

~ 56 Hyde Vale, Greenwich ~

Royal Borough of Greenwich

Heritage Statement

January 2024

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# **1. Introduction**

**1.1** This statement is to be read in conjunction with the Design and Access Statement. The historical context in which the design proposals have been drawn up is considered in this statement.

## **1.2 Purpose of the report**

The Heritage Statement assesses the effects of the proposed changes on the heritage significance of the listed building. The application site falls within the West Greenwich Conservation Area. Insofar as there would be any effect on the conservation area, the assessment is undertaken on the basis that the acceptability of the changes in relation to the listed building would apply equally to the character, appearance and significance of the conservation area.

## **1.3 The Site**

The application site, 56 Hyde Vale, 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 site is immediately located within a residential area well served by local amenities and transport links. The dwelling is situated along the end of terraces of similar properties dating back to the mid-18th Century on Hyde Vale, adjacent to Rangers Square. The original dwelling forms part of the row of terraced houses, numbering 56 to 64 Hyde Vale, which had been categorised as Grade II Listed Building by English Heritage.



Photo 1: 56 Hyde Vale – Front Elevation



Photo 2: 56 Hyde Vale – Side/ Rear Elevation

## 2. History

The listing register describes the house as built in the early-mid 18<sup>th</sup> century. John Rocque's map of 1746 however does not clearly show the line of Hyde Vale:

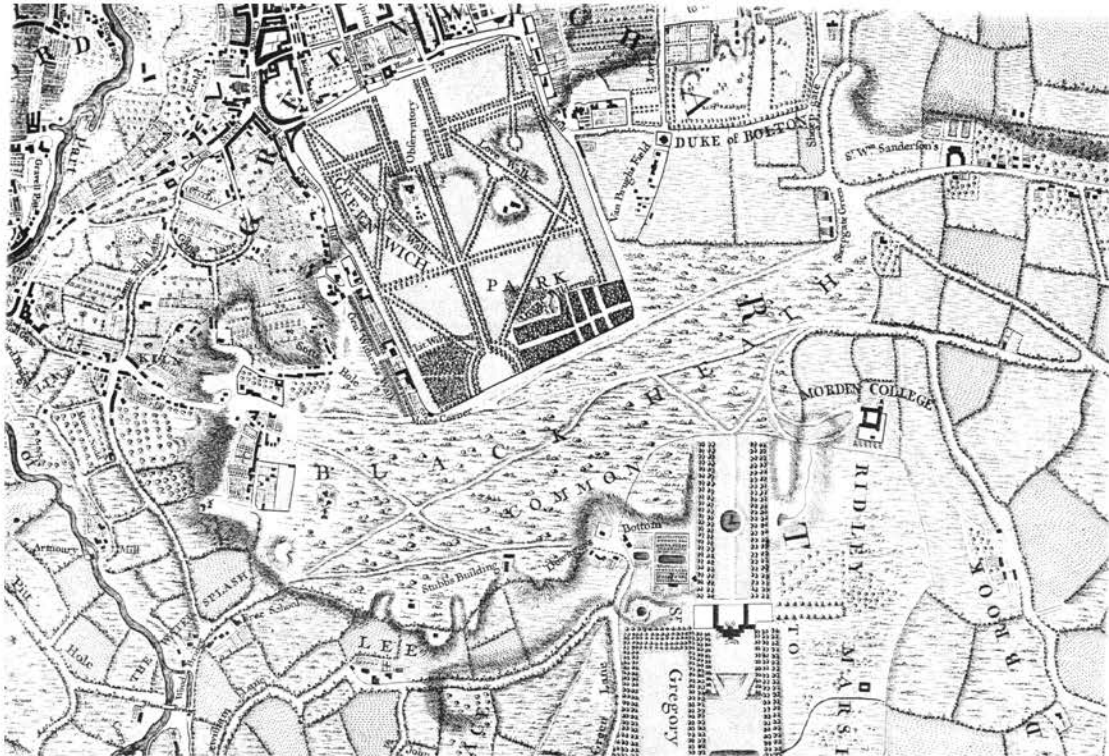


Photo 3: John Rocque's map of 1746

According to its list description on Historic England's National Heritage List, the pair at 56 & 58 Hyde Vale was listed on 18<sup>th</sup> June 1951, the descriptive text is quoted in full below:

*“Nos 56 and 58 Early-mid C18 pair. Each 3 storeys and basement, 2 windows. Reddish-brown brick with rebuilt parapet concealing hipped, pantiled roofs with ridges at right angles to road. New brickwork at South angle. Gauged, red brick arches to sash windows with glazing bars (renewed except for 3 original 2nd floor windows) in flush, moulded frames. Doors of 2 flat and 4 fielded panels, with reeded cornice heads and rectangular fanlights (No 56 patterned), under renewed cornice hoods on curved brackets.”*

Neil Rhind, historian, describes nos 56-60 Hyde Vale as dating from 1775, and it is likely that this later date is more accurate. A survey map of 1843 shows Hyde Vale, adjoining Gang Lane and thence London Street, an arrangement which does not appear on Rocque's map:



Photo 4: Detail from a map of Greenwich, part of a parish survey made in 1834 by W.R. Morris

The Heath end of Hyde Vale was known until 1895 as Conduit Vale referring to the water conduit running under the road and marked by a conduit head at the side of the road opposite 56 Hyde Vale. An early photograph shows the conduit head position and the façade of no 56 Hyde Vale:



Photo 5: Hyde Vale

The land belonged to the Earls of Ashburnham and although many houses have risen and fallen here, according to Neil Rhind, the current row of houses is substantially as built in the 1770's, escaping bomb damage in WW II.

### 3. Impact Assessment

3.11 The proposals are summarised below and then assessed in turn:

- New external secondary staircase - access to basement from street level
- Rear basement extension
- 1 metre garage extension
- New door and window to existing rear ground floor extension
- Erection of second floor extension to rear, inserting a bathroom

#### 3.12 Basement:

##### **New external secondary staircase - access to basement from street level**

A new entrance is proposed to the front side of the basement level via the front lawn. This gives direct access to the kitchen and dining room. The new staircase remains entirely below the ground level and behind the planting within the boundary of existing railings to the front lawn in order to minimise any visual impact to the front facade. No alterations have been made to the main elevation of the building. Therefore none of the alterations are visible from Hyde Vale, and have no visual impact on the building. Nevertheless, it is very common for these types of houses to include such secondary access to the basement. A similar proposal was granted for the adjoining property, 58 Hyde Vale; therefore, would cause no harm to the significance of the listed building.



### Rear basement extension

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 6: Rear basement window to be demolished



Photo 7: Rear basement window to be demolished



Photo 8: 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 9: Glass construction to Georgian cottage in Hampstead, London by Mica Architects



Photo 10: Sunken glass box extension to heritage-listed London house by Space Group Architects

### 3.13 Garage

#### 1 metre garage extension

The 20th century garage is to be extended by a metre to provide additional space without reducing the current amenity. The existing garage doors will be retained; therefore will have no major visual impact from street view. Given that there would be no impacts on the historic fabric of the house; this is considered to be acceptable.



Photo 11: View of garden and garage from second floor

### 3.14 Ground Floor

#### New door and window to existing rear ground floor extension

The new window and door has been designed to avoid impacts on the fabric of the building. Reconfiguration of the exit to the garden and the wc creates a cohesive flow to the garden and garage amenities.



Photo 12: View of rear elevation

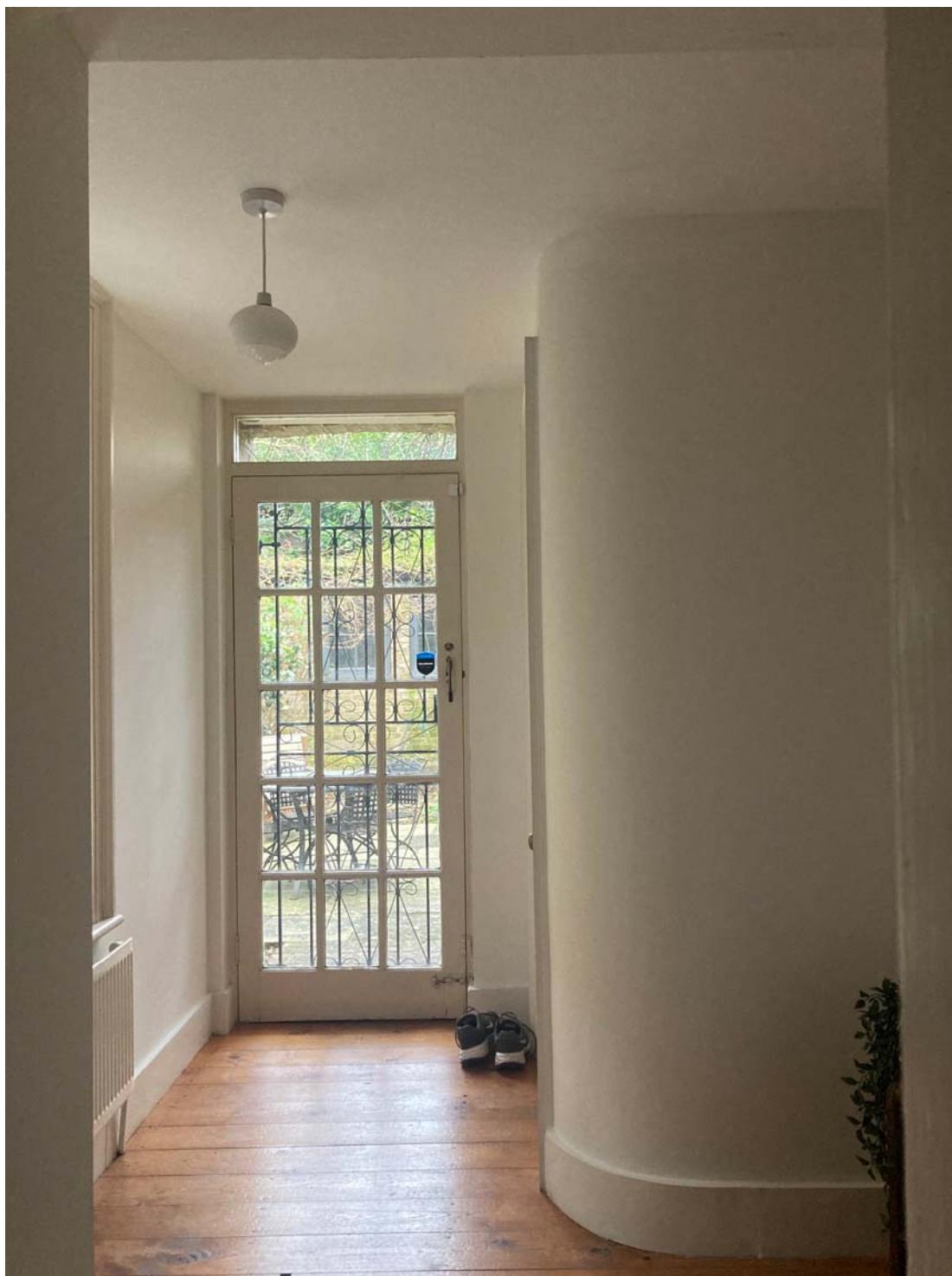


Photo 13: View of rear external door and wc to be demolished

### 3.15 First Floor

The first floor has no changes to the historic fabric.

### 3.16 Second Floor

#### **Erection of second floor extension to rear, inserting a bathroom**

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.

The partition dividing the existing bedroom and bathroom has a modern character. The alteration means the bedroom would remain legible and both the bathroom and bedroom would be appreciable as larger insertions to accommodate modern living standards. The creation of a new bathroom and any associated changes to the internal partitions in this area would affect nothing of historic interest or value.

This would preserve the significance of the building.



Photo 14: Second floor bathroom to be demolished



Photo 15: Second floor bathroom to be demolished



Photo 16: Second floor landing, view to bathroom to be demolished





Photo 17: Second floor landing, view location of new bathroom  
No alterations or impact to the existing staircase.



Photo 18: Second floor landing window condition



Photo 19: Second floor landing window condition

### **3.2 Visual Impact of the Alterations**

The proposal could be of intrinsically appealing and acceptable design and size and would present architectural compatibility with the dwelling. It would have no substantial impact on the character and look of the Conservation Area; as a result, no diminishing of its importance as a Heritage Asset.

Furthermore the alterations are wholly within the boundary of No. 56 and do not encroach on the property of No. 58.

### **3.3 Impact on the Use of the Building**

The use of the house was not altered by these works and no change of use was proposed.

### **3.4 Impact on Existing Neighbourhood Services**

This application comes out of a necessity to improve the current use of the house. This is not considered a significant alteration and will not impact on any support required from neighbourhood services.

### **3.5 Impact on Existing Landscaping**

Little change to general landscaping is proposed in line with the garage alterations, visually bringing forth and improving the appearance of the listed building.

## **4. Conclusion**

This Heritage Statement presents an understanding of the significance of the listed building and contains an assessment of the unlikely potential impacts of the proposals. The proposals have been carefully designed to avoid impacts on the building fabric and features/decorations.

Although the rear of the building contributes to the asset as a whole, it is not central to the significance of the asset and many of the rear portions of the buildings within the listed group have been altered and changed to fit with modern demands.

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 extension is in keeping with the character of the dwelling and very modern. It will not detract from the listed building, and will be well-designed in its own right. 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.

The alterations include works to reinstate some elements to its original historic form. Altogether, the works proposed are a considerable improvement over the existing state of the building, and will greatly enhance its special interest as an historic building. The alterations externally and internally will be carried out sensitively and by using materials to carefully match the existing, in the same way that the existing dwelling was carried out.

The assessment has demonstrated that the proposals would preserve the significance of the listed building.