

~ 56 Hyde Vale, Greenwich ~

Royal Borough of Greenwich

Design and Access Statement

By

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1. Introduction

This statement is submitted in conjunction with the application for planning permission and listed building consent for works to a dwelling.

This design statement relates to a proposal to refurbish the main house and garage of No. 56 Hyde Vale, Greenwich. The property is currently a 3 bedroom, mid terrace Georgian style house, consisting of a terraced 4-storey building including a basement and garage to the rear of the garden. The terrace faces an embankment which rises up to Cade Road overlooked by Greenwich Park. The statement is to be read in conjunction with the submitted planning drawings as well as the Heritage Statement.



Photo 1: No. 56 Hyde Vale

2. Context

The application site is a Grade II listed on the statutory list of buildings in Greenwich Borough, and is in the West Greenwich Conservation Area.

Hyde Vale is a long and winding road just outside the centre of West Greenwich town centre, and is on the border of Blackheath. Hyde Vale runs from Royal Hill up to the main A2 on Blackheath. No. 58 is towards the top of the hill close to the heath and is part of a group of terraces predominantly of the late Georgian and early Victorian style. The surrounding area is primarily residential with housing dating from the 1830's and early 1900's to present day. It is apparent that there are a range of varied styles within the area.

The building is in the West Greenwich Conservation Area as defined by Greenwich Council. The surrounding area is predominantly residential but with some commercial units. Within walking distance of the house there is west Greenwich Town Centre, Blackheath and Greenwich Park. The period properties share a number of similar features from the front where they are often more or less original, although front light wells and basement access has been altered in many properties over the rears. Similarly many of these properties have extended to the rear in various styles and manifestations.

The site is immediately located within a residential area well served by local amenities and transport links.

3. Use

No. 56 Hyde Vale presently forms one single dwelling. The building is a mid-terrace house located towards the top of Hyde Vale. The property is a 4 storey 3 bedroom house with three floors above a basement. The basement currently houses a kitchen and dining room with an adjoining utility / store. There is a living room / reception and toilet on the ground floor. There is a bedroom, gym and bathroom on the first floor. There are two bedrooms and a bathroom on the second floor. The two storey rear extension houses a bathroom, and toilet at landing levels between the basement and first floor, with access directly to the garden and garage from the ground floor level.

The proposal makes no changes to this use, retaining the property as a substantial family residence is in keeping with its original function.

4. Proposal

4.1 Basement

A new entrance is proposed to the front at basement level. This gives direct access to the kitchen and dining room. The new staircase is kept behind the planting within the boundary of existing railings to the front lawn in order to minimise the visual impact it may cause. Nevertheless, it is very common for these types of houses to include such secondary access to the basement. This will mirror the approved scheme at no. 58, neighbouring property.

The proposed rear glazed extension is that of a common contemporary extension, affixing a modest and elegant expansion to the kitchen, dining space.

The existing rear modern window it is not part of the original fabric as it is of non-traditional proportions to the building and its removal would affect nothing of historic value or interest.



Photo 2: Rear basement window to be demolished



Photo 3: Rear basement window to be demolished



Photo 4: View of rear basement window from kitchen/ dining

The rear glazed extension is that of a common contemporary extension, affixing a modest and elegant expansion to the kitchen, dining space. Therefore, no harm is being made to the existing fabric.



Photo 5: Glass construction to Georgian cottage in Hampstead, London by Mica Architects



Photo 6: Sunken glass box extension to heritage-listed London house by Space Group Architects

4.2 Garage

The 20th century garage is to be extended by a metre to provide additional space without reducing the current amenity.

4.3 Ground Floor

The ground floor has minor changes to the rear, including the reposition and replacement of the window and external door and minor internal alterations to the 20th century rear extension.

4.4 First Floor

The first floor has no changes.

4.5 Second Floor

It is proposed to construct an additional floor above the existing two storey rear projection, mirroring the first floor layout. This will provide a new bathroom and most importantly, reinstate the front room to its original plan form.

5. Amount

The proposed alterations to the front and rear elevations have been informed by the existing historic fabric. The rear 2nd floor extension and the addition of the front basement staircase will match that approved at the neighbouring property, No 58 in scale and proportion, thus bringing a rhythm to the facades when viewed together.

The proposed extension to the basement allows an expansion of the kitchen and dining, whilst increasing the natural light to the basement.

6. Scale

The alterations are to erect a 2nd floor extension at the rear of the property, a metre extension to the garage, as well as a glazed rear extension at basement level with a secondary external staircase leading to the front of the property. The proposal is in keeping with the form and scale of the property.

The height of the glazed box extension is in keeping with the basement ceiling height, therefore does not protrude or overlook to neighbouring properties.

The height of the 2nd floor extension is well below the eaves of the main house so does not affect the perception of the main house.

7. Layout

The alteration in this proposal provides more internal space to adequately house a growing family.

8. Appearance

In respect of the effect of the extensions on the appearance of the house, it is our view that the extensions proposed is in keeping with the host building and is in character with the large number of similar extensions, so it has no harm to the character and appearance of the general area. Sympathetic materials are to be used, brickwork to match existing.

The proposed extension to the rear would be visible only to the immediate neighbour on Hyde Vale and potentially the two properties on Clayton Mews to the rear.

The proposed extension to the basement allows an expansion of the kitchen and dining, whilst increasing the use of natural light through the use of glazing. The alterations have been informed by the depth of the existing rear extension.

The changes to the external facades of the building attempt to improve the performance of the building envelope. Overall, there is no adverse effect on the appearance of the host property and no visible proposed alterations to the front façade at street level.

Importantly, the alterations will all be carried out with materials, details and workmanship to closely match those in the existing property.

9. Access

The existing building is accessed via the front street door on the ground floor. This access is not being changed and neither is the existing internal staircase which gives access to all the floors.

There is the addition of a secondary staircase via the front gate to the basement level.

10. Recycling and Waste Management

The current facilities on site for general waste, dry recycling and food waste bins will be retained.

11. Conclusion

The modest, proposed alterations will improve the amenity within the property without adverse effect on the amenity of the neighbours and the character of the surrounding area. The alterations are required to make the dwelling more suited to accommodating a growing modern family. The front facade will remain unchanged at street level; therefore will not have any adverse effect on the character of the building. The new rear extensions is in keeping with the character of the dwelling and very modern. Its connection to the existing building's fabric is intentionally made to be light and not imposing, and its location is such that it cannot be seen from the street. It is in direct contrast to the

existing building so that the history of the building can be easily read and as such will add a layer of richness to the city.