\_HS\_R2



© Wessex Archaeology Ltd 2022, all rights reserved

Logix House  
Wrotham Road  
Meopham  
Gravesend  
Kent  
DA13 0QB

[www.wessexarch.co.uk](http://www.wessexarch.co.uk)

Wessex Archaeology Ltd is a company limited by guarantee registered in England, company number 1712772. It is also a Charity registered in England and Wales number 287786, and in Scotland, Scottish Charity number SC042630. Our registered office is at Portway House, Old Sarum Park, Salisbury, Wiltshire, SP4 6EB.

#### Disclaimer

The material contained in this report was designed as an integral part of a report to an individual client and was prepared solely for the benefit of that client. The material contained in this report does not necessarily stand on its own and is not intended to nor should it be relied upon by any third party. To the fullest extent permitted by law Wessex Archaeology will not be liable by reason of breach of contract negligence or otherwise for any loss or damage (whether direct indirect or consequential) occasioned to any person acting or omitting to act or refraining from acting in reliance upon the material contained in this report arising from or connected with any error or omission in the material contained in the report. Loss or damage as referred to above shall be deemed to include, but is not limited to, any loss of profits or anticipated profits damage to reputation or goodwill loss of business or anticipated business damages costs expenses incurred or payable to any third party (in all cases whether direct indirect or consequential) or any other direct indirect or consequential loss or damage.

## Document Information



Document title The Observatory Married Quarters, Woolwich, Greater London  
Document subtitle Heritage Statement  
Document reference 226211.01

Client name Sweco UK Ltd  
Address Grove House  
Mansion Gate Drive  
Leeds  
West Yorkshire  
LS7 4DN

Site location Napier Lines, Green Hill, Woolwich Station (Royal Artillery Barracks), Woolwich, London  
County Greater London  
National grid reference 542648, 178139 (TQ 42648, 78139)  
Statutory designations Grade II\* Listed Building, Woolwich Common Conservation Area  
Planning authority Royal Borough of Greenwich

Project management by Andrew Reid  
Document compiled by Thomas Piggott  
Graphics by Thomas Piggott

## Quality Assurance

Issue	Date	Author	Approved by
1	03.10.2022	TP	
2	22.03.2023	TP	



## Contents

Summary.....	iii
<b>1 INTRODUCTION .....</b>	<b>5</b>
1.1 Project background .....	5
1.2 The Site .....	5
1.3 Scope of document .....	6
1.4 Aims .....	6
<b>2 PLANNING BACKGROUND.....</b>	<b>6</b>
2.1 Introduction.....	6
2.2 Designated heritage assets.....	7
2.3 National Planning Policy Framework.....	7
2.4 Local planning policy and guidance.....	8
<b>3 METHODOLOGY .....</b>	<b>8</b>
3.1 Introduction.....	8
3.2 Study Area.....	8
3.3 Sources .....	8
3.4 Site visit .....	9
3.5 Significance .....	9
3.6 Setting assessment .....	9
3.7 Assumptions and limitations .....	10
3.8 Copyright .....	11
<b>4 BASELINE RESOURCE .....</b>	<b>11</b>
4.1 Designated heritage assets.....	11
4.2 Non-designated heritage assets.....	12
<b>5 HISTORIC DEVELOPMENT OF THE SITE .....</b>	<b>12</b>
5.1 Prehistoric to 1728 .....	12
5.2 Establishment of The Royal Artillery Barracks .....	13
5.3 Creation of the Royal Artillery Institution and Observatory Married Quarters.....	15
<b>6 STATEMENTS OF SIGNIFICANCE.....</b>	<b>17</b>
6.1 The Observatory Married Quarters Grade II Listed (NHLE no. 1078988).....	17
<b>7 OPPORTUNITIES AND CONSTRAINTS.....</b>	<b>21</b>
7.1 Introduction.....	21
7.2 The Observatory Married Quarters.....	21
7.3 Woolwich Common Conservation Area .....	22
7.4 Setting and protected views .....	22
<b>8 CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>23</b>
8.1 General.....	23
<b>REFERENCES .....</b>	<b>24</b>
Bibliography.....	24
Historic Environment Records .....	25
Cartographic and documentary sources.....	25
Online resources.....	25
<b>APPENDICES.....</b>	<b>26</b>
Appendix 1: Terminology .....	26
Appendix 2: Legislative and planning framework .....	28
Appendix 3: 1980s Architectural Drawings of the Married Observatory Quarters by Brian Drury Associates Chartered Architects and Designers .....	33



## **List of Figures**

- Figure 1 Site, Study Area and Designated Heritage Assets
- Figure 2 Historic Mapping 1869-1955
- Figure 3 Phased plan of the Observatory Married Quarters (Ground Floor)
- Figure 4 Phased plan of the Observatory Married Quarters (Basement Floor)

## **List of Plates**

- Plate 1 East elevation of the Observatory Married Quarters
- Plate 2 Main entrance into the Observatory Married Quarters
- Plate 3 View of the woodland located to the east and west of the Observatory Married Quarters
- Plate 4 View of the woodland located to the north of the Observatory Married Quarters
- Plate 5 View towards the Observatory Married Quarters showing the private road and woodland located to its south
- Plate 6 East facing elevation of the Observatory Married Quarters showing the contrast in brickwork resulting from the repairs to the structure
- Plate 7 View of half-arch entrance to the below ground walkway
- Plate 8 View of southern half-arch entrance to the below ground walkway
- Plate 9 West facing elevation of the Officers Married Quarters
- Plate 10 North facing elevation of the Officers Married Quarters
- Plate 11 View of the main office room located by the main entrance
- Plate 12 View through the communal room and kitchen area to the rear of the building, facing north
- Plate 13 View of the rear office space, facing northwest
- Plate 14 View of the toilets located in the modern extension, facing west
- Plate 15 View of the staircase leading down to the basement level
- Plate 16 View of a basement room
- Plate 17 Existing fireplace located in one of the basement rooms
- Plate 18 Blocked fireplace in the main office, ground floor

## Summary

Sweco UK Ltd commissioned Wessex Archaeology to prepare a Heritage Statement of the Observatory Married Quarters, Woolwich, Greater London, to be included within a marketing pack for its disposal.

The assessment has determined that the Observatory Married Quarters primarily draws its significance from its historical interest due to its ties with the Royal Artillery Institution, Sir Edward Sabine and the Magnetic Department. Further significance is drawn from its architectural significance, specifically the building's external appearance and historic building fabric. Internally, the building has been altered to such a degree that it draws little significance from its current plan form or detailing. There may, however, be earlier features hidden behind the extant modern finishes that could be of archaeological interest, adding to the building's significance.

Significance is further derived from the explicit ties to its connection with the wider Royal Artillery Barracks complex, its constituent historic buildings, structures and landscapes, and wider associations with Woolwich Common and other military sites within the area. These spatial and historic associations, set within an evolved military landscape, demonstrate the changing values and practices of the military, and provide a greater understanding and appreciation of the Observatory Married Quarters' place and position within its military and historical context, and its associated heritage interests.

The setting of the building also contributes to its significance, in particular its woodland boundaries and its relationship with the former Royal Military Repository located to its west that contains the Grade II\* listed Rotunda, Grade II Repository Woods Registered Park and Garden and the Linear Training Fortification Scheduled Monument. The Observatory, like the Royal Military Repository was created to train and educate artillerymen. However, the loss of some of the landscape features to the north and east of the building, along with the encroachment of modern development, including at Napier Lines, have had a detrimental effect on the contribution setting makes to its significance.

The site has potential for reuse and presents a number of clear opportunities that would enhance or preserve the significance of the Observatory Married Quarters:

- Internal changes to the building and its conversion into residential accommodation would be acceptable. Any internal alterations should look to restore the earlier layout and design of the building, where practicable.
- A modern extension to the west of the building is of limited heritage value and there is potential in this location for redevelopment with plan form and mass similar to the historic footprint of the building. The reinstatement of a domed room, similar to that at the site prior to 1940, would enhance the significance of the building. However, any proposals should be sympathetically designed whilst avoiding pastiche.

The constraints to future use are driven by the designated status of the building, the contribution made by its setting to its significance, the Woolwich Common Conservation Area and the wider Royal Artillery Barracks site historic buildings group. New development within the site is likely to be difficult due to the degree of harm it may cause to the significance of the Observatory Married Quarters and the surrounding designated heritage assets.

The implementation of any future proposals to the Site would likely require the following work:

- Any alterations to the Grade II listed Observatory Married Quarters will require listed building consent and supporting evidence to justify how the proposals will preserve and enhance the significance of the asset.



- If new development is progressed for the site, and harm to significance is established as a result of that development, then detailed supporting evidence would be required that clearly outlines the public benefits of the proposals and how these outweigh any potential harm to the significance of the Listed Building and surrounding designated heritage assets.
- In all instances, consultation with the Local Planning Authority is recommended in the first instance.

# Observatory Married Quarters Woolwich, Greater London

## Heritage Statement

### 1 INTRODUCTION

#### 1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Sweco UK Ltd (hereafter 'the Client'), to prepare a Heritage Statement for The Observatory Married Quarters, Woolwich, Greater London (hereafter 'the Site', **Figure 1**), centred on NGR 542755, 178086.
- 1.1.2 The Heritage Statement is intended to act as supporting evidence for the disposal of The Observatory Married Quarters, outlining the significance of the asset and identifying opportunities and constraints related to any future proposals to the asset and designated heritage assets located in its vicinity.

#### 1.2 The Site

- 1.2.1 The Site comprises an irregularly shaped parcel of land of approximately 2550sqm and is located at the western fringe of Woolwich in the Royal Borough of Greenwich, positioned off Green Hill at the Napier Lines site of Woolwich Station (**Figure 1**). Woolwich Station comprises the Royal Artillery Barracks and the Royal Artillery Repository (Napier Lines), currently housing the headquarters of the King's Troop, Royal Horse Artillery.
- 1.2.2 The Site is occupied by the Grade II listed Observatory Married Quarters (**Plates 1 and 2**). The building was constructed in the mid-19th century and was first used as the headquarters of the Royal Artillery Institution before becoming accommodation and later as a Ministry of Defence (MoD) police station. The building is further discussed in **section 6**.
- 1.2.3 The Observatory Married Quarters is partially set within a hollow which allowed the construction of a basement level in the southern half of the building. The hollow is likely to be a natural feature which was terraced to accommodate the building, however, it may also have been the result of the use of the area for ordnance training with the surface built up to the required level. Ground levels within the rest of the Site are relatively flat. Once outside the Site, land falls sharply to the north and west.
- 1.2.4 The rest of the Site is either set to grass or woodland with access provided by a private road (**Plates 3-5**). Beyond the Site to the south and east lies Repository Road and further areas of grass and woodland. These once formed part of the designed military training landscape that was created in the 18th and 19th centuries for the Royal Artillery and remain in use by the Royal Horse Artillery. To the north is a mid-20th century residential estate that serves as married quarters for stationed soldiers.
- 1.2.5 To the west is the former Royal Military Repository now known as the Napier Lines. The Repository was established in the late 18th century as a school for the training of artillery, specifically of mounting and dismounting ordnance (discussed in more detail in **section 5**). Today it houses the headquarters of the King's Troop, Royal Horse Artillery with most buildings replacing the original Repository structures.

- 1.2.6 Located within the Repository heritage assets include the Grade II\* listed Rotunda (NHLE no. 107987), the curtilage listed Former Museum Curator's Office and toilet block and the Grade II Repository Woods Registered Park and Garden (NHLE no. 1001717). The northern and eastern boundaries of the Repository are formed by the Linear Training Fortification Scheduled Monument (NHLE no 1021456). The training line previously ran around the entire perimeter of the Repository but was partially demolished in the 20th century to make way for enhancements to the Napier Lines.

### 1.3 Scope of document

- 1.3.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

- 1.3.2 The Historic Environment, as defined in the *National Planning Policy Framework* (NPPF 2021): Annex 2, comprises:

*'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'*

- 1.3.3 NPPF Annex 2 defines a Heritage Asset as:

*'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'*

### 1.4 Aims

- 1.4.1 The specific aims of this assessment are to:

- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area
- assess the significance of known and potential heritage assets through weighted consideration of their valued components and their setting; and
- make recommendations for further work that will be required for any future proposals for the Site.

## 2 PLANNING BACKGROUND

### 2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.



2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

## **2.2 Designated heritage assets**

2.2.1 A designated heritage assets is defined in NPPF Annex 2 as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*

2.2.2 Designation can be defined as:

*'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values'* (English Heritage 2008, 71).

2.2.1 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973*

2.2.2 Further information regarding heritage designations is provided in **Appendix 2**.

## **2.3 National Planning Policy Framework**

2.3.1 The *National Planning Policy Framework* (NPPF) was published in July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting*
- *places weight on the conservation of designated heritage assets, in line with their significance; and*

- *requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.*

2.3.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.6 In 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled 'Historic Environment, which expands upon the corresponding sections of the NPPF and was most recently updated on 24 June 2021

## **2.4 Local planning policy and guidance**

2.4.1 The Site is situated within the administrative boundaries of the Royal Borough of Greenwich. At present, planning applications are primarily decided upon using the policies within:

- *The London Plan (2021); and*
- *The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).*

2.4.2 The Royal Borough of Greenwich has prepared a procedure note on the designation of conservation areas that sets out the importance of conservation areas, legal definitions, implications and the procedure followed by the Borough for designating conservation areas. A Conservation Area Appraisal for Woolwich Common Conservation Area was also adopted in August 2014 (2014).

## **3 METHODOLOGY**

### **3.1 Introduction**

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2020).

### **3.2 Study Area**

3.2.1 A Study Area was established within a 500 m radius of the Site boundary. The use of a 500 m radius was considered to provide sufficient context to adequately understand the significance of the Site.

3.2.2 The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

### **3.3 Sources**

3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- *the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets*

- *historic maps obtained during previous work; and*
- *relevant primary and secondary sources*

3.3.2 Sources consulted during the preparation of this assessment are listed in the **References** section of the report.

### **3.4 Site visit**

3.4.1 A site visit was undertaken on 22nd September 2022. Weather conditions were clear.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

### **3.5 Significance**

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*

3.5.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- *Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point*
- *Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and*
- *Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

### **3.6 Setting assessment**

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

*'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

3.6.2 Historic England's guidance on *The Setting of Heritage Assets: historic environment good practice advice in planning note 3* (GPA3) (2017, 4) states that:

*'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'*

3.6.3 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

3.6.4 The setting assessment was guided by GPA3, which advocates a systematic and staged approach to the assessment of the effects of development:

- *Step 1 of the approach is to 'identify which heritage assets and their settings are affected'*
- *Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated'*
- *Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it'*
- *Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'; and*
- *Step 5 is to 'make and document the decision and monitor outcomes'.*

3.6.5 In accordance with Step 1, a scoping exercise was undertaken to identify those assets to be scoped in and out of further assessment based on an initial review and the results of the site visit. For each identified asset taken forward for assessment, the following are provided (in accordance with Step 2):

- *a description of the asset*
- *a brief statement outlining their significance (highlighting the interest that principally constitutes its significance); and*
- *a description of its setting and how that contributes to the asset's significance.*

3.6.6 Steps 1 and 2 were undertaken for the purposes of this assessment.

### **3.7 Assumptions and limitations**

3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study.

The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

- 3.7.2 Indicative phasing has been carried out on the building, as shown in **Figures 3 and 4**. It should be noted, however, that no intrusive investigations have been conducted to fully confirm the dates of each component, due to the limitations of the assessment scope. Therefore, the current phasing is subject to change based on the results of any future surveys and the phasing presented should be considered as preliminary and may be revised in the future.

### 3.8 Copyright

- 3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

## 4 BASELINE RESOURCE

### 4.1 Designated heritage assets

- 4.1.1 The Site contains one designated heritage asset, the Grade II listed Royal Observatory Married Quarters (NHLE no. 1078988). A full description of the building and its significance is provided in **section 6**.
- 4.1.2 The Site also lies in the Woolwich Common Conservation Area. The Conservation Area encompasses approximately 158 hectares of land with the northern section occupied by the Royal Artillery Barracks and its military training landscape while the southern half is focused on ancient common land, the former Royal Military Academy and former Royal Military Hospital sites.

#### *Study Area*

- 4.1.3 Within the Study Area are the following designated heritage assets:
- *Repository Wood Grade II listed Registered Park and Garden (NHLE no. 1001717), located 100 m to the west of the Site*
  - *Grade II\* listed The Rotunda (NHLE no. 1078987), located 80 m west of the Site, and two associated curtilage listed structures*
  - *Linear Training Fortification Scheduled Monument (NHLE no. 1021456), located 30 m west of the Site*
  - *Grade II\* listed Royal Artillery Barracks Main Building (NHLE no. 1078918); and*
  - *a further 16 Grade II listed buildings comprising military buildings, houses and a commemorative monument.*
- 4.1.4 Designated heritage assets located within the Study Area are illustrated on **Figure 1**.



## **4.2 Non-designated heritage assets**

- 4.2.1 There are no non-designated heritage assets located within the Study Area.

## **5 HISTORIC DEVELOPMENT OF THE SITE**

### **5.1 Prehistoric to 1728**

- 5.1.1 Prehistoric evidence within the Site and surrounding area is non-existent. Activity during the period was focused on the higher ground to the south or the more permeable soils of the Thanet Sands at Woolwich town alongside the River Thames to the north.
- 5.1.2 Evidence for Romano-British activity is also lacking. This is despite the fact that multiple archaeological surveys and investigations undertaken in the area and when considered against the known general levels of activity for the period within the wider landscape. The only records within the Study Area dating to this period are of a cremation burial (HER ref. 070226/00/00) and a pot (HER ref. 070221/00/00) both found in the early 20th century, recorded 240 m to the north of the Site. Yet, the record provided by the GLHER suggests that the point provided is a broad position and may not reflect the exact point of discovery.
- 5.1.3 The Site was previously part of the land known as Woolwich Common. Woolwich Common, as its name suggests, was land that held a 'right of common'. Although the precise origins of the Common are unknown, it was almost certainly created before the Norman Conquest (Historic England 2009:6). Detailed accounts of ownership prior to its purchase by the Board of Ordnance are equally fragmented, with the land likely divided between a number of manors that existed within the Woolwich area. According to the Board of Ordnance accounts, the common was agriculturally poor, recorded as heathland and later as 'waste'.
- 5.1.4 Evidence of Anglo-Saxon to early post-medieval activity is absent in the Study Area with the Site lying outside the established settlements centres within the area, such as Woolwich to the north. There are vague mentions of ridges within the area of Barrack Field to the southeast of the Site suggesting that it may have been under ridge and furrow cultivation (WA 2020a). The ridges are noted as having been levelled to enable the use of Barrack Field for parades and training purposes with evidence of levelling activities in the form of large deposits of made ground and redeposited natural identified during an archaeological evaluation by Pre-Construct Archaeology (2011). No evidence for the use of Barrack Field prior to the levelling was identified during the evaluation and there is no reference to the ridges outside of Barrack Field (i.e., closer to the Site).
- 5.1.5 In 1716, following a reorganization of the Ordnance Office, the Duke of Marlborough, who was Master General of the Ordnance, was able to create by Royal Warrant the establishment known then as the Royal Artillery (Timbers 2008). At its onset, the Royal Artillery comprised only two companies of 96 men stationed at Tower House in Woolwich with training provided by master gunners, veterans of early wars that were personally selected by the Master General. Soon after the move to Tower House, new buildings were created including a barracks, training academy (Royal Military Academy), hospital and stores. The entire complex was later renamed to the Warren before becoming the Royal Arsenal.
- 5.1.6 The move to Tower House at Woolwich left the Royal Artillery with a dilemma. It had limited space to practice the handling and movement of ordnance. To overcome this, it was decided that parts of Woolwich Common would be used for limited military exercises, including the practice of mortars and artillery pieces. The use of the Common continued through the 19th century with an account in the Board of Ordnance meeting notes from 1772 giving

instruction for the planting and repair of hedges, and for the artillery range to be grubbed up, cleared, ploughed and planted with grass seed (Historic England 2009:5). With the creation of the Royal Artillery Barracks and the Repository in the late 18th century, the area used for practice became concentrated to the northern half of the Common (discussed below).

- 5.1.7 Rocque's map of 1741 (updated in 1761) is the earliest cartographic source that shows the Site (not reproduced). The Site is shown falling within the eastern limits of Repository Woods, known then as *Hanging Woods*. The reason as to why it was called the *Hanging Woods* is not known. The rest of the area that would become the Royal Artillery Barracks was agricultural fields at this time managed presumably by the nearby farmstead, *North Croft House*. To the south of the Site (south of what would be later known as Ha-Ha Road) lay the rest of Woolwich Common, which appears slightly larger than it does today, extending further to the west.

## 5.2 Establishment of The Royal Artillery Barracks

- 5.2.1 By 1773, the Royal Artillery had expanded considerably as Britain's interests overseas required greater military involvement. At a meeting of the Board of Ordnance on 28th September 1772 it was decided that new accommodation was needed outside the Warren and the Surveyor General was instructed to prepare plans and estimates for building a new barracks (Timber 2008:28). The Board of Ordnance acquired the area of Barrack Field, to the east of the Rotunda, from the Bowater family, shortly followed by the land to the north of the field, and later in the early 19th-century the wider common and the area of the Repository to the west of the Rotunda.
- 5.2.2 Following the land acquisitions, it was decided that the barracks would be built in the northeast corner of the purchased area. James Wyatt, Surveyor General, was then appointed as architect to oversee the development of the new barracks. Construction of the first, eastern, wing of what would later be known as the Royal Artillery Barracks began in 1775, alongside landscaping works to Barracks Field and the creation of the first iteration of the ha-ha along the field's southern boundary (Historic England 2009b). The Barracks wing together with the ancillary buildings to its north was eventually completed in 1782.
- 5.2.3 In 1802, following a disastrous fire at the Royal Arsenal, the decision was made to relocate the Repository, the First School of Artillery, to Woolwich Common. The Repository, created by William Congreve the Elder, sought to educate cadets in the manoeuvring of '*Field Pieces over Ditches, Ravines, Inclosures or Lines ... To mount or dismount heavy Guns, when no Gyn [sic] is at hand; to get the Guns on Batteries with a far less number of Men than are usually employed in drawing them upon their platforms by bodily strength only. To raise any Carriages that may be overset on a march etc*' (Historic England 2009a). Land in the western part of the Common was considered suitable grounds for Congreve's teachings using the adjacent woods, later known as Repository Woods, for exercises. The initial development of the Repository comprised three large stores but further buildings were added over the following nine years with the limits of the Repository defined by 1811.
- 5.2.4 By 1802 it was clear that more barracks space would be needed to meet the growing threat of Napoleon. A comprehensive expansion of the Royal Artillery Barracks was initiated, once again under the direction of Wyatt. The scheme produced a mirrored west wing, with alterations to the appearance of the eastern wing, and a grand Roman Military town layout of subsidiary barracks and stables for horse artillery to its rear (Royal Borough of Greenwich 2014b). The two wings of the Royal Artillery Barracks were not linked until the construction of the central triumphal arch in 1858.

- 5.2.5 In 1818, the Prince Regent requested that the building known as The Rotunda be moved to Woolwich. The Rotunda, a grand temporary ballroom designed by John Nash as a large army bell-tent, had been erected in the gardens of the Prince Regent's Carlton House as one of several temporary buildings used to celebrate the defeat of Napoleon. The Rotunda was re-erected within the Repository at Woolwich during 1819 and was completed in May 1820. Its position at the Repository was not only chosen for practical reasons, but as Congreve the younger wrote in 1818, the spot was 'the most convenient as well as the most picturesque situation for it' (Historic England 2009b; 12). Due to the natural topography of the Repository, its position within it and the surrounding landscape was prominent providing elevated views north to the Thames, east to the main barracks, and across the Common towards the Royal Military Academy to the south. This was accompanied by the adjacent Repository Grounds (Repository Woods, now a Grade II Registered Park and Garden; NHLE no. 1001717) which, in addition to its military training role, also served as a recreational ground, providing an idyllic, attractive and picturesque vista.
- 5.2.1 Planned simultaneously with the relocation of the Rotunda was the construction of a linear practice fortification, positioned directly to the east of the Rotunda building. The new training fortification played an aesthetic role in the Rotunda's presentation, as well as being functional. The building of the Rotunda delayed the construction of the fortification, although by 1824 it was well underway, being in use no later than 1830. The training fortification extended from Ha-Ha Road to the south of the Rotunda, northwards past the eastern side of the building and to Hillreach to the north (formerly Hill Street).
- 5.2.2 Historic Ordnance Survey (OS) mapping records the full extent of the fortification in 1869, with ditch, scarp, counterscarp, wall and gun emplacements (**Figure 2**). The same mapping also shows the complete extent of the original Royal Artillery Barrack complex, including the Barracks, the Gun Park with former mortar battery, the Gun Park Block and the Observatory Married Quarters building (labelled as 'Magnetic Office'), and the Royal Military Repository.
- 5.2.3 The 1869 OS map also depicts a small building, rectangular in plan, positioned to the southeast of the Rotunda. This remains extant and is described within the Woolwich Common Conservation Area Character Appraisal (Royal Borough of Greenwich 2014b) as the former Museum Curator's office, originally a forge. This building was likely constructed c. 1861 as part of the programme of refurbishment works to the Rotunda and displays no external evidence for a former use as a forge.
- 5.2.4 The late 19th century saw a change in focus for training and artillery use at the Woolwich site. Much of the training fortification had been altered and levelled after its use became obsolete by the turn of the 20th century following the creation of the Gunnery School at Shoeburyness (depicted as such on the 1894 OS map; **Figure 2**). What remains now is designated as a Scheduled Monument (NHLE no. 1021456).
- 5.2.5 Throughout the early 20th century, the Repository was increasingly developed whilst the woods to the west of the Rotunda were used for the excavation of practice trenches. A rifle range was added to the Repository Woods, and open-air air-raid shelters were constructed within the fringes of Barrack Field (Historic England 2009a; 2009b). Around the Rotunda, additional buildings were constructed in the early 20th century, depicted on the 1916 and 1938 mapping. By 1955, this encroaching development included a large range to the north of the Rotunda, rectangular in plan whilst to the east of the Rotunda new married quarters housing was established at Green Hill (**Figure 2**).

- 5.2.6 During the late 20th and early 21st century, many of the buildings located within the Repository were demolished or upgraded as the military establishment became the King's Troop, Royal Horse Artillery headquarters. As part of the works, an archaeological evaluation was completed that found structural remains, evidence of the former fortification lines and a buried cannon.

### 5.3 Creation of the Royal Artillery Institution and Observatory Married Quarters

- 5.3.1 The Royal Artillery Institution was formed in 1838 by Lieutenants John Lefroy and Frederick Eardley-Wilmot who were stationed at the Royal Artillery Barracks. Seeking to improve their knowledge and training in the subjects of surveying and astronomy, the two officers wrote to their superiors to propose to raise money to purchase the necessary equipment and space required (Timbers 2008:56). The proposals were to use an existing building within the barracks but after 18 months enough funds had been acquired to construct an entirely new building that came equipped with a functioning observatory.
- 5.3.2 It was decided during an Ordnance Board meeting that the Royal Institution would be sited to the east of the Repository, creating in effect an education campus for royal artillery officers. The building came equipped with a mounted telescope, a library and rooms for lectures and study, with officers taught mathematics and astronomy (Timbers 2008:59). Woodland was also planted around the Observatory (the original name of the building) on all sides, designed to limit the visual intrusion on the picturesque Repository (ibid).
- 5.3.3 From 1839, the building served as the headquarters for Edward Sabine's global survey of terrestrial magnetism (Francis 1873). During the mid-19th century, the Royal Navy and Royal Society had devoted significant energy to the problems of magnetic variations, specifically in trying to establish why Earth's magnetic field continually changed overtime. Sabine was one of a group of physicists who recommended to the Crown that a magnetic survey of the entire globe should be carried out. The request gained Crown approval and a series of temporary observatories were built across the British empire with Sabine appointed as superintendent of the entire operation (ibid). In the following decades, Sabine continued to work from the Royal Artillery Institution headquarters collecting data that finally lead to him publishing his magnum opus, *A Complete Study of the Magnetic Survey of the Globe*.
- 5.3.4 By 1847, the Observatory was found to be inadequate, so a joint Royal Artillery and Royal Engineers committee put forth plans to construct a new building behind the officer's mess located in the main barracks site (Guillery 2012). Pressure from high-ranking members of the barracks bore fruition and a new premises was built between 1851-4 on the east side of the barracks, designed by T.H. Wyatt. The new building had a pedimented east front and housed a horseshoe-shape lecture theatre, a museum, a library, a printing office and photographic studio (Timbers 2008:59). The new institution would go on to host various lectures including a series by Thomas Henry Huxley and John Ruskin (ibid). The new institution building, however, was severely damaged by a Luftwaffe bombing in 1940 and the decision was made to demolish the structure (ibid). Today the site of the later institution building is occupied by a series of garages.
- 5.3.5 The original Observatory building continued to be used for astronomy in addition to being home to the Magnetic Survey. In 1852-3, it was subject to an extension with plans drawn by Lt. Harry G. Teesdale, RE, under Col. Thomas Blanchard, Chief Royal Engineers (CRE). The old equatorial room was replaced with a larger domed room to the west range and a new transit room was added to its south, with instruments made by Ransomes & May of Ipswich and other equipment by Burbidge & Healy, ironmongers. The east range was enlarged to the north with a room for meteorological and magnetic observations, with the

two different phases of the range being tied together by the addition of a central pediment to its east elevation. These changes are depicted on the First Edition Ordnance Survey map (**Figure 2**).

- 5.3.6 For a time, the building was renamed the *Magnetic Office*. This is shown on the 1869 historic ordnance survey map (**Figure 2A**) where the title is ascribed to the drawing east of the building. This homage was lost in 1871 after the Magnetic Survey moved to Kew Observatory, although the building remains labelled as such on the 1894 OS map (**Figure 2B**)
- 5.3.7 On 13th November 1940, during a mass bombing raid on London, the Observatory took a direct hit from a high explosive round. The bomb caused considerable damage to the building but rather than demolish it was decided to rebuild and salvage what could be retained. Evidence from the fabric of the building suggests that the main alterations were to the western part of the building, with the eastern range remaining largely intact. It was at this point that the building no longer served its original function as an observatory, with the room specifically designed for the telescope not rebuilt. The decision was made instead to construct the extant modern extension, replacing the earlier western range. The repair work is also likely to have included the remodelling of the internal spaces, which may have included some of that shown 'as existing' in the 1980s architectural drawings in **Appendix 3**.
- 5.3.8 It is not known if the Observatory continued to be used for educational purposes after the repair work. Certainly, by the time of its listing in 1973 it was in use as residential accommodation owing to the name ascribed to the building by Historic England (then English Heritage), *The Observatory Married Quarters*. Based on the 1980s drawings, the building later served as some form of mess with lounge and games rooms before its use as a Ministry of Defence police station. Today, the Observatory functions as a chapel and communal space.



## 6 STATEMENTS OF SIGNIFICANCE

### 6.1 The Observatory Married Quarters Grade II Listed (NHLE no. 1078988)

#### *Description*

- 6.1.1 The Observatory Married Quarters is formed by a two phased (1839 and 1852-3) 19th century east range and a mid-20th century western extension (**Figure 3** and **4**).
- 6.1.2 The east range is a six-bay, single storey building with basement to the south end, built in stock brick laid to Flemish bond with a brick plinth to all elevations. The structure is set below an overhanging, low pitched, hipped roof finished in grey slate, with a central pediment to its east elevation decorated with two courses of projecting brickwork (**Plates 1-9**). To finish, four unevenly spaced chimney stacks break the roofline.
- 6.1.3 Fenestration comprises six-over-six timber sash windows beneath flat gauged brick arches at ground level, while two-over-three sash windows are to the east elevation of the basement (south end; **Plates 1-9**). To the north elevation, the original window opening has been partially blocked to create a tall, narrow window. From the observed historic plans, this alteration was undertaken prior to the 1980s. Two of the original sash windows to the west elevation have been replaced with fire safety doors, whilst a third door opening is present at basement level within the west elevation which based on the 1980s drawings (**Appendix 3**) was the only access to this level before the alterations. The door is accessed from an external staircase.
- 6.1.4 Running along the north, east and south side of the building's south end of the east range at basement level is a partially covered walkway. Vaulted passages are positioned to the north and south, connected by an open passage along the eastern side. The vaulted passages include half archway openings to the east elevation, secured with iron gates (**Plates 6-8**). Access is gained from the exterior staircase found on the west elevation (**Plate 9**). Historical mapping shows the walkways after the addition of the northern half of the east range in 1852-3. The walkway along the eastern side was an original feature to the building, serving as a lightwell to the basement, whilst the vaulted passages to the north and south date to the 1850s extension of the range, providing access and additional storage. .
- 6.1.5 To the west, an original, small single storey projection of what once formed part of the original south / west range of the building remains, with the modern extension attached to its west. The projection along with the extension forms a 'T'-shaped addition to the east range, with a modern, shallow pitched roof with lead covering and white fascia boards. The main entrance to the building is located within the west elevation of the south side of the projection. The extension, dating to the post 1940s damage, is built with matching stock brick with a continuation of the brick plinth from the earlier building (**Plate 2**). The extension is rectangular in plan form and comprises three bays, each with a single sash window set beneath plain segmental brick arches. The western end of the extension has been covered with a painted render.
- 6.1.6 Internally, at ground floor, the building is divided into four spaces by partition walls. They comprise two offices and two communal rooms with a walkthrough kitchen (**Plates 11-13**). Lighting in the rooms is provided by fluorescent batten fittings fixed to a suspended ceiling while all doors are modern fire safety doors. Some of the original chimney breasts remain, but former fireplaces have been boarded over / blocked (example in **Plate 18**).
- 6.1.7 The modern extension contains W.C facilities, complete with modern fixtures and fittings throughout (**Plate 14**).

- 6.1.8 Access to the basement is located within the western projection of the earlier building which connects to the modern extension. Here a modern staircase provides internal access to the basement, inserted in the 1980s (**Plate 15**). The basement level is subdivided into three rooms of varying size via modern partition walls but was previously two rooms (**Appendix 3**). The chimney stack present in the main office at ground floor with blocked fireplace (**Plate 18**) is also present below at basement level which has retained its fireplace with cast iron surround (**Plate 17**).
- 6.1.9 No original internal fixtures or fittings appear to have survived within the building, with the exception of the retained basement fireplace. Details on the 1980s drawings (**Appendix 3**) show that the basement had retained its plan form and original fireplaces, whilst at ground floor, although there had been previous alterations in layout including the removal of smaller corner chimney stacks, the main fireplaces had been retained. Annotations on the proposed plans indicate their planned removal at this time.

#### *Significance*

- 6.1.10 The Observatory Married Quarters is of national significance recognised in its designation as a Grade II Listed Building. Grade II Listed Buildings are of special interest with 91.7% of all Listed Buildings in this class.

#### Architectural Interest

- 6.1.11 The architectural interest of the building is derived almost entirely from its external appearance. It stands as a good example of an early to mid-19th century military building, built in the prevalent style employed across the wider Royal Artillery Barracks site. Following the scale and grandeur employed in military architecture during the 18th and early 19th century, the Board of Ordnance began to restrain building design employing a 'form and function' mindset over the 'pomp' and scale employed in earlier structures, such as those built at the Royal Artillery main barracks to the northeast, the Royal Arsenal and Brompton Barracks in Chatham. With the Observatory, architectural embellishment was kept to a minimum, whilst still employing the proportions of building scale, symmetry, and fenestration details to express status. The two phased east range, with central pediment, displays the effort afforded in creating a well-balanced and symmetrical building whilst maintaining a function.
- 6.1.12 The external appearance of the structure has, however, suffered through later changes. Most notably, are the additional fire escape doors on the west elevation, replacing the original window openings, and the additional west range extension following the loss of the earlier west range in 1940. Although the west range extension uses a similar material palette, the use of white timber fascia's, the stucco render and disjoining between the roofs are at odds with the architectural character of the earlier building..
- 6.1.13 The interior of the building has undergone substantial change in the late 20th-century in response to its changing functions, and now makes little contribution to its architectural interest. The original plan form of the building and circulation has been altered, with limited remnants of its earlier layout evident except for the structural divisions incorporating chimney breasts. Fixtures and fittings are modern throughout and apart from a single retained fireplace at basement level, all other original fixtures and fittings have been removed.

#### Historic Interest

- 6.1.14 It is from its historical interest through its ties to the Royal Artillery Institution and Sir Edward Sabine, that the building derives a large amount of its significance. As previously stated, the

Royal Artillery Institution was founded by Lieutenants John Lefroy and Frederick Eardley-Wilmot to provide an education space for officers in the practice of astronomy. While Britain was at the forefront of astronomy thinking at the time, its study was primarily undertaken by members of the Royal Astronomical Society, Board of Longitude and the Royal Navy.<sup>1</sup> The creation of the Institution was the first time that astronomy would be studied by members of British Army within a military installation.<sup>2</sup>

- 6.1.15 Sir Edward Sabine was an officer of the Royal Artillery, receiving formal education in military practises at the Royal Military Academy, Woolwich. After serving in the War of 1812, he was elected to the Royal Society and was selected to take part in the Captain John Ross's and William Edward Parry's expeditions to find the Northwest Passage. Although they both ended in failure, Sabine was able to calculate variations in the magnetic intensity that would go on to fuel his desire to study magnetic anomalies. Several years later he was one of three scientific advisors appointed to Admiralty after the abolition of the Board of Longitude in 1828. However, Sabines most important addition to the study of Astronomy was his role in the study of Earth's magnetic field, appointed as superintendent to the project and selecting the Observatory as its headquarters. Sabine would spend the next two decades completing his research at the building culminating in the publishing of '*A Complete Study of the Magnetic Survey of the Globe*'. Sabine would later progress to the rank of General and was knighted in 1877. While he is not one of the most celebrated astronomers, Sabine's work was paramount to furthering our understanding of Geomagnetism and Palaeomagnetism.
- 6.1.16 The historic interest of the building is not only derived from its past uses but also from its explicit ties and connections with the wider Royal Artillery Barracks complex, its constituent historic buildings, structures and landscapes, and wider associations with Woolwich Common and other military sites within the area. These spatial and historic associations, set within an evolved military landscape, demonstrate the changing values and practices of the military, and provide a greater understanding and appreciation of the Observatory's place and position within its military and historical context, and its associated heritage interests.

#### Archaeological Interest

- 6.1.17 Over the course of the building's use, it has been altered to meet the demands of changing functions, having served as an educational establishment, accommodation, mess, police station and its most recent use as offices and chapel. Each alteration leaves behind physical changes to the fabric of the building which can be read and understood when exposed. Evidence for previous layouts, circulation, and architectural detailing may be hidden by the extant modern finishes which adds to the building's archaeological interest.

#### *The contribution of setting to significance*

- 6.1.18 The Observatory was specifically located in its current position away from the Repository even though there would have been ample space within the military site for it, as evident on historical mapping. It has been suggested that the placement of the Observatory was to juxtapose the building with the Grade II\* listed Rotunda located 80 m to the west and to ensure that the picturesque qualities attributed to the Rotunda by its surrounding designed

---

<sup>1</sup> While the Board of Ordnance were responsible for the maintenance of the Royal Observatory at Greenwich it was never considered a military installation nor was it used to educate officers of the British Army.

<sup>2</sup> Although many members of the British Army had been taught astronomy, this was typically through membership of a society or during their education.

landscape would not be diminished by the presence of the building. This could be why the Observatory was set within lower ground so that the vertical emphasis of the building would not impede line of sight to the Rotunda from Barrack Field or the northern part of the Royal Artillery Barracks site (where visibility may have once existed). The intentional placement of the Observatory and its spatial and historic associations with the Repository to the west are important elements of its setting when appreciating its historical and architectural interests.

- 6.1.19 The Observatory was originally experienced set within woodland around all of its boundaries while beyond to the north was a small pond and to the northeast a much larger body of water (**Figure 2**), which all contributed to the picturesque and serene qualities of the Observatory and Repository beyond, creating an idyllic, designed beauty spot that was to be appreciated by both military personnel and civilians. Overtime, this landscape has been altered. The ponds to the north and northeast of the Observatory were infilled by the mid-20th century, and a housing estate was built over the location of the northern pond. To the southwest, the Napier Lines site grew considerably through the 20th century, adding a further encroaching element of modern built form to the setting. These changes to its surrounding environment have altered the intended experience of its setting, negatively affecting its significance.

## 7 OPPORTUNITIES AND CONSTRAINTS

### 7.1 Introduction

- 7.1.1 This section provides a consideration of the potential opportunities and constraints future proposals for the Site may pose. It provides possible scenarios for the Observatory Married Quarters with broader discussions on surrounding designated heritage to follow.

### 7.2 The Observatory Married Quarters

#### Opportunities and constraints

#### *Internal changes to the building*

- 7.2.1 There is clear potential to reimagine the interior space and its division into residential accommodation. As described above, the only part of the interior that contributes to its significance are the retained chimney stacks, single fireplace, and some elements of earlier layout. The removal of the suspended ceilings and changes to the circulation and layout to a design that would be closer to an earlier form would enhance its significance. However, any proposed changes would be wholly dictated by the nature of any new development; it would not be necessary to undertake this work as alternative internal changes would still likely preserve the significance of the building.

- 7.2.2 Any internal changes would require listed building consent (LBC).

#### *Alterations to the modern extension*

- 7.2.3 Given the former extent of the west range of the building, as evidenced by historical mapping, the removal of/alterations to the modern west extension to more sympathetically match the former size of the earlier structure would be possible. The reinstatement of the once large domed room to a modern design could allow a greater appreciation of the original intent of the building. Any additions and/or alterations would need to be sympathetic to the listed building and would require LBC.

#### *Alterations to the external elevations*

- 7.2.4 The removal of modern poor quality safety doors located at ground floor level on the west elevation and replacement with windows would enhance the significance of the building through restoring lost features. A programme of repair work to the fenestration throughout would be beneficial and would ensure their longevity.

- 7.2.5 The doorway located on the west elevation at basement level dates to at least the 1850s and would have provided access to this space. Changes to this access and any changes to the remains of any early features or layout at basement level would need to be carefully considered so as not to cause harm to the significance of the building.

#### *Development within the setting of the Observatory Married Quarters*

- 7.2.6 It would be advisable to avoid any new development within the building's immediate setting, with the exception of the alterations to the extension proposed above. The grass and woodland are original elements of the building's setting and were purposefully added to limit the visual intrusion of the Observatory, in addition to providing it with verdant qualities. Of particular note is the layout of the woodland, which was intentionally designed positioned away from the building to ensure skyward views for the Observatory were not impacted. Any development that would take away these features could result in some *harm* to the significance of the building, as well as potentially the significance of nearby designated heritage assets through a change within their setting.





### **7.3 Woolwich Common Conservation Area**

- 7.3.1 Future proposals would need to consider the potential affect they may have on the Woolwich Common Conservation Area, which the Site resides in. Designs will need to be produced in consultation within the Local Planning Authority to ensure that the character and appearance of the Conservation Area is either preserved or enhanced, in line with local planning policy.

### **7.4 Setting and protected views**

#### *Setting of other designated heritage assets*

- 7.4.1 In drafting detailed designs, account should be taken of the contribution made by the Observatory to the significance of the surrounding designated assets. For example, the building makes a contribution to the significance of the Grade II\* listed Rotunda and Linear Training Fort Scheduled Monument than the Grade II\* listed Royal Artillery Barracks. All three assets were used to educate soldiers in the use of ordnance with each providing an individual aspect of the training necessary to succeed as a soldier in the Royal Artillery regiment. They worked in partnership rather than as separate systems.

#### *Impact upon Local and Strategic Views*

- 7.4.2 The Sites does not lie within any Local Views identified by the Local Planning Authority, or any Strategic Views identified in the London Plan.

## 8 CONCLUSIONS AND RECOMMENDATIONS

### 8.1 General

- 8.1.1 The assessment has described in detail the history of the Site and provided a statement of significance for the Grade II listed Observatory Married Quarters identifying its heritage interests and the contribution made by its setting towards its significance, to be used to inform future proposals for the asset. The statement has shown that the building's significance is primarily vested in its external architectural appearance and historic interest with further contributions made by its setting. In light of the level of alteration that has previously occurred internally at the building, the interior spaces are considered to make a limited contribution towards its significance although there is potential that former features of interest have been obscured by the later renovation work.
- 8.1.2 The Site has potential for reuse and presents a number of clear opportunities that would enhance or preserve the significance of the Observatory Married Quarters:
- Internal changes to the building and its conversion into residential accommodation would be acceptable. Any internal alterations should look to restore, where possible, the earlier layout and design of the Listed Building.
  - The modern west extension to the building is of limited heritage value and there is potential that development within the historic footprint of the building could be reinstated. The re-establishment a domed room would enhance the significance of the Listed Building. However, any proposals should be sympathetically designed and whilst avoid being pastiche.
- 8.1.3 The constraints to future use are driven by the designated status of the building, the contribution made to significance by its setting, the Woolwich Common Conservation Area within which the site lies and the wider Royal Artillery Barracks site historic buildings group. New development within the Site is likely to be difficult due to the degree of harm it may cause not only to the significance of the Listed Building but to that of the surrounding designated heritage assets
- 8.1.4 The implementation of any future proposals to the Site would likely require the following work:
- Any alterations to the Grade II listed Observatory Married Quarters will require listed building consent and supporting evidence to justify how the proposals will preserve and enhance the significance of the asset.
  - If new development is progressed for the Site, and harm to significance is established as a result of that development, then detailed supporting evidence would be required that clearly outlines how the public benefits of the proposals outweigh any harm to the significance of the listed building and surrounding designated heritage assets.
  - In all instances, consultation with the Local Planning Authority is recommended in the first instance.

## REFERENCES

### Bibliography

- Ancient Monuments and Archaeological Areas Act* 1979.  
<https://www.legislation.gov.uk/ukpga/1979/46>
- Avison Young 2020. *Condition and Defects Report. The Rotunda, Green Hill, Woolwich, London SE18*
- Chartered Institute for Archaeologists 2014 (revised October 2020). *Standards and guidance for historic environment desk-based assessment*. <https://www.archaeologists.net/codes/cifa>
- Clarke, J., 2006. Cones, not Domes: John Nash and regency structural innovation. In *Construction History*, Vol. 21, pp.43-63.
- Crosby Granger Architects 2020. *Woolwich Rotunda, Woolwich, London. Condition Report*.
- Douet, J., 1997. *British Barracks 1600 – 1914: Their Architecture and Role in Society*. English Heritage.
- English Heritage., 2011. London Borough of Greenwich: Areas of High Archaeological Potential Appraisal. Available at: <https://historicengland.org.uk/content/docs/planning/apa-greenwich-pdf/>
- Francis D., 1873. *History of the Royal Regiment of Artillery*, Volume 2. London: J. Murray.
- Guillery P (ed)., 2012. *Survey of London: Volume 48 Woolwich*. Available at: <https://www.ucl.ac.uk/bartlett/architecture/research/survey-london/woolwich>
- Historic Buildings and Ancient Monuments Act* 1953.  
[https://www.legislation.gov.uk/ukpga/1953/49/pdfs/ukpga\\_19530049\\_en.pdf](https://www.legislation.gov.uk/ukpga/1953/49/pdfs/ukpga_19530049_en.pdf)
- Historic England 2009. *Repository Woods, Woolwich, Greater London: An Archaeological Survey of the Royal Military Repository Training Grounds*. Newsome, S., Millwayd, J., and Cockroft, W., Research Department Report Series no. 14-2009
- Historic England 2015. *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning 2*. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>
- Historic England 2017a. *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heaq180-gpa3-setting-heritage-assets/>
- Historic England 2017b. *Military Structures: Listing Selection Guide*. Available at: <https://historicengland.org.uk/images-books/publications/dlsq-military/heaq123-military-structures-lsq/>
- Historic England 2018. *Listed Buildings and Curtilage. Historic England Advice Note 10*. Available at: <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/heaq125-listed-buildings-and-curtilage/>

- Historic England 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice note 12*. Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>
- Mayor of London 2021. *The London Plan: The Spatial Development Strategy for Greater London*. Available at: [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)
- Ministry of Housing, Communities and Local Government (MHCLG) 2021. *National Planning Policy Framework*. [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)
- National Heritage Act 1983. <http://www.legislation.gov.uk/ukpga/1983/47/contents>
- Planning (Listed Buildings and Conservation Areas) Act 1990. <https://www.legislation.gov.uk/ukpga/1990/9/contents>
- Royal Borough of Greenwich 2014a. *Woolwich Common Conservation Area Character Appraisal*.
- Royal Borough of Greenwich 2014b. *Royal Greenwich Local Plan: Core Strategy with Detailed Policies*.
- Town and Country Planning Act 1990. <https://www.legislation.gov.uk/ukpga/1990/8/contents>.
- Timbers K 2008. *The Royal Artillery, Woolwich: A Celebration*. Third Millennium: London
- Wessex Archaeology 2020a. *SETA Stage 1 Heritage and Archaeology Desk-based Assessment. Woolwich Station*. Report Ref. 226304.01.
- Wessex Archaeology 2020b. *SETA Stage 2 Historic Building Assessment: Woolwich Rotunda*. Report Ref. 226203.01.

## Historic Environment Records

Greater London Historic Environment Record (GLHER)

## Cartographic and documentary sources

- 1741 John Rocque's Map of London
- 1748 Barker Map of Woolwich and Charlton Common
- 1774 Plan of Ground Taken for the Royal Artillery Barracks
- 1769 Drury and Herbert's Map
- 1788 Un-named survey of Repository Grounds
- 1799 Mudd's Map of London
- 1810 Yeakell's Map of London
- 1826 George Scharf's Map
- 1845 Jones' Map of Woolwich
- 1869 First Edition Ordnance Survey map
- 1896 Second Edition Ordnance Survey map
- 1955 Edition Ordnance Survey map

## Online resources

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> – British Geological Survey online viewer

<http://www.domesdaymap.co.uk> – Domesday survey information

<https://opendomesday.org/> – Domesday survey information

<http://www.historicengland.org.uk/listing/the-list> – information on designated assets

<http://www.british-history.ac.uk> – documentary resources

## APPENDICES

### Appendix 1: Terminology

#### Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Setting of a heritage asset</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

#### Chronology

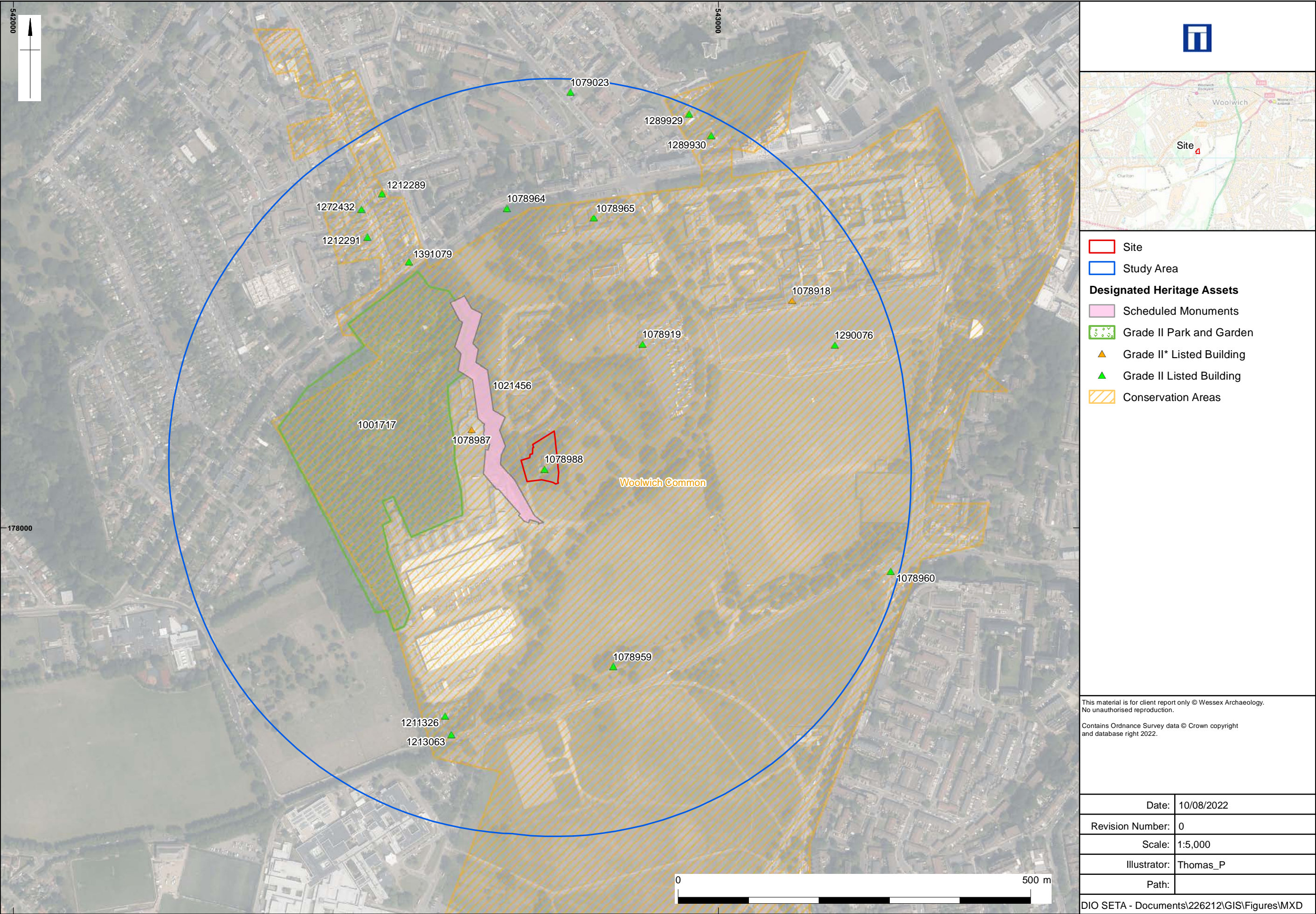
Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
<b>Palaeolithic</b>	970,000–9500 BC	<b>Romano-British</b>	AD 43–410
<b>Early Post-glacial</b>	9500–8500 BC	<b>Saxon</b>	AD 410–1066



Prehistoric		Historic	
<b>Mesolithic</b>	8500–4000 BC	<b>Medieval</b>	AD 1066–1500
<b>Neolithic</b>	4000–2400 BC	<b>Post-medieval</b>	AD 1500–1800
<b>Bronze Age</b>	2400–700 BC	<b>19th century</b>	AD 1800–1899
<b>Iron Age</b>	700 BC–AD 43	<b>Modern</b>	1900–present day

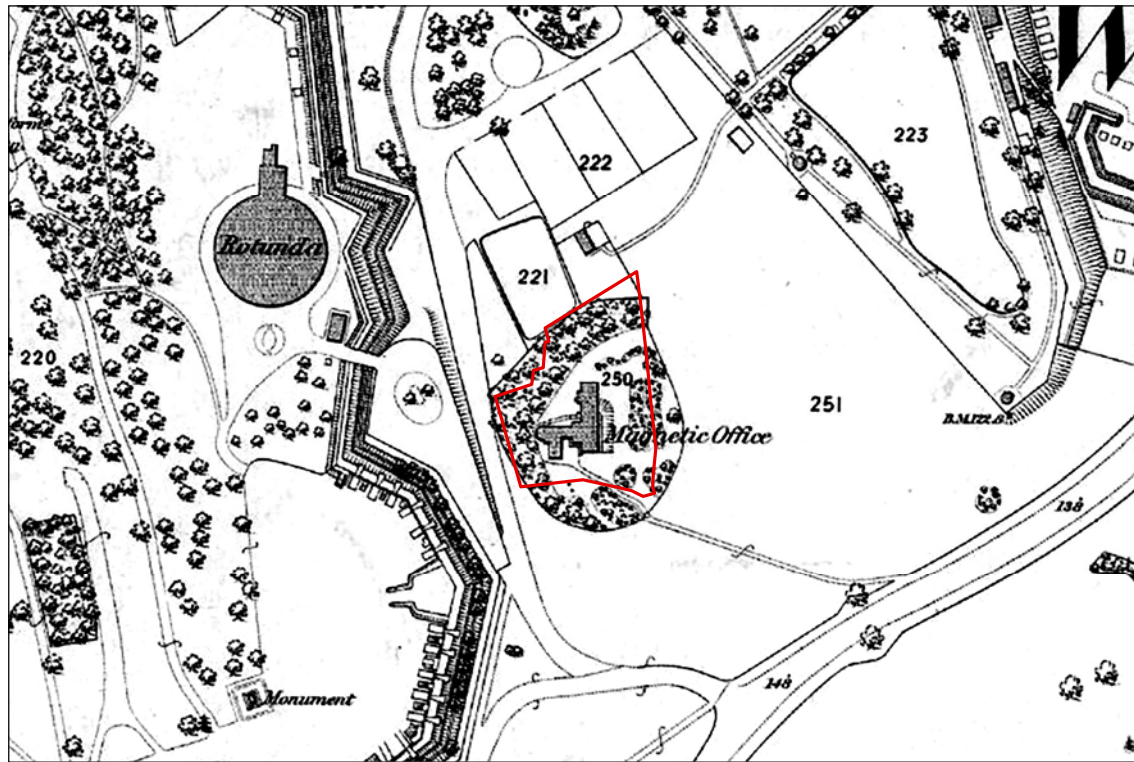




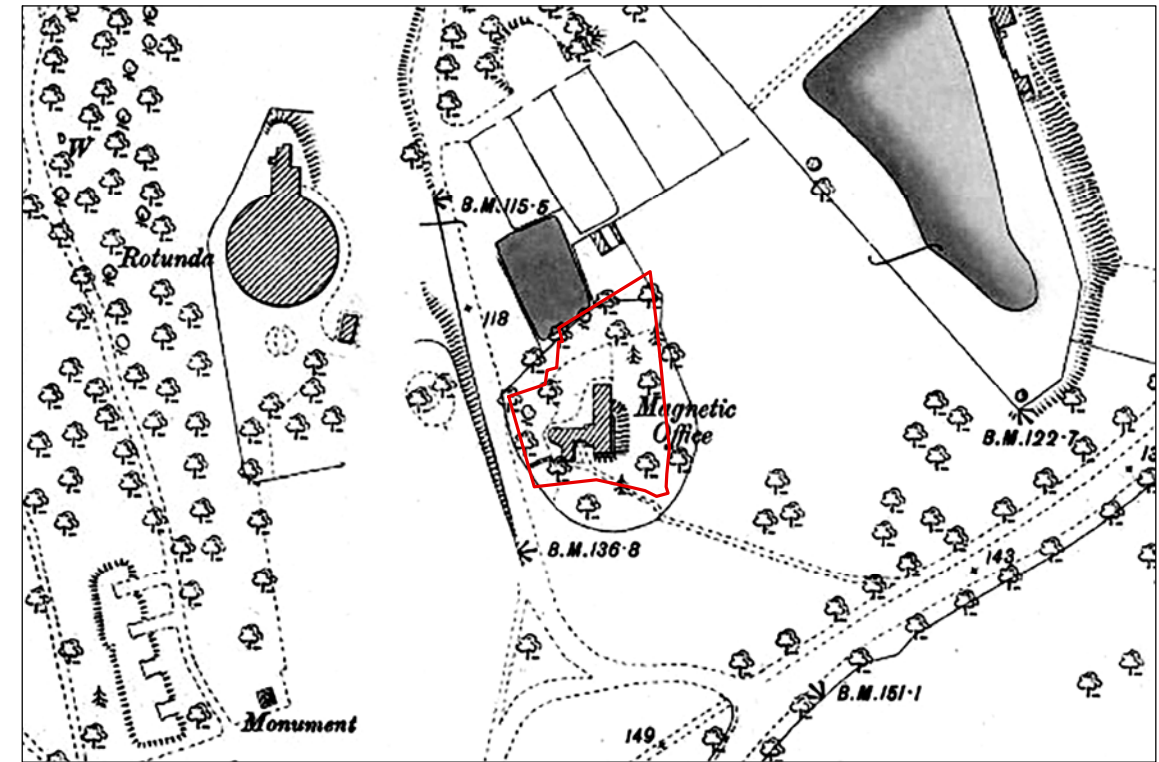
Site, Study Area and Designated Heritage Assets

Figure 1

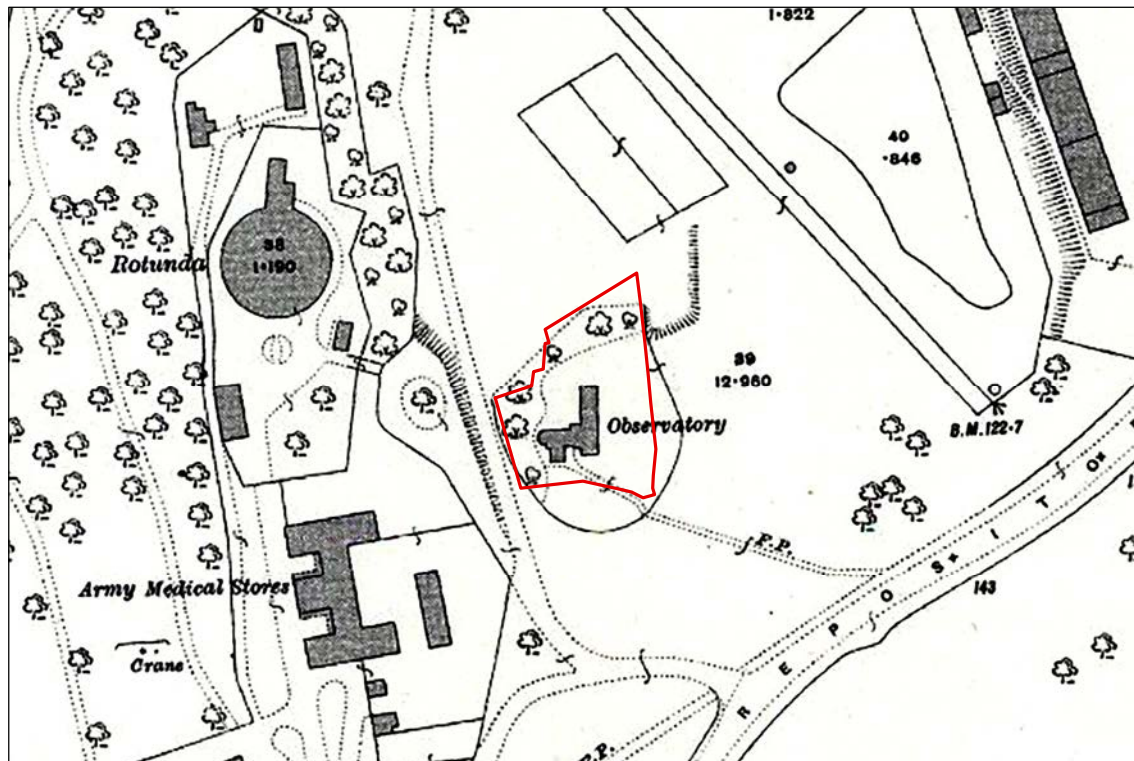




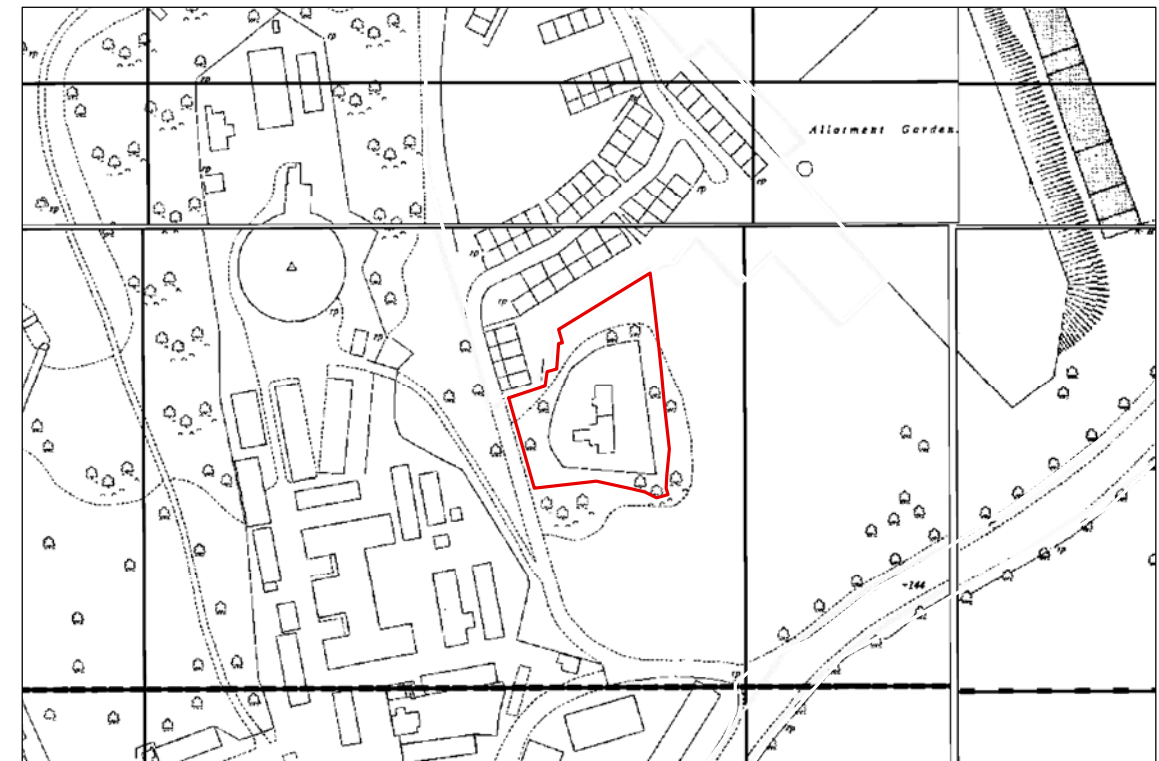
A) 1869 First Edition Ordnance Survey map



B) 1894 Second Edition Ordnance Survey map



C) 1916 Third Edition Ordnance Survey map



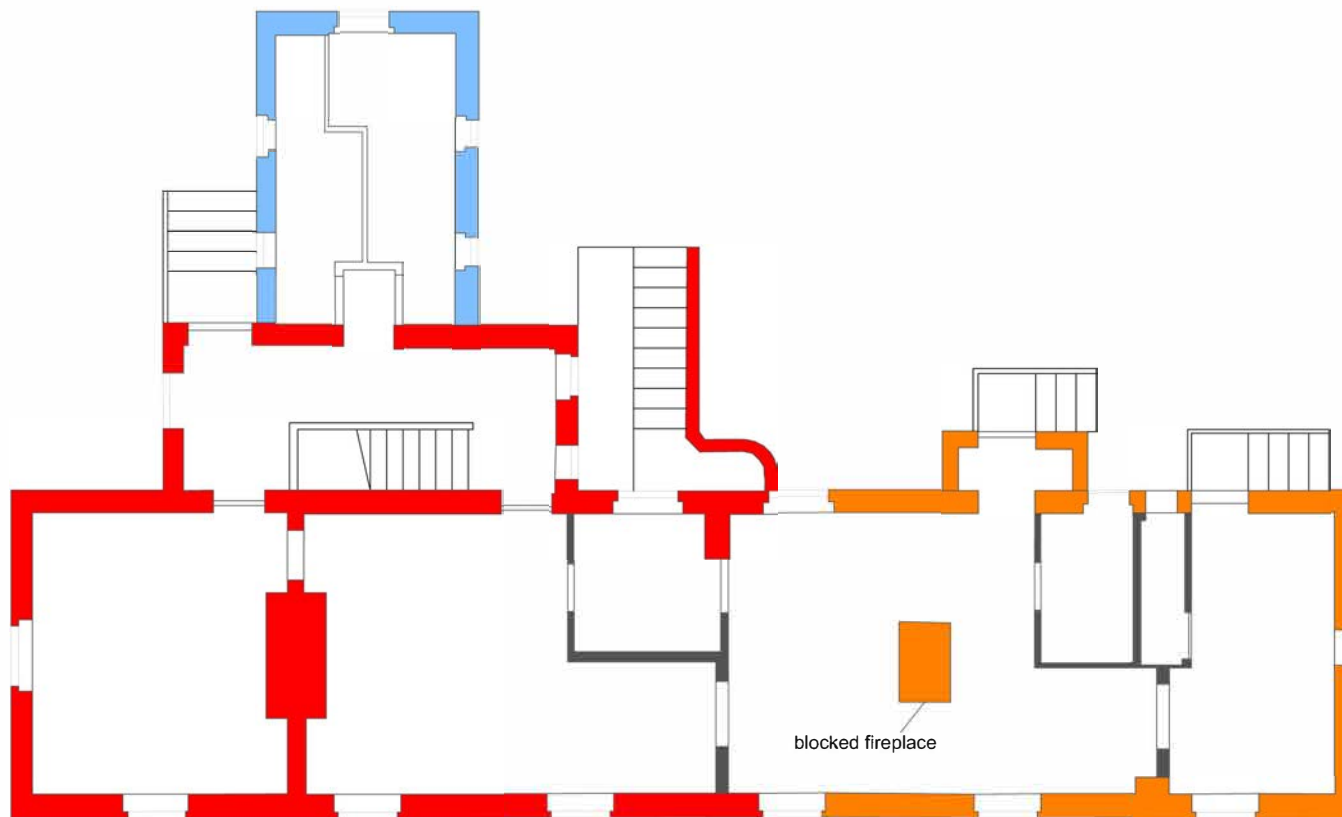
D) 1955 Edition Ordnance Survey map



Site

This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date:	10/08/2022	Revision Number:	0
Scale:	Not to scale	Illustrator:	Thomas_P
Path:	DIO - Documents\226212\GIS\Figures		



blocked fireplace



- 1839
- 1852-3
- Mid-20th century extension
- late 20th century alterations

This material is for a historical record and not to scale.  
Do not use for construction purposes.  
This material is for Client report only © Wessex Archaeology.  
No unauthorised reproduction.

Date: 22/02/2023

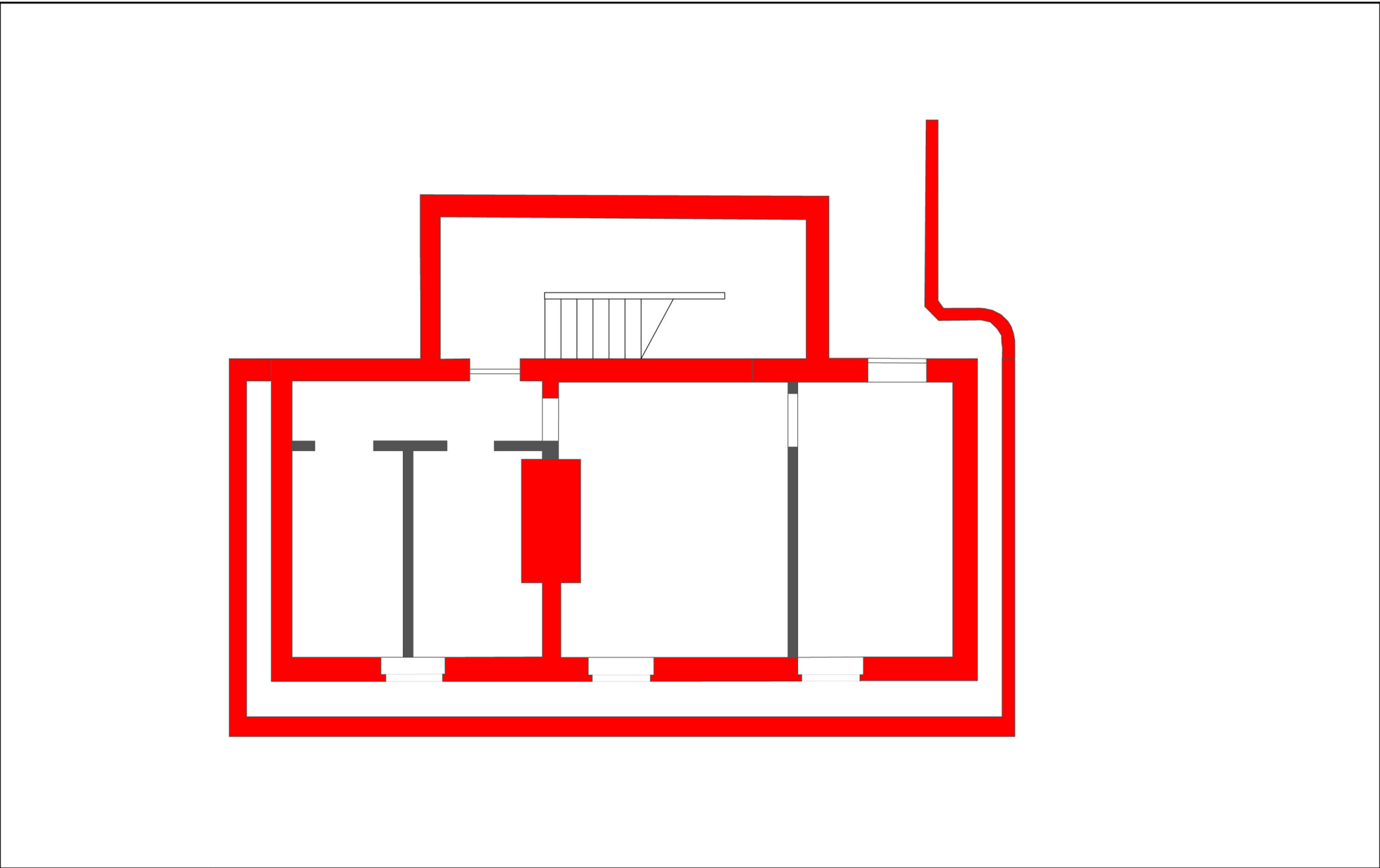
Illustrator: Thomas P






Scale: Not to scale

Path: DIO SETA - Documents\226212\Built Heritage

Phased plan of the Observatory Married Quarters (Ground Floor)

Figure 3



	 1839	<p>This material is for a historical record and not to scale. Do not use for construction purposes. This material is for Client report only © Wessex Archaeology. No unauthorised reproduction.</p>	Date:	22/02/2023	Illustrator:	Thomas P
	 1852-3		Scale:	Not to scale		
	 Mid-20th century extension		Path:	DIO SETA - Documents\226212\Built Heritage		
 late 20th century alterations						

Phased plan of the Observatory Married Quarters (Basement Floor)

Figure 4





Plate 1) East elevation of the Observatory Married Quarters



Plate 2) Main entrance into the Observatory Married Quarters


	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	





Plate 3) View of the woodland located to the east and west of the Observatory Married Quarters



Plate 4) View of the woodland located to the north of the Observatory Married Quarters


	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	





Plate 5) View towards the Observatory Married Quarters showing the private road and woodland located to its south



Plate 6) East facing elevation of the Observatory Married Quarters showing the contrast in brickwork resulting from the repairs to the structure


	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	





Plate 7) View of half-arch entrance to the below ground walkway



Plate 8) View of southern half-arch entrance to the below ground walkway


	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	





Plate 9) West facing elevation of the Officers Married Quarters



Plate 10) North facing elevation of the Officers Married Quarters


	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	



Plate 11) View of the main office room located by the main entrance



Plate 12) View through the communal room and kitchen area to the rear of the building, facing north


	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	





Plate 13) View of the rear office space, facing northwest



Plate 14) View of the toilets located in the modern extension, facing west


	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	



Plate 15) View of the staircase leading down to the basement level



Plate 16) View of a basement room


	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	






Plate 17) Existing fireplace located in one of the basement rooms



Plate 18) Blocked fireplace in the main office, ground floor

	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	03/10/2022	Revision Number: 0
	Scale:	Not to scale	Illustrator: Thomas_P
	Path:	DIO SETA - Documents\226212\GIS\Graphics\Plates	

## Appendix 2: Legislative and planning framework

### Designated Heritage Assets

Designation	Associated Legislation	Overview
<b>World Heritage Sites</b>	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
<b>Scheduled Monuments and Areas of Archaeological Importance</b>	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
<b>Listed Buildings</b>	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
<b>Conservation Areas</b>	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
<b>Registered Parks and Gardens and Registered Battlefields</b>	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
<b>Protected Wreck Sites</b>	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

## National Planning Policy Framework (NPPF)

<b>NPPF Section 16: Conserving and enhancing the historic environment</b>	
<b>Para. 194</b>	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
<b>Para. 195</b>	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
<b>Para. 197</b>	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
<b>Para. 199</b>	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
<b>Para. 200</b>	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:  a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional <sup>68</sup> .  <sup>68</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
<b>Para. 201</b>	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:  a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
<b>Para. 202</b>	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
<b>Para. 203</b>	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
<b>Para. 205</b>	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible <sup>69</sup> . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

NPPF Section 16: Conserving and enhancing the historic environment	
	<sup>69</sup> Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
<b>Para. 206</b>	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
<b>Para. 207</b>	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
<b>Para. 208</b>	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## Local Planning Policy

Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)		
Policy ref.	Title	Scope
DH1	Design	<p>All developments are required to be of a high quality of design and to demonstrate that they positively contribute to the improvement of both the built and natural environments. To achieve a high quality of design, all developments are expected to:</p> <ol style="list-style-type: none"> <li>provide a positive relationship between the proposed and existing urban context by taking account of: <ul style="list-style-type: none"> <li>topography, landscape setting, ridges and natural features;</li> <li>existing townscapes, local landmarks, views and skylines;</li> <li>the architecture of surrounding buildings;</li> <li>the need to retain trees in line with Policy OS(f) and Policy OS(g);</li> <li>the quality and nature of materials, both traditional and modern;</li> <li>established layout and spatial character;</li> <li>the scale, height, bulk and massing of the adjacent townscape;</li> <li>architectural, historical and archaeological features and their settings;</li> <li>the effective use of land;</li> <li>the potential for a mix of uses;</li> <li>patterns of activity, movement and circulation particularly for pedestrians and cyclists;</li> <li>the cultural diversity of the area; and</li> <li>acceptable noise insulation and attenuation;</li> </ul> </li> <li>promote local distinctiveness by providing a site-specific design solution;</li> <li>demonstrate that the development contributes to a safe and secure environment for users and the public (See Policy CH1);</li> <li>achieve accessible and inclusive environments for all, including disabled people;</li> <li>create attractive, manageable well-functioning spaces within the site;</li> <li>maximise energy conservation, through effective layout, orientation, use of appropriate materials, detailing and landscape design (also see Policy E1);</li> <li>benefit Royal Greenwich by helping mitigate and adapt to climate change;</li> <li>enhance biodiversity consistent with the Greenwich Biodiversity Action Plan;</li> <li>incorporate living roofs and/or walls in line with Policy E(f);</li> <li>demonstrate on-site waste management including evidence of waste reduction, use of recycled materials and dedicated recyclable waste storage space;</li> <li>Demonstrate water efficiency and demand management measures;</li> <li>wherever possible, ensure building materials are responsibly sourced and minimise environmental impact;</li> <li>demonstrate measures that reduce surface water flood risk and landscape the environment in a way that provides for permeable surfaces;</li> <li>meet the requirements of Policy H5 for residential schemes;</li> </ol>

Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)		
Policy ref.	Title	Scope
		xv. integrate with existing path and circulation networks and patterns of activity particularly for pedestrians and cyclists; and xvi. for non-residential buildings in major developments, achieve a BREEAM rating of 'Excellent.'
DH3	Heritage Assets	The Royal Borough will protect and enhance the heritage assets and settings of Royal Greenwich, including the Maritime Greenwich World Heritage Site, preserving or enhancing the character or appearance of the 20 Conservation Areas, applying a presumption in favour of the preservation of statutory listed buildings and their settings, giving substantial weight to protecting and conserving locally listed buildings, protecting the three registered parks and gardens, as well as Royal Greenwich's archaeological remains and areas of special character.
Dh(h)	Conservation Areas	i) Character and Setting Planning permission will only be granted for proposals which pay special attention to preserving or enhancing the character or appearance of the Conservation Area. The local scale, the established pattern of development and landscape, building form and materials will all be taken into account. Development on sites in the vicinity of a Conservation Area and which would have a visual effect on its character or appearance, should respect the setting of that area. ii) Article 4 Directions Where the character or appearance of a Conservation Area is threatened by inappropriate development, the Royal Borough will seek to control these through the use of Article 4 Directions. iii) Protection of Buildings Demolition of buildings and structures that positively contribute to the character or appearance of a Conservation Area will be resisted. Conservation Area consent for the demolition of buildings will be given only when planning permission has been granted for redevelopment that complies with the character and setting requirements of this policy. When demolition is permitted, it will be subject to the building remaining until a contract for redevelopment is awarded and the timescale for implementation is agreed.
DH(i)	Statutory Listed Building	i) Protection of Listed Buildings There will be a presumption in favour of the preservation of listed buildings. Listed building consent will only be granted for demolition in exceptional circumstances, and will be assessed against the following criteria: 1. The condition of the building and the cost of repairs relative to its importance. 2. The adequacy of efforts made to return the building to use. 3. The merits of alternative proposals for the site. ii) External or Internal Alterations Proposals for external or internal alterations or additions to Listed Buildings should respect the integrity of the buildings and harmonise with their special architectural or historical character. Where consent is required for internal alterations, features of interest should be respected and left in-situ wherever possible. iii) Changes of Use Proposals for changes of use of Listed Buildings will only be granted planning permission 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. Such a change of use should not conflict with other policies in the Core Strategy. iv) Setting and Proportion Proposals for development which would detract from the setting and proportions of a Listed Building or group will be resisted.
Dh(m)	Archaeology	The Royal Borough will expect applicants to properly assess and plan for the impact of proposed developments on archaeological remains where they fall within 'Areas of High Archaeological Potential (AHAPs)' as shown on Figure 5. In certain instances preliminary archaeological site investigations may be required before proposals are considered. The Royal Borough will seek to secure the co operation of developers in the excavation, recording and publication of archaeological finds before development takes place by use of planning conditions/legal agreements as appropriate. At identified sites of known archaeological remains of national importance, including scheduled monuments, there will be a presumption in favour of the physical preservation of the remains in situ and to allow for public access and display and to preserve their



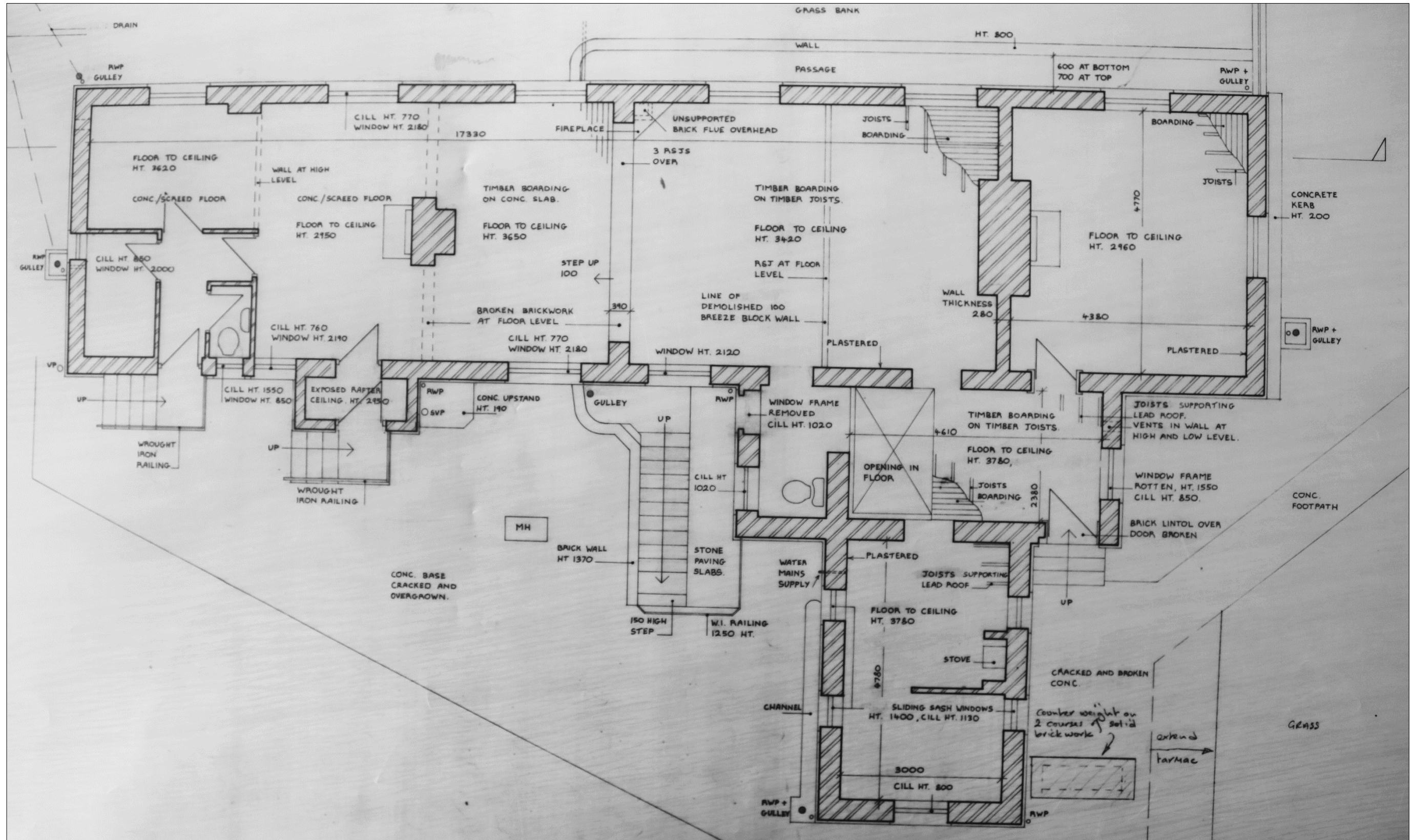
Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)		
Policy ref.	Title	Scope
		settings. For sites of lesser importance the Royal Borough will seek to preserve the remains in situ, but where this is not feasible the remains should either be investigated, excavated and removed from the site, or investigated, excavated and recorded before destruction. Appropriate conditions/legal agreements may be used to ensure this is satisfied.

London Plan (2021)		
Policy ref.	Title	Scope
HC1	Heritage Conservation and Growth	<p>A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.</p> <p>B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:</p> <ol style="list-style-type: none"> <li>1) setting out a clear vision that recognises and embeds the role of heritage in place-making</li> <li>2) utilising the heritage significance of a site or area in the planning and design process</li> <li>3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place</li> <li>4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.</li> </ol> <p>C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.</p> <p>D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.</p> <p>E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.</p>



### Appendix 3: 1980s Architectural Drawings of the Married Observatory Quarters by Brian Drury Associates Chartered Architects and Designers

#### Ground floor plan





[illegible]



BRICK WALL HT. 800

FLOOR TO CILL HT. 950  
WINDOW HT. 1400

600 AT LOW LEVEL  
700 AT HIGH LEVEL

PASSAGE

BRICK WALL ABOVE

RWP = GULLEY

1380 HIGH WINDOW

PLASTER

BOARDING

TIMBER BOARDING ON JOISTS

JOISTS

400 HT. FIREPLACE

FLOOR TO CEILING HT. 2360

PLASTER LATH CEILING SEMI-COLLAPSED

PLASTER

VAULT

EARTH FLOOR

1380 HIGH WINDOW

EARTH FLOOR TO CEILING HT. 2810

THRESHOLD HT. 500

180 HIGH BRICK DWARF WALLS

UP 500

EARTH FLOOR

UP 300

STONE PAVING

UP

LINTOL OVER COLLAPSED

CONC SLAB ON BRICKWORK HT. 500

UP 400

EARTH FLOOR TO CEILING HT. 2870

EXPOSED BRICK

ALCOVE HT. 1350

PIPE FIXED TO WALL

600

GULLEY

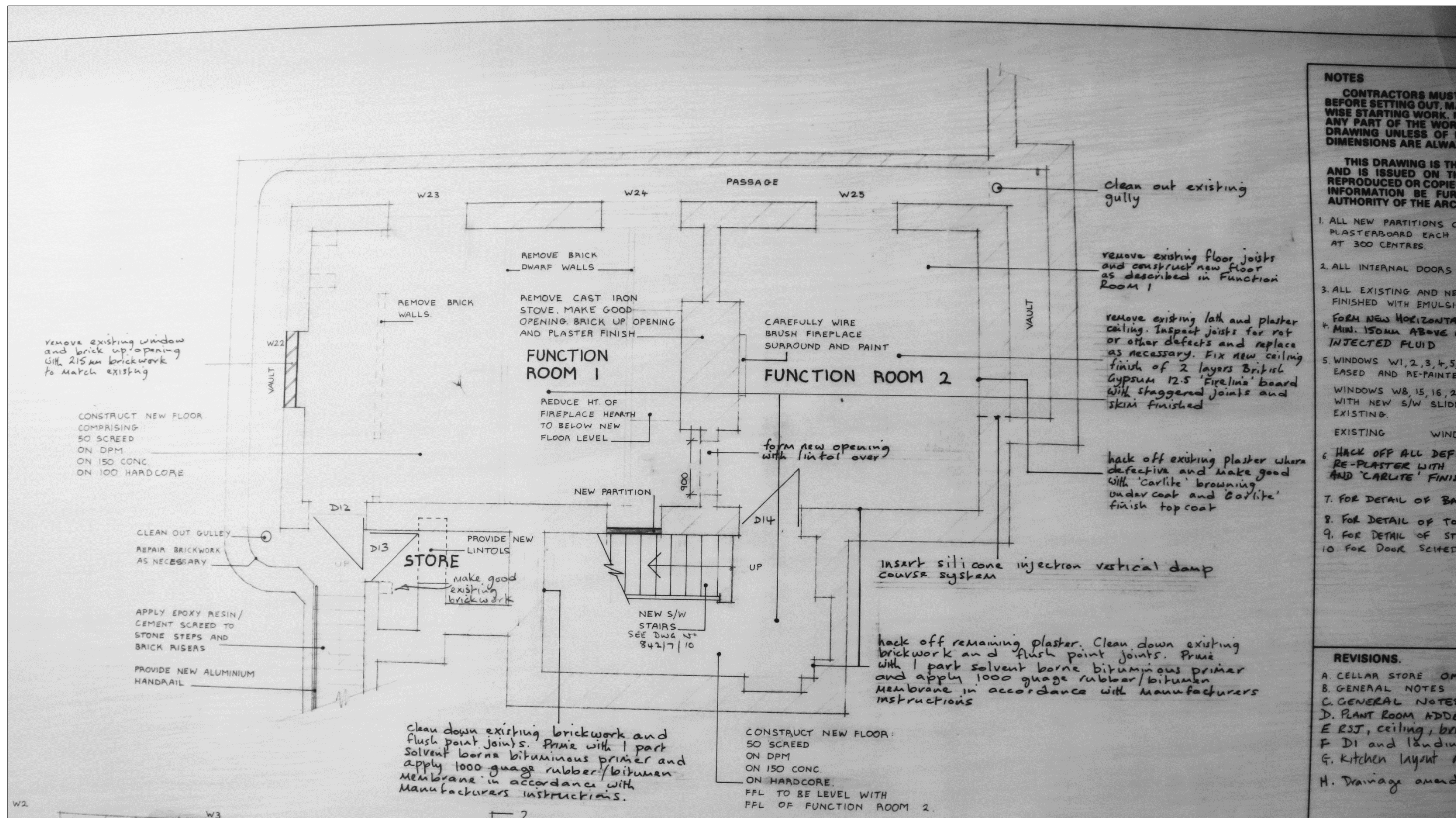
RAINWATER PIPE 2200 FROM GULLEY

WATER SUPPLY MAIN WITH STOPCOCK

STONE STEPS WORN GOING 260  
BRICK RISERS RISE 180



# Basement floor plan with proposed alterations







Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB  
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk



FS 606559