

16 February, 2024

RENOVATION OF FLOORBOARDS AT 30 HYDE VALE, GREENWICH SE10 8QH
Heritage Statement and Impact Assessment

1. INTRODUCTION

- 1.1 This statement and heritage impact assessment has been prepared in support of an application for Listed Building Consent (LBC) to refurbish, renovate, and where necessary replace floorboards at 30 Hyde Vale, Greenwich. The house is a detached villa of the late 1820s or early 1830s and was jointly listed Grade II GV with four similar houses in 1973. It was occupied as a single-family residence for about a century and as a multiple-household property for another 50 years, returning to single-family occupancy in the 1970s, and has recently changed ownership for the first time since 1978.
- 1.2 After such a long period of ownership, the house inevitably requires comprehensive renovation and updating. Although final proposals for the building have yet to be determined, the owner wishes to undertake a programme of preliminary and enabling works to services and finishes (which will be required regardless of future plans), to ensure the property remains viable and in good repair as a high-quality, single-family residence.
- 1.3 In pursuit of these aims, an application is being submitted to notify the intention of carrying out non-invasive works, and to obtain a Certificate of Lawfulness for Proposed Works (CLPW) for a number of other works with minimal implications for the historic significance of the building. Preliminary consultation with the local authority, however, indicated that amongst these proposals, a programme of renovating the floorboards on the ground floor of the house was required, and that such works would require full Listed Building Consent. In light of this advice, an application is being submitted to address this single item of work.
- 1.4 A brief summary of the policy context and my qualifications for undertaking the assessment are provided below. To streamline the documentation of this application for a single item of work, a detailed historical context – prepared for an earlier and more radical scheme submitted for pre-application advice, and summarised below in Section 3 – is attached as an appendix and chronology.

2. POLICY CONTEXT

- 2.1 This heritage statement accompanies an application for Listed Building Consent for a single programme of work to assess and renovate the ground-floor floorboards of 30 Hyde Vale, Greenwich. It has been prepared in line with the guidelines and policies of the National Planning Policy Framework (NPPF) as revised in July, 2021.
- 2.2 Applicants and Local Planning Authorities are required under NPPF to identify relevant designated and undesignated heritage assets, and to establish the degree and nature of their significance. 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” (para. 194).

- 2.3 30 Hyde Vale is a Grade II (GV) designated heritage asset, having been listed with the adjacent houses on 8 June, 1973. In addition to the statutory designation, the road sits within the West Greenwich Conservation Area, designated in March, 1968 and subject to the policies of the 2013 *West Greenwich Conservation Area Appraisal* and the *Greenwich and Blackheath Conservation Areas Management Strategy and Conservation Guidance*, in which the road is identified as a particularly significant heritage element of Character Area 4.

3. HISTORICAL CONTEXT and HERITAGE SIGNIFICANCE

- 3.1 Hyde Vale was a new road of the 1820s, and was included in a map and account of recent improvements in Greenwich in 1834. 30 Hyde Vale is one of five detached villas shown on the Greenwich tithe map of 1843 (by which date the adjacent Hamilton Terrace had been added).
- 3.2 The history is typical for a house of this status and date. It was occupied until the 1920s as a single-family residence, usually with one or two servants, followed by a change to multiple-family occupancy. This continued until at least the mid 1960s, and possibly until the sale of the house in 1978 to Penelope Daphne Matheson, who remained here until its recent sale.
- 3.3 The only visible exterior change was the addition of the garage, added between the Ordnance Survey revisions of 1950 and 1975. Internally, the plan of three rooms on the ground floor and four on the basement and first floors is likely to be original, although the kitchen was moved from the basement to the ground floor at some point.
- 3.4 The date of the partitions in the second-floor attic is unclear, but looks likely be of the mid-to-late 20th century rather than an earlier period. This space was likely to have been occupied in the 19th century by servants, and originally might have been arranged as a shared dormitory, with the partitions being inserted when the house was adapted for multiple-family use in the 1920s and 1930s.
- 3.5 The house, its neighbours, and the mature trees and hard landscaping of Hyde Vale make important contributions to the character of the West Greenwich Conservation Area. Although some of the houses have been extended, the impact of the resulting changes has not materially damaged the character and significance of the conservation area.

4. PROPOSED WORKS AND IMPACT ASSESSMENT

- 4.1 The application for Listed Building Consent seeks consent to restore the floorboards of the ground floor, to be based on an inspection and assessment of the boards which will determine which can be refurbished and renovated; which can be repaired; and which will need to be replaced.
- 4.2 The approach to the assessment and works to the floorboards is outlined in a methodology statement which forms the primary documentation submitted with the application for LBC.
- 4.3 This is a sensitive and historically-appropriate approach to renovation, and is in line with good conservation practice, laying the foundation for future sympathetic renovation and adaptation of the house as a high-quality, single-family residence.



30 Hyde Vale, Greenwich
Extent of original flooring restoration

(Excerpt from Method Statement by Shield Contractors)

Wooden Floorboards: Repairs and Replacement

- **Documentation:** Assess and record the condition of the floorboards, identifying areas needing repair or replacement.
- **Material Selection:** Source wood that matches the original floorboards in type, grain, and finish.
- **Preparation:** Remove damaged floorboards with care, preparing the area for new installations or repairs.
- **Execution:** Fit new or repaired floorboards, ensuring they are seamlessly integrated with the existing flooring.
- **Finishing Touches:** Sand and varnish the repaired area as needed, clean the workspace, document the process, and have the work reviewed by the Conservation Consultant

APPENDIX: HISTORICAL CONTEXT AND SUMMARY CHRONOLOGY

The history of 30 Hyde Vale is straightforward. The new road was probably laid out in the 1820s, and was included in an 1834 account of recent improvements in Greenwich. The road and the five villas (now Nos. 28 to 36) were shown on Morris's map of 1834, and in more detail on the Greenwich tithe map of 1843 (between which dates Hamilton Terrace had been added).



Morris map of Greenwich, 1834



Greenwich tithe map, 1843
30 Hyde Vale is Plot 417.

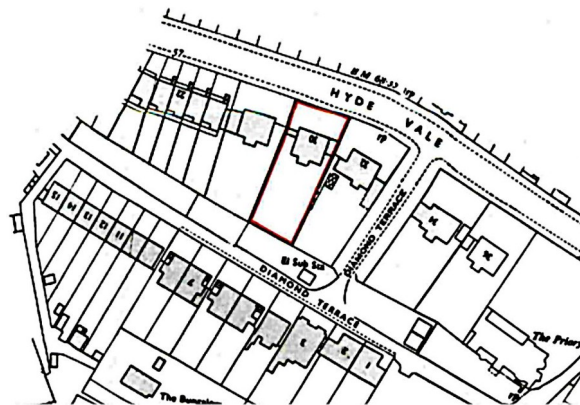
As noted in the chronology, the building's occupancy history is typical for a house of this status. It was built and occupied until the 1920s as a single-family residence with varying lengths of tenancies and sizes of families, usually with one or two servants. The occupancy then changed – perhaps marking the expiry of an original 99-year lease – and declined into multiple-family occupancy. This use continued until at least the mid 1960s, and possibly until the sale of the house in 1978 to Penelope Daphne Matheson, who remained here until its recent sale.



Ordnance Survey, 1867



Ordnance Survey, 1950



Ordnance Survey (used as the title plan in 1975)

Externally, the only visible change to house was the addition of the garage in the third quarter of the 20th century. A precise date for the garage has not been established, but whilst it was not shown on war-time aerial photos or the 1950 Ordnance Survey, it does appear on the title plan, the O.S. edition of which was revised no later than 1975.

Given the history of the house, the existing plan of three rooms on the ground floor and four on the basement and first floors seems likely to be original, with changes limited to room uses rather than to the plan itself. The kitchen would have been moved from the basement to the ground floor at some point, and while the opening between the ground-floor reception room and the existing kitchen was blocked up at some stage, it was reinstated under a Listed Building Consent of 2019.

The date of the partitions forming two bedrooms in the second-floor attic is unclear, but these look likely to date to the mid-to-late 20th century rather than an earlier period. It is reasonable to surmise that the space was occupied in the 19th century by servants (which from the census returns tended to be a general house servant, sometimes augmented by a cook). The attic space might originally have been arranged as a shared dormitory rather than separate bedrooms, with the partitions being inserted when the house was adapted for multiple-family occupation in the 1920s and 1930s.

CHRONOLOGICAL SUMMARY

- by 1834 Description of improvements and developments since 1800 included “ *The new cut called Hyde Vale, leading from Royal Hill to Conduit Vale*”. 1834 map shows villas (now Nos. 28-36 even), but not Hamilton Terrace.
- 1841-1851 House shown on 1843 title map (plot 417); owner the Revd Robert Walpole & others, occupant Amelia Hackett. Thomas and Amelia Hackett were listed here in the 1841 and 1851 censuses with 3 children and 2 servants.
- 1861-1920s Until they were renumbered in 1896, the 5 single-family houses south of Hamilton Terrace were 1-5 Hyde Vale Villas, with No. 30 as “2 Hyde Vale Villas”.
- By 1861: Jonathan Gillbanks, 52, Warehouseman, wife, 2 children, 2 svts
1871-1893 George Gordon Scott, 52, senior clerk); wife, 2 dgrs), 2 servants
1896-1898: George Dimier
1900-1902: Angela Conceprio, 56, son, dgr, 2 boarders, 2 servants
1903-1923: Charles Rowland Parker, solicitor, 4 sisters, nephew, 1 svt
- 1920 Freehold registered at Land Registry.
- 1920s-1960s In multiple-family occupancy (based on Electoral Registers).
- 1924-1939: Robert Ernest and Ann Goddard; Ernest Edwin and Ethel Louise Sells from 1930
1947: Reginald E and Harriett B Clarke; Albert George Ransley
1962-1965: Register lists 5 members of the Easterling family, with 3 others in 1962, and 2 (different) others in 1965.
- 1968 Designation of the West Greenwich Conservation Area.
- 1973 Building listed Grade II GV (08-Jun-1973).
- HYDE VALE (West Side), Nos. 28 to 36 (even). Group of villas, 2nd quarter of C19. Each 2 storeys and basement, 3 windows. Low pitched, hipped slate roof with deep eaves soffit. (No 30 has paired brackets to soffit). Yellow stock brick fronts to multicoloured brick buildings. Slightly projecting angles and centre section. Stucco band at 1st floor level. Nos 28-32 have gauged, flat, brick arches to sash windows with glazing bars (some sashes replaced under segmental arched recesses on 1st floor; and centre windows have moulded stucco architrave, frieze and cornice. Ground floor windows have console bracketed cornices. Nos 34 and 36 have all 1st floor windows with moulded stucco architraves; and console bracketed cornices to centre windows. Ground floor windows of 3 lights with anthemion frieze and cornice over. All are sashes with glazing bars. Nos 28-32 have studded doors of 2 long panels, No 34 has 6-panel and No-36 4-panel door. All doors under heavy, classical prostyle porches.
- 1975 Date of title plan; garage is shown (added since 1950 O.S.)
- 1978-2023 Freehold registered 30/01/1978 to Penelope Daphne Matheson. She was still the owner in 2019 when LBC was granted to reinstate the opening between the ground-floor dining room and kitchen, and in 2023 remained listed as the freeholder on the title.