

## Heritage Statement



**29 Mycenae Road  
Blackheath  
London  
SE3 7SF**

On behalf of

**Mr S. Benkreira**

**October2020**

## REPORT SPECIFICATION

**Compilation:**

Stephen Priestley MA MCI<sup>f</sup>A

**Report Reference:**

BA2057MYC

**Artwork:**

Owain Connors MA PhD

**Grid Reference:**

NGR: TQ 40208 77873

**Editing:**

George Children MA MCI<sup>f</sup>A

**OS Licence Number:**

100055758

**Final Edit & Approval:**

George Children MA MCI<sup>f</sup>A

**Date:**

October 2020

*Cover: View looking east towards frontage of No. 29 Mycenae Road*

## GENERAL ENQUIRIES

**e:** [info@borderarchaeology.com](mailto:info@borderarchaeology.com)    **t:** 01568 610101    **w:** [borderarchaeology.com](http://borderarchaeology.com)

### Administration

The Plaza, Owen Way, Leominster Enterprise Park, Leominster, HR6 0LA

### Post-Ex Facility – Leominster

**t:** 01568 610101  
**e:** [postex@@borderarchaeology.com](mailto:postex@@borderarchaeology.com)

### Post-Ex Facility – Milton Keynes

**t:** 01908 533233  
**e:** [postexmk@borderarchaeology.com](mailto:postexmk@borderarchaeology.com)

## REGIONAL OFFICES

### Milton Keynes

Common Farm  
Calverton Lane  
Milton Keynes  
MK19 6EU

**t:** 01908 533233

### Leeds

No 1 Leeds  
26 Whitehall Road  
Leeds  
LS12 1BE

**t:** 0113 8187959

### Shoreditch

The Old Fire Station  
140 Tabernacle Street  
London  
EC2A 4SD

**t:** 02033 015670

### Newport

Merlin House  
No1 Langstone Business Park  
Newport  
NP18 2HJ

**t:** 01633 415339

### Bristol

First Floor,  
Citibase Bristol Aztec West  
Aztec Centre, Aztec West  
Almondsbury  
Bristol  
BS32 4TD

**t:** 0117 9110767

### Winchester

Basepoint Business Centre  
Winnall Valley Road  
Winchester  
SO23 0LD

**t:** 01962 832777



## Contents:

1	Executive Summary .....	1
2	Introduction.....	2
3	Site Location .....	2
	3.1 Site Topography, Soils and Geology .....	2
4	Methodology .....	4
	4.1 Aims and Objectives .....	4
	4.2 Legislative Framework.....	4
	4.3 Criteria .....	5
5	Heritage Assessment .....	8
	5.1 Brief Historical Background .....	8
	5.2 Building Description.....	10
	5.2 Description of Setting (Westcombe Park Conservation Area) .....	12
	5.3 Assessment of Significance.....	13
	5.3.1 No. 29 Mycenae Road.....	13
	5.3.2 The Westcombe Park Conservation Area .....	14
6	Proposed Development.....	20
	6.1 Description of Site Proposals.....	20
	6.2 Assessment of Magnitude of Impact.....	20
7	Overall Significance of Impact and Conclusion.....	21
8	Copyright .....	22
9	Bibliography.....	22
10	Cartography.....	23

## 1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out a Heritage Statement (HS) regarding a planning application for the demolition of an existing stone porch and construction of a replacement wooden porch to No. 29 Mycenae Road Blackheath London SE3 7SF. The results can be briefly summarised thus:

**No. 29 Mycenae Road:** It is considered that the proposed replacement porch, based on its current design, will have an overall **Moderate/Slight** impact on the intrinsic heritage value of the house, which may be regarded as being of **Low/Medium** importance as a good-quality example of a Late Victorian suburban semi-detached villa built in the early 1880s and retaining much of its original external architectural detailing, although it should be emphasised that it is neither a listed nor a locally listed building. However, it forms a cohesive, well-defined group with the neighbouring pairs of four storey semi-detached late Victorian villas, which represent the earliest houses built along Mycenae Road as part of the residential development of Westcombe Park laid out in the late 19<sup>th</sup> century.

The magnitude of impact on the house and its immediate setting has been assessed as **Moderate/Minor Adverse** due chiefly to the size of the porch as proposed, extending forward of the bay window to the right of the entrance, which is thus considered to represent an overly intrusive element in the façade of the building. However, should the size of the porch be appropriately reduced, it may be argued that the magnitude of impact can likewise be reduced to **Minor** and, correspondingly, the overall magnitude of impact may be assessed as **Slight**.

**Westcombe Park Conservation Area:** The proposed new porch, based on its current design, is considered due to its size to have an overall **Slight/Moderate** impact on its wider setting within the street scene of Mycenae Road, lying within the eastern part of the Westcombe Park Conservation Area.

This assessment reflects the **Minor Adverse** impact of the proposals on the setting of the Conservation Area which has been assessed as being of **High** importance as a late Victorian/Edwardian residential suburb laid out in the late 19<sup>th</sup>/early 20<sup>th</sup> century. Specifically, there is potential for the replacement porch, due to its greater size, to disrupt the wider setting of neighbouring late 19<sup>th</sup> century semi-detached houses within the northern portion of Mycenae Road. However, subject to appropriate revisions of the design to decrease the size of the porch, it may be argued that the magnitude of impact on the setting of neighbouring properties within the Conservation Area can be reduced to **Negligible/Minor**.

**Conclusion:** In brief, it is respectfully suggested that it will be necessary to make amendments to the size of the proposed replacement porch to ensure that it is in keeping with the character of No. 29 and its wider setting in Mycenae Road, forming part of the Westcombe Park Conservation Area. However, subject to appropriate revisions of the porch design, specifically in terms of its scale, it is considered that the impact on No. 29 and its wider setting within the Conservation Area can then be assessed in overall terms as **Slight**.

## 2 Introduction

---

Border Archaeology (BA) was instructed by Mr S. Benkreira Esq. to undertake a Heritage Statement (HS) with regard to a planning application for listed building consent for the removal of the existing stone porch at No. 29 Mycenae Road Blackheath London SE3 7SF and its replacement with a wooden front porch with side glazing, as well as replacement of the existing steps and handrail leading up to the entrance (*fig. 1*).

The grid reference for the site (approximate centre) is NGR TQ 40208 77873

## 3 Site Location

---

No. 29 Mycenae Road is one of a pair of semi-detached houses of late Victorian date situated along the E side of Mycenae Road within the residential district of Westcombe Park, located 0.8km E of Greenwich town centre within the Royal Borough of Greenwich.

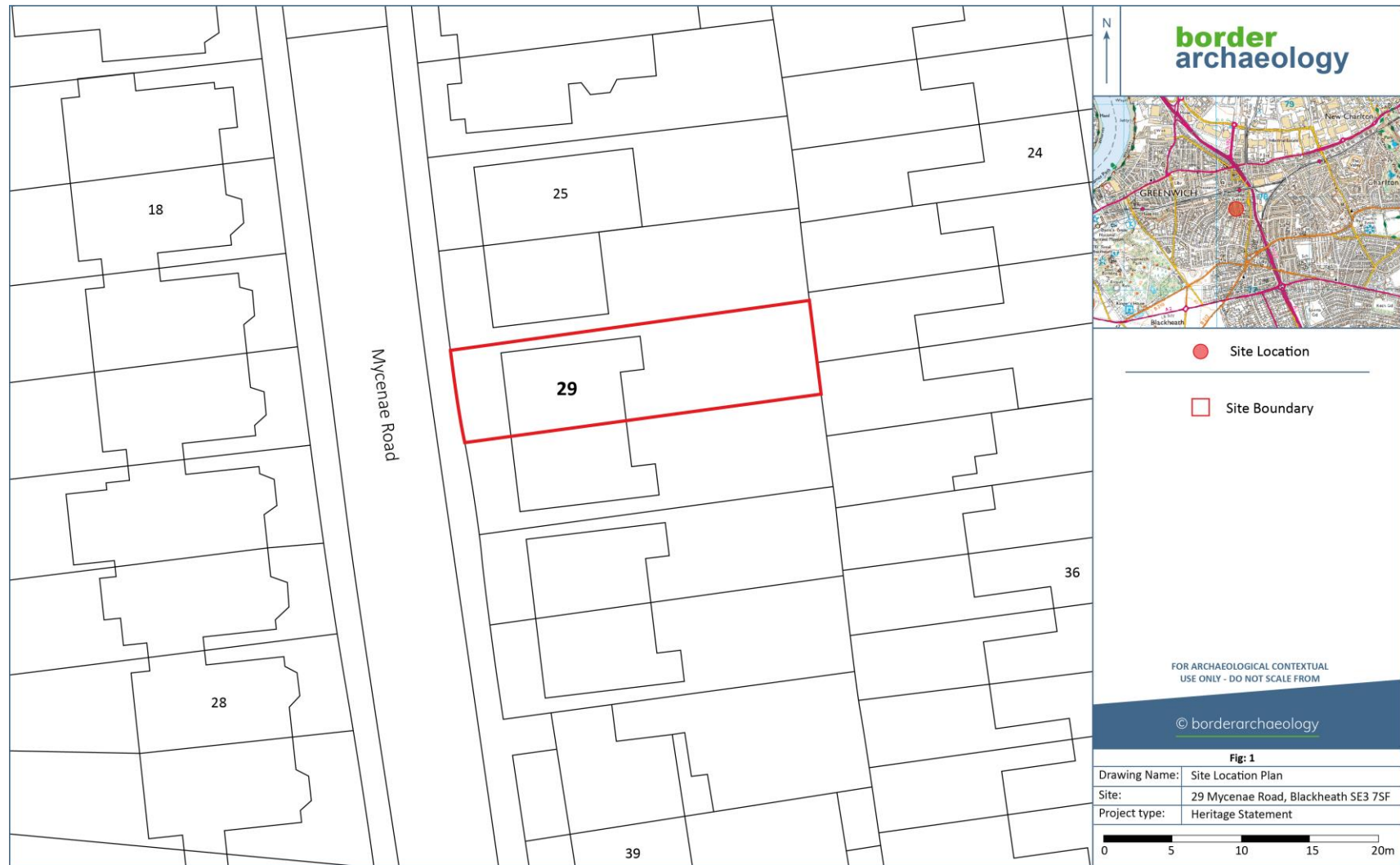
Mycenae Road is located within the E half of the Conservation Area of Westcombe Park which was designated by the Royal Borough of Greenwich (formerly Greenwich Council) in 2002. The Westcombe Park Conservation Area (CA) covers some 53.39 hectares and encompasses a large suburban residential district predominantly of late Victorian/Edwardian date lying within the E portion of the borough (RBG 2010).

Local planning authorities are obliged to designate and review conservation areas under the provisions of the 1990 Planning (Listed Buildings and Conservation Areas) Act. These are defined as '*Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'.

### 3.1 Site Topography, Soils and Geology

In terms of topography, the site stands towards the N end of Mycenae Road at about 25m AOD. Mycenae Road occupies a gradually sloping site, sloping roughly from about 39m AOD at its S end (at the junction with Westcombe Park Road) to a height of about 20m AOD at its northern end, just to the S of Westcombe Park railway station.

In terms of underlying geology, the site stands on an outlier of sandy beds of the Thanet and Lambeth series, formed approximately 48 to 59 million years ago in the Palaeogene Period with no superficial deposits recorded (BGS 2020).



(© Crown copyright and database rights 2020 Ordnance Survey Licence No. 100055758)

## 4 Methodology

---

### 4.1 Aims and Objectives

This Heritage Statement initially describes the building and its wider setting within the Westcombe Park Conservation Area and assesses their respective significance in heritage terms, followed by a description of the application proposals and an assessment of their potential impact of these proposals on the heritage significance of the building and its wider setting within the Westcombe Park Conservation Area. An overall assessment is then drawn regarding the significance of impact upon the building and its wider setting within the Conservation Area.

### 4.2 Legislative Framework

BA are cognisant of the following national and local planning policy guidance and legislative information relating to the preparation of Heritage Statements and Impact Assessments.

NPPF Chapter 16 para. 189 states that: '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',

Paragraph 190 states that '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'.

Paragraphs 193-196 state that '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.

(194) 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.

(195) 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.

(196) 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.

BA is also fully cognisant of local planning policies regarding the assessment and conservation of heritage assets (including locally listed buildings) as detailed in the *London Plan* Policy 7.8 (Heritage Assets and Archaeology) and the *Royal Greenwich Local Plan* (2014) in particular Policy DH3 (Heritage Assets).

### 4.3 Criteria

This Heritage Statement has been informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

‘Setting’ is herein defined as “the surroundings in which [the asset] is experienced”. It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2017a).

In more detail, the assessment process can be described as comprising the following elements:

#### *1/ Identification of the Heritage Assets and their Associated Settings*

Baseline information regarding the heritage assets in the vicinity of the proposed development was obtained from the Greater London Historic Environment Record, the National Heritage List for England and the Royal Borough of Greenwich Local List (RBG 2020).

#### *2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance*

The significance of the heritage assets was assessed with reference to criteria in Section 2.6 of *Understanding Place: Historic Area Assessments: Principles and Practice* (HE 2017b) which are briefly outlined below:

**Rarity:** Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

**Representativeness:** Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

**Aesthetic appeal:** Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials or through its attractive physical condition?

**Integrity:** Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

**Associations:** Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- 1/ Topography
- 2/ Presence of other heritage assets
- 3/ Formal design
- 4/ Historic materials and surfaces
- 5/ Land use
- 6/ Trees and vegetation
- 7/ Openness, enclosure and boundaries
- 8/ History and degree of change over time
- 9/ Integrity
- 10/ Surrounding townscape character
- 11/ Views from, towards and across the asset (to including the asset itself)
- 12/ Visual prominence & role as focal point
- 13/ Intentional inter-visibility with other historic and natural features
- 14/ Sense of enclosure, seclusion, intimacy or privacy
- 15/ Accessibility, permeability and patterns of movement
- 16/ The rarity of comparable survivals of setting
- 17/ Associative relationships between heritage assets
- 18/ Cultural associations

### 3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

The magnitude of physical and visual impact resulting from the proposed development on the setting of the heritage assets was then assessed, supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- 1/ Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset & position in relation to key views
- 2/ Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials. architectural style or design
- 3/ Additional effects e.g. change to built surroundings and spaces, change to general character and tree-cover.
- 4/ Permanence

The assessment of magnitude of impact was based on the following criteria:

**High:** The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.

**Moderate:** The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

**Minor:** The development will result in changes to key historic building elements, such that the asset is slightly different. The development will result in changes to the setting of an historic building, such that it is noticeably changed.

**Negligible:** The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

**No change:** There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

### 4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposals to produce an overall assessment of the implications of the development proposals.

<b><i>Magnitude of impact.</i></b>	<b><i>Importance of heritage asset.</i></b>				
	<b>Very High</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Negligible</b>
<b>No change</b>	Neutral	Neutral	Neutral	Neutral	Neutral
<b>Negligible</b>	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
<b>Minor</b>	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
<b>Moderate</b>	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
<b>Major</b>	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

## 5 Heritage Assessment

### 5.1 Brief Historical Background

The building forming the subject of this Heritage Statement is a semi-detached house of late 19<sup>th</sup> century date at No. 29 Mycenae Road, a leafy residential street in Westcombe Park, located about 0.8km to the E of Greenwich town centre. Together with No. 31, it forms the middle of three pairs of semi-detached late Victorian villas of identical construction and design situated along the E side of Mycenae Road, towards the N end of the street.

No. 29 Mycenae Road appears to have been built in the early 1880s within land which had formerly been part of the extensive pleasure grounds attached to Woodlands House, the Grade II\* listed mansion built between 1772 and 1774 for Sir John Julius Angerstein, the wealthy financier and art collector whose collection formed the basis of the National Gallery (Weinreb & Hibbert 2008, 997). The former extent of the pleasure grounds is clearly depicted on the OS 1<sup>st</sup> edition 25-inch map of 1870 (*fig. 2*). The Angerstein family vacated Woodlands in 1870 and six years later a large portion of the estate was purchased by the Midland Land and Investment Corporation which in turn sold it to the Westcombe Park Estate Company in 1878 (RBG 2010).

From 1878 onwards, the northern portion of the former pleasure grounds attached to Woodlands, together with other lands in Westcombe Park, was developed for residential housing, with the laying out of new streets (including Mycenae Road and neighbouring streets) and plots for houses of various types. A newspaper advertisement in the *Kentish Mercury* dated 25<sup>th</sup> June 1879 refers to the sale of 12 freehold sites for 'gentlemen's' residences' in Westcombe Park Road, Beaconsfield Road and Mycenae Road and another 11 plots for 'villas of moderate class, situated at the northern end of Mycenae Road' (RBG 2010, 14; Rhind 1976, 296-7).

However, due to a recession in the building market during the early 1880s, the development of the Westcombe Park estate took place in a slow, piecemeal fashion with plots being sold sporadically to speculative builders. This piecemeal development is reflected in the diversity of building types and architectural detailing of the houses along Mycenae Road. Only limited building activity appears to have occurred along the E side of Mycenae Road by the late 1890s, as shown on an OS 2<sup>nd</sup> edition map of 1896, with the construction of six pairs of dwellings which can be identified with the existing three and four storey semi-detached houses of late Victorian date (including No. 29).

The house at No. 29 Mycenae Road is first recorded as No. 3 in the census return for 1891 forming one of six semi-detached houses (numbered as Nos. 1-6) which were presumably the first properties to be built along Mycenae Road. The occupant in 1891 was a solicitor named Arthur Bond; by 1901 the house was occupied by an engineer named George Ledger and his family.

By no later than 1911, No. 3 had been renamed as 'Eynesbury' a name referring to a small village just outside the town of St Neots (Huntingdonshire); it is likely that the name was derived from George's wife Sarah Ledger whose birthplace is recorded as St Neots in the 1901 and 1911 census returns. As far as can be determined, no significant alterations to the exterior of the house have been made since its construction in the late 19<sup>th</sup> century.



Fig. 2: Extract from the OS 1<sup>st</sup> edition map of 1870 showing the site within the pleasure grounds to the N of Woodlands prior to residential development  
(Reproduced by courtesy of the National Archives)

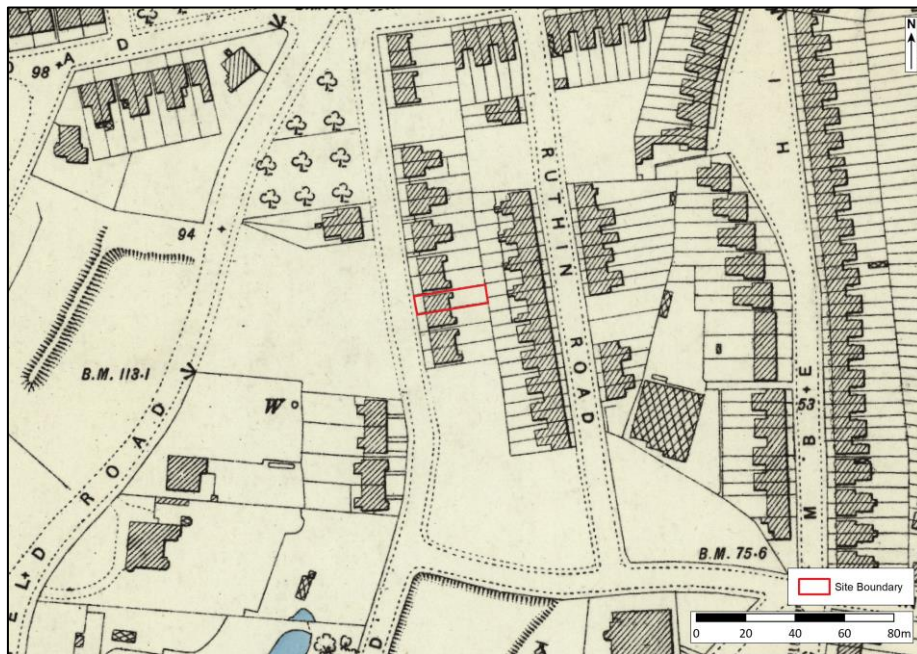


Fig. 3: Extract from the OS 2<sup>nd</sup> edition map of 1896 showing the semi-detached houses along the E side of Mycenae Road (including No. 29, marked in red)  
(Reproduced by courtesy of the National Archives)

## 5.2 Building Description

The house at No. 29 Mycenae Road is four storeys in height (including basement) with a gabled attic storey, constructed of yellow London stock brick with a pitched slate roof (*Plate 1*). The principal W-facing elevation is clad in buff-coloured stucco while the brickwork of the side and rear elevations is exposed. In contrast, the façade of the adjoining property at No. 31 is not stuccoed, which possibly suggests that the stucco work is a later addition, although two of the neighbouring villas have similar stuccoed exteriors.

At ground floor level is a flight of four stone steps leading up to a four-panelled oak door with a plain glazed overlight bearing the name 'Eynesbury', which is set within a flat-arched doorcase flanked by plain chamfered pilasters projecting slightly forward of the doorway and surmounted by a gabled canopy porch with kneelers and a moulded trefoil arch with moulded capitals carried on scrolled brackets (*Plate 2*). Above the glazed overlight is a chamfered tympanum with elaborate foliate plasterwork decoration, similar to that found in the entrance porches of the neighbouring houses. To the right of the entrance porch is a large projecting bay window with chamfered sashes which extends down to basement level.

The fenestration at first floor level consists of two sash windows of slightly differing sizes, the smaller sash set immediately above the entrance porch and the other sash above the bay window. Both windows have low arched lintels which extend up to a moulded string course with a foliate plasterwork frieze. On the second floor the fenestration comprises a pair of sash windows with low arched lintels and a string course with a similar foliate decorative frieze just above eaves level, while at attic level is a blocked slit window sill and lintel (*Plate 3*).



*Plate 1: View looking E showing exterior of No. 29 Mycenae Road*



*Plate 2: View showing gabled entrance porch to No. 29 Mycenae Road with projecting bay window to right*



*Plate 3: Oblique view looking ESE showing No. 29 Mycenae Road and adjoining semi-detached houses of late 19<sup>th</sup> century date*

## 5.2 Description of Setting (Westcombe Park Conservation Area)

The site is located on the E side of Mycenae Road which lies within the eastern part of the Westcombe Park Conservation Area, a large area covering some 53 hectares within the NW portion of the Royal Borough of Greenwich between Greenwich Park and Blackheath to the W and the Blackwall Tunnel Approach Road (the A2) to the E.

The Conservation Area may be broadly characterised as a late Victorian/Edwardian residential district which evolved organically during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, being developed piecemeal from landed estates which formerly belonged to two large 18<sup>th</sup> century country houses at Westcombe Park House and Woodlands, of which only the latter, a Grade II\* listed mansion built in 1772-74, remains intact, situated towards the S end of Mycenae Road.



*Plate 4: Oblique view SE looking towards No. 29 and neighbouring semi-detached villas built in the early 1880s along the E side of Mycenae Road*

Mycenae Road is situated within the eastern part of the Westcombe Park CA and is described in the Conservation Area Appraisal as comprising ‘an outstanding detached Georgian mansion (Woodlands), good quality late-Victorian villas dating from the 1880s and 1890s, three Edwardian houses, retaining much original character, and a number of inter-war properties’ (RBG 2010). The name of the road, which is first recorded in 1878, is believed to commemorate the famous archaeological discoveries made at Mycenae in Greece between 1874 and 1876.



The piecemeal, speculative nature of development in Mycenae Road is exemplified by the diversity of building types encountered, with the older late Victorian properties being located towards the N end, along the E side of the street and set slightly back from the street frontage within large plots with substantial gardens to the rear.

The earliest houses appear to be represented by three pairs of four storey semi-detached houses at Nos. 25-27, 29-31 and 33-35 (probably built in the early 1880s) which are constructed of yellow stock brick with stucco cladding in places, projecting bay windows, sash windows and gabled porches, which are flanked to the N by three storey semi-detached properties of late 19<sup>th</sup> century date (of yellow stock brick with red-brick dressings for the door and window openings) and to the S by semi-detached houses built in the 1920s-30s. On the W side of the street overlooking the site are several large Edwardian semi-detached houses which were built between 1896 and 1915.

### 5.3 Assessment of Significance

This assessment of significance is based on the criteria for the assessment of heritage assets contained in *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015b), which considers their significance in terms of their evidential, historical, aesthetic and communal values.

#### 5.3.1 No. 29 Mycenae Road

No. 29 Mycenae Road may be regarded as being of **Low to Medium** significance in heritage terms. It is not considered to be of sufficient importance to merit designation either as a listed or locally listed building, nevertheless, it may be regarded as having some value in architectural and historical terms and thus may be considered to be a non-designated heritage asset.

No. 29 is of historical significance in local terms as forming one of a group of six semi-detached villas which were probably the first houses to be built in Mycenae Road in the early 1880s, following the purchase of a large portion of the Woodlands estate for residential development. As far as can be determined, the house does not appear to have been occupied by any noteworthy persons in historical terms, although it may be noted that the name 'Eynesbury' inscribed on the overlight is probably associated with the Ledger family who resided at the house in the early decades of the 20<sup>th</sup> century.

In aesthetic terms, the exterior of the building represents a good quality example of a suburban semi-detached villa of late 19<sup>th</sup> century date, retaining much of its original architectural detailing, including the gabled entrance porch with plastered foliage decoration above the overlight, projecting bay windows with sashes and moulded string courses at upper storey level.

While not especially unusual or distinguished in architectural terms, Nos.29-31 Mycenae Road, together with the neighbouring pairs of four storey semi-detached villas with identical architectural detailing, form a coherent, well-preserved group of late Victorian villas with distinct architectural character which contribute positively to the street scene along the E side of Mycenae Road.

### 5.3.2 The Westcombe Park Conservation Area

The Westcombe Park Conservation Area may be considered to be a heritage asset of **High** importance as a residential district of distinctive local character and value in both architectural and environmental terms. As observed in the Conservation Area Appraisal, 'it contains a rich collection of good quality buildings including a Grade II\* listed Georgian mansion, early 19<sup>th</sup> century cottages, late 19<sup>th</sup> century and early 20<sup>th</sup> century speculative housing, as well as inter-war infill housing' (RBG 2010, 3-4). Although it contains only one listed building, the Grade II\* listed mansion at Woodlands (No. 90 Mycenae Road) it includes up to 91 locally listed buildings.

The character of the townscape within the Westcombe Park CA has been justifiably described as 'rich and distinctive' with long, steep and meandering streets with abundant mature trees, hedges and shrubbery, interspersed with several small green open spaces which make an important visual contribution to the Conservation Area. The building plot sizes are substantial with enclosed front gardens bordered by hedges and railings with long rear gardens (RBG 2010, 21).

In built heritage terms, Westcombe Park is characterised by predominantly by Victorian and Edwardian semi-detached and terraced houses, mostly of two to three storeys with some groups of larger four storey villas in places. The area evolved organically as a result of piecemeal speculative development from the late 19<sup>th</sup> century onwards and this has resulted in small, well-defined groups of houses exhibiting a variety of architectural styles, detailing and materials used, which contribute to the distinctive and varied architectural character of this *locale*.

The groups of late Victorian and Edwardian houses within the Conservation Area exhibit a variety of plan forms and elevational treatment and often highly ornamented facades with pointed gables. The predominant building material used is characterised by yellow stock brick with red brick and timber joinery for the elevations, natural slate or red/brown clay tiles for the roofs and timber, terracotta and stucco for the decorative detailing. The variety of materials used and the quality of the architectural detailing further enhances the value of these buildings in architectural terms and contributes to the overall character of the Conservation Area in built heritage terms (RBG 2010, 41-43).

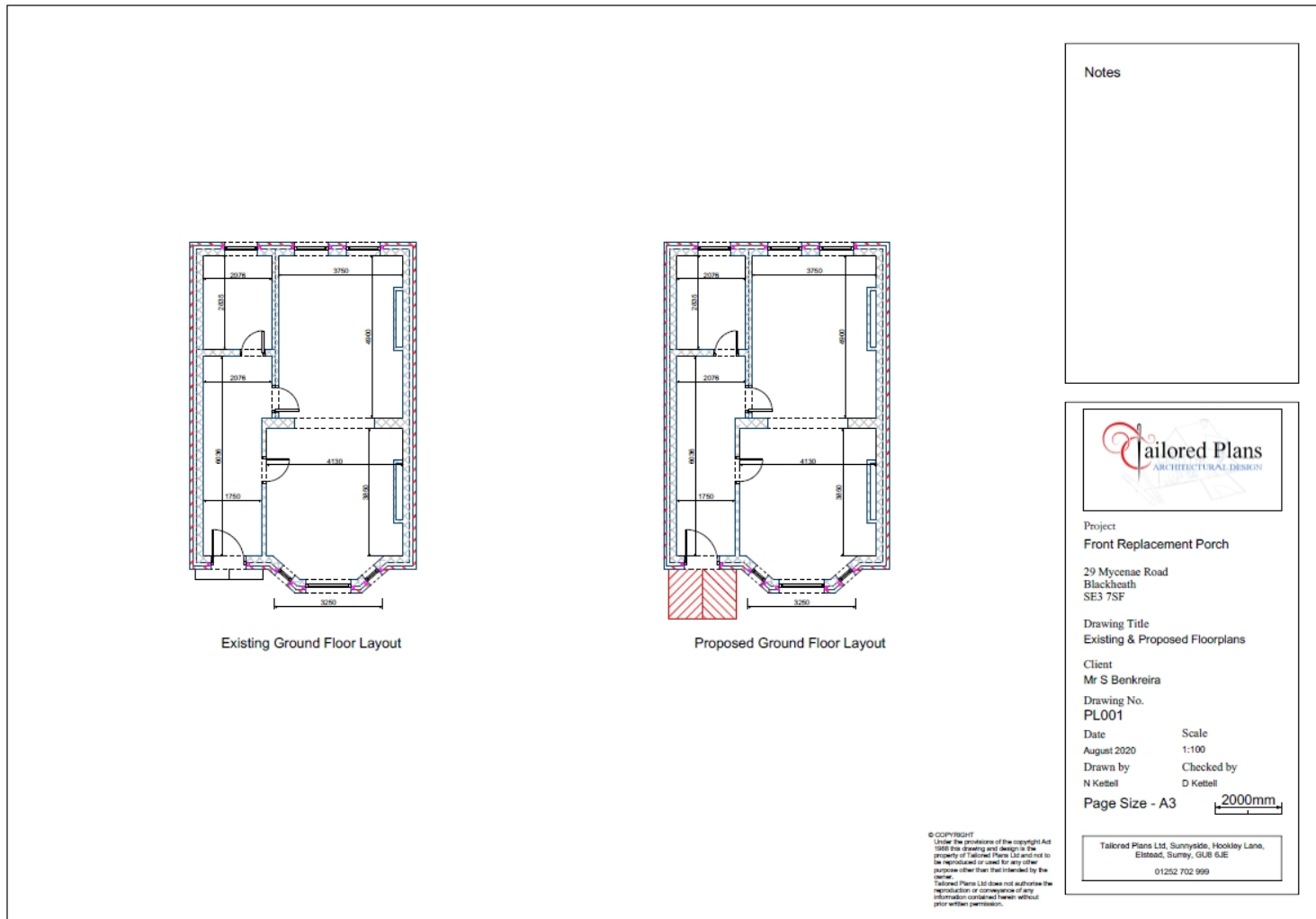
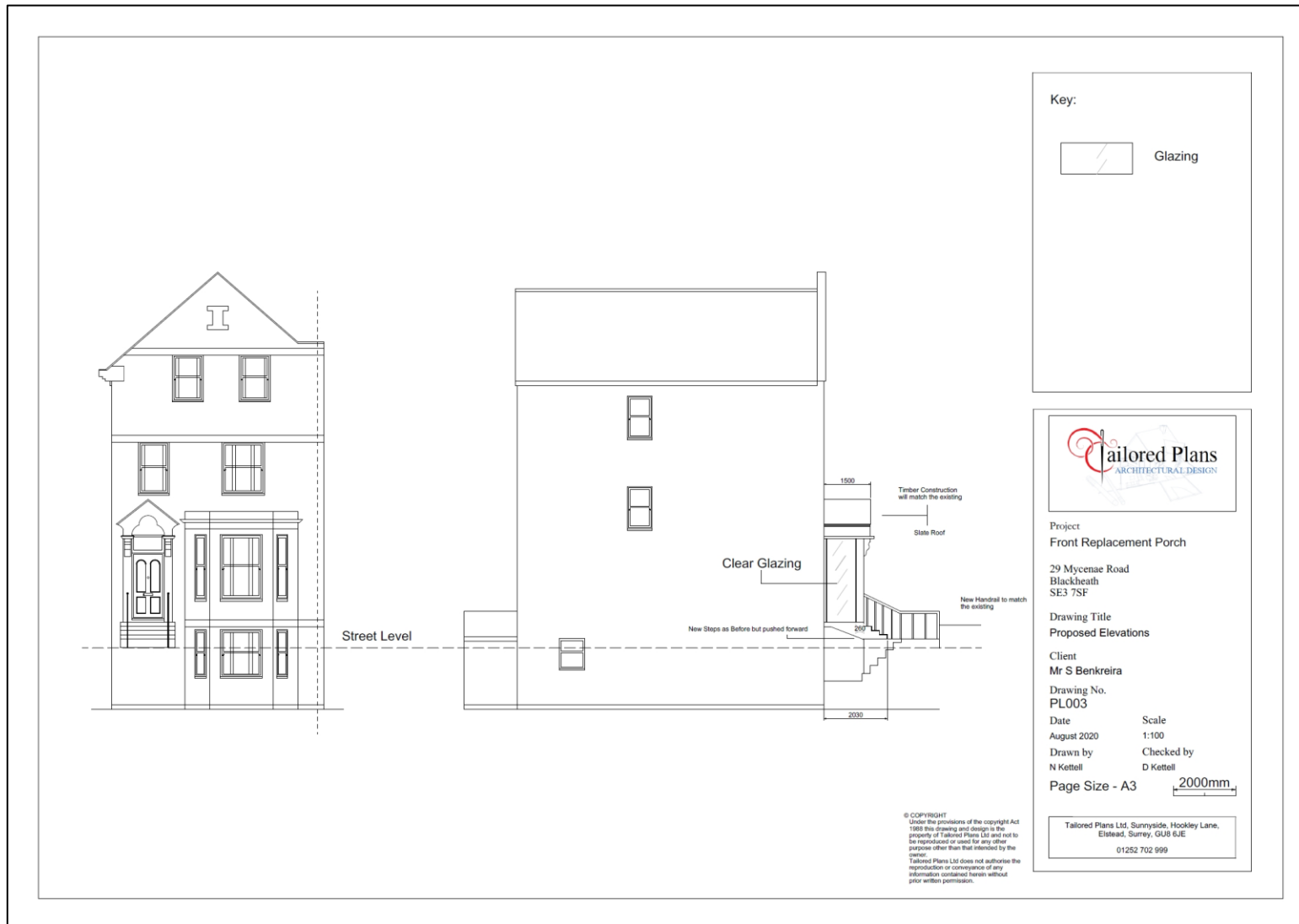


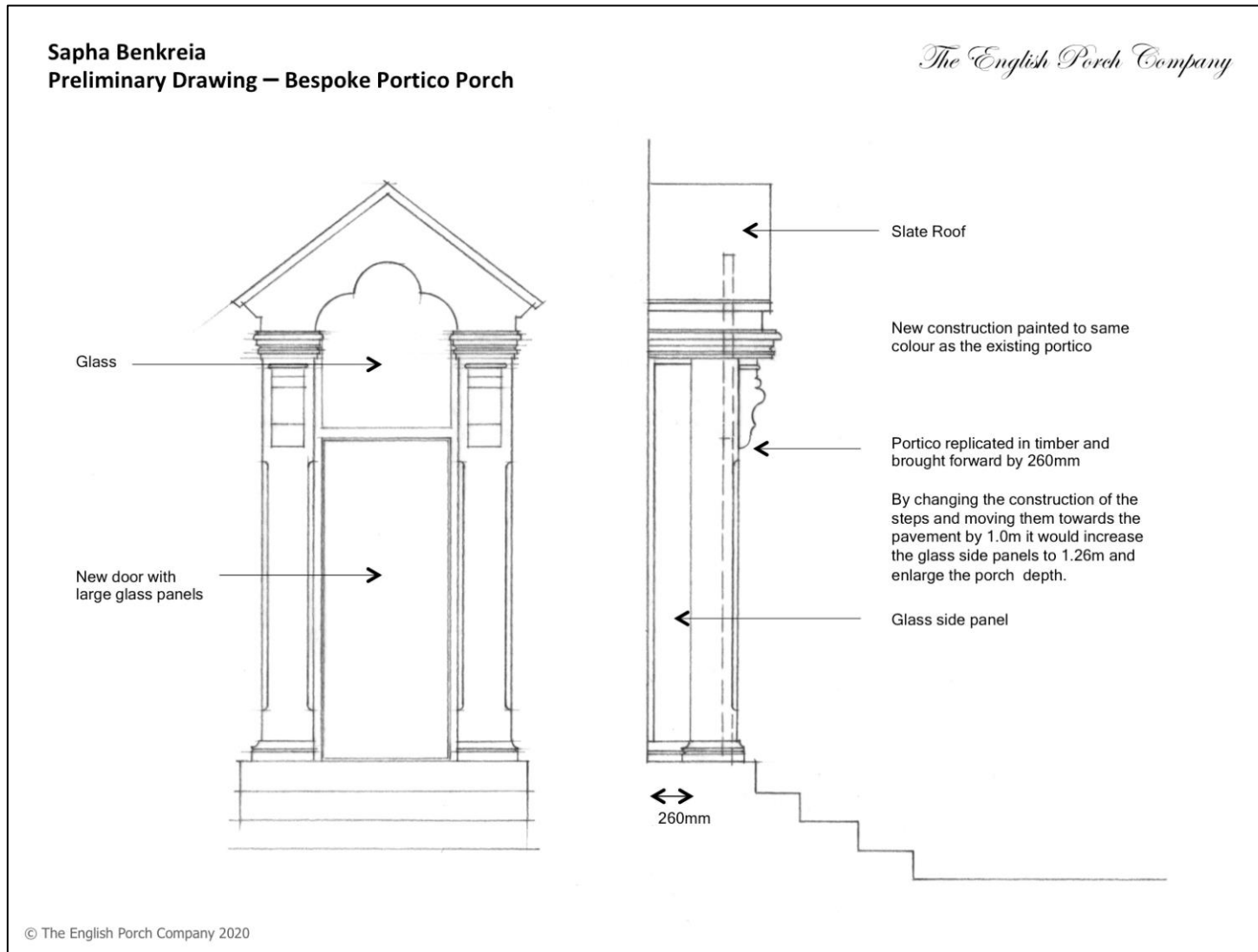
Fig. 4: Existing and proposed plans of No. 29 Mycenae Road Blackheath (Reproduced by courtesy of the client)



*Fig. 5: Front and side elevations of No. 29 Mycenae Road Blackheath as existing (Reproduced by courtesy of the client)*



*Fig. 6: Proposed front and side elevations of No. 29 Mycenae Road Blackheath showing the proposed replacement porch (Reproduced by courtesy of the client)*



*Fig. 7: Preliminary drawing showing detail of proposed new porch (Reproduced by courtesy of the client)*

Sapha Benkreira Sketch

THE ENGLISH PORCH COMPANY

Makers of Fine Porches & Bespoke Joinery



© The English Porch Company 2020

*Fig. 8: Preliminary sketch drawing showing view of proposed front porch replacement (Reproduced by courtesy of the client)*

## 6 Proposed Development

This section describes the proposed development and assesses its potential impact on heritage assets in the immediate vicinity.

### 6.1 Description of Site Proposals

The following description of the proposed development is based on proposal drawings supplied on 17<sup>th</sup> August 2020 (figs. 4-8). In brief terms the proposed works will comprise the demolition of the existing stone porch and construction of a replacement wooden porch with a slate roof which will be identical in height to the existing porch (3.5m high) and designed with similar architectural detailing to be in keeping with the style of the house. The porch will be enlarged and brought forward by 260mm with the provision of clear-glazed side panels, which will necessitate the replacement of the existing stone steps and the provision of a new handrail.

### 6.2 Assessment of Magnitude of Impact

The entrance porch is always a sensitive feature in architectural terms as it represents the most important and visible element of the house. The proposed works will result in the removal of the existing porch (which appears to be an original feature) and its replacement with a wooden porch which will be of similar height and replicate the architectural detailing of the original porch; however the plans and drawings supplied appear to show that it will project slightly forward of the existing porch and will be closer to the pavement than the bay window to the immediate right of the entrance.

In connection with this, it should be noted that the design guidance supplied by the Royal Borough of Greenwich in their Supplementary Planning Document states that new porches 'should not project forward of, or attach to, a bay window' (RBG 2018, 29). On this basis, it is considered that the proposed new porch, due to its increased size, would represent an intrusive new element in the façade of No. 29 and would contrast noticeably with the entrance porches of the neighbouring semi-detached houses of late Victorian date along the E side of Mycenae Road, all of which are identical to those at No. 29.

The currently proposed design is thus considered to have a **Moderate/Minor Adverse** impact on the heritage value of No. 29 and a **Minor Adverse** impact on its wider setting within the street scene of Mycenae Road, which forms a component within the Westcombe Park Conservation Area. It is thus respectfully suggested that the design of the porch will need to be amended and reduced in size to ensure that it does not extend forward beyond the adjoining bay window and thereby would not result in the introduction of an overly intrusive new element in the façade of No. 29 or the surrounding street scene.

Should this change be implemented, it may be argued that the impact in heritage terms on No. 29 itself can be reduced to **Minor Adverse** and to **Negligible/Minor** in terms of its impact on the wider setting of the Westcombe Park Conservation Area. It is considered that the removal of the existing porch would still detract from the original fabric of the house, although its replacement would replicate its original detailing and would thus be generally in keeping with the existing architectural character of the building and would not represent a noticeably discordant element in the wider street scene.



## 7 Overall Significance of Impact and Conclusion

Having determined the intrinsic significance of the specific built heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these designated and undesignated heritage assets, it is now possible to reach an informed overall appraisal of the implications of the proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

**No. 29 Mycenae Road:** It is considered that the proposed replacement porch, based on its current design, will have an overall **Moderate/Slight** impact on the intrinsic heritage value of the house, which may be regarded as being of **Low/Medium** importance as a well-preserved example of a suburban semi-detached villa built in the early 1880s and retaining much of its original external architectural detailing, including the gabled entrance porch with plastered foliage decoration above the overlight, projecting bay windows with sashes and moulded string courses,

While it should be noted that No. 29 is neither a listed nor a locally listed building, it does have significant group value with the neighbouring pairs of four storey semi-detached late Victorian villas, which collectively represent the earliest houses built along Mycenae Road as part of the residential development of Westcombe Park in the late 19<sup>th</sup> century.

The magnitude of impact on the house and its immediate setting has been assessed as **Moderate/Minor Adverse** due primarily to the size of the porch as proposed, extending forward of the bay window to the right of the entrance, and is thus considered to represent an overly intrusive element in the façade of the building. However, should the size of the porch be appropriately reduced, it is considered that the magnitude of impact can be adjusted to **Minor** and correspondingly the overall magnitude of impact may be assessed as **Slight**.

**Westcombe Park Conservation Area:** The proposed replacement porch, based on its current design, is considered due to its size to have an overall **Slight/Moderate** impact on its wider setting within the street scene of Mycenae Road, which forms a key component within the Westcombe Park Conservation Area. This assessment reflects the **Minor Adverse** impact of the proposals on the setting of the Conservation Area, which has been assessed as being of **High** importance as a late Victorian/Edwardian residential suburb of distinctive architectural character and historic value. In particular, there is potential for the replacement porch, due to its increased size, to disrupt the wider setting of neighbouring late 19<sup>th</sup> century semi-detached houses within the northern portion of Mycenae Road. However, subject to appropriate revisions of the design to decrease the size of the porch, it may be argued that the magnitude of impact on the wider street scene within Mycenae Road can be reduced to **Negligible/Minor**.

**Conclusion:** In brief, it is respectfully suggested that it will be necessary to make amendments to the size of the proposed replacement porch, to ensure that it is in keeping with the character of No. 29 and its wider setting in Mycenae Road, forming part of the Westcombe Park Conservation Area. However, subject to appropriate changes to the design of the porch, specifically in terms of scale, to ensure that it does not project too far forward of the house, it is considered that the impact on No. 29 and its wider setting can then be justifiably assessed as **Slight**.

## 8 Copyright

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to the Client and Herefordshire Council for the use of the report by the Client and Herefordshire Council in all matters directly relating to the project as described in the Project Specification, to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

## 9 Bibliography

Greater London Historic Environment Record: HER Report and GIS Dataset

National Heritage List for England

Historic England, 2015, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England, 2017a, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 Second Edition*

Historic England, 2017b, *Understanding Place: Historic Area Assessments: Principles and Practice, Revised Edition*

Historic England, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*

Royal Borough of Greenwich, 2010, *Westcombe Park Conservation Area Character Appraisal March 2010*

Royal Borough of Greenwich, 2018, *Supplementary Planning Document: Residential Extensions, and Conversions Guidance*

Royal Borough of Greenwich, 2020, *Royal Greenwich Local Heritage List*

Rhind, N., 1976, *Blackheath Village and Environs, 1790-1970 Volume 2: Wricklemarsh and the Cator estate, Kidbrooke, Westcombe, the Angerstein encroachment (St. John's Park)*, Blackheath

Weinreb, B. & Hibbert, C., 2008, *The London Encyclopaedia*, London (3<sup>rd</sup> edition)

(Census returns from 1841 to 1911 and newspaper records and street directories dating back to c.1800 were consulted using records held at the National Archives).

---

## 10 Cartography

---

(All historic mapping was obtained from the National Archives unless otherwise stated)

1746: Rocque's Map of London and its Environs (London Metropolitan Archives)

1767: Andrews & Dury's Map of Kent

1844: Tithe map of the parish of Greenwich (NA IR 30/17/156)

1870: OS 1<sup>st</sup> edition 25-inch map

1896: OS 2<sup>nd</sup> edition 25-inch map

1916: OS 3<sup>rd</sup> edition 25-inch map

1938: OS provisional edition 6-inch map

1953: OS 1:2500 map

1968: OS National Survey 1:2500 map

Document Title		Document Reference	
Heritage Statement: 29 Mycenae Road Blackheath London SE3 7SF		BA2057MYC	
Compilation	Stephen Priestley MA MCI(f)A		
Editing	George Children MA MCI(f)A		
Artwork	Owain Connors MA PhD		
Artwork approved	Holly Litherland BA (Hons.)		
Issue No.	Status	Date	Approved for issue
1	Final	October 2020	George Children MA MCI(f)A