

Renshaw House

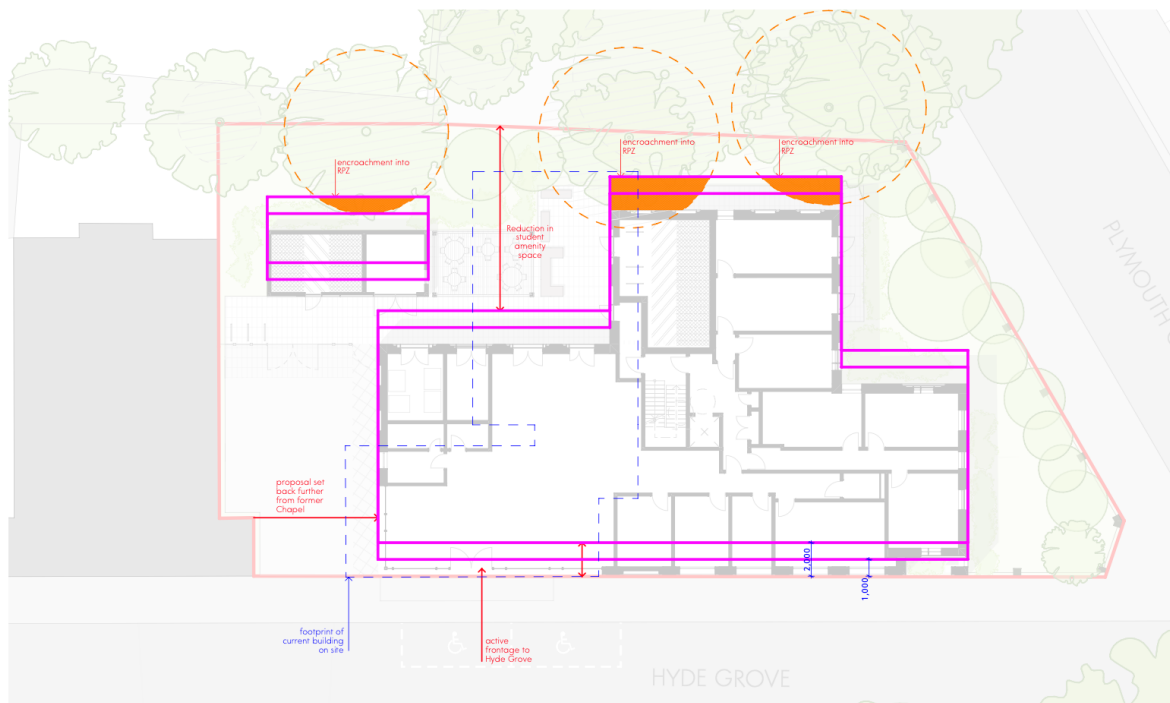
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Project Contact	Tom Adams
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Review of set-back to Hyde Grove

During the meeting with planning officers on 23rd September, the potential for setting the propose building back from Hyde Grove was discussed. It was discussed that a document previously submitted to planners on 9th August had sought to provide justification in response to comments regarding a potential set-back from the back of pavement along Hyde Grove.

Following the meeting, the potential set-back of the building has been explored further. Please see a summary of these explorations below:

- Should the building be moved back from the pavement edge, this would result in the building encroaching significantly into Root Protection Zones of trees located along the north-west boundary of the site – please see plan below that demonstrates this.
 - Pink lines show the potential further set-back of the building by either one or two metres. In both instances this would result in encroachment into root protection zones (highlighted in orange hatch) which could potentially result in the loss of Category B trees.
 - Setting the building back would also significantly reduce the external landscaped amenity space for residents (as highlighted below).



GWP ARCHITECTURE File Note

GW026

- A further point was raised during the meeting with planning officers on 23rd September regarding views of the former Chapel, when viewed from the Junction of Plymouth Grove and Hyde Grove
 - We would note that the proposed building is set further away from the former chapel than the current building on the site. Therefore, the principal elevation of the former chapel would remain visible, whilst more of the porch to the side elevation would be visible as a result of the proposals.
 - See image / summary below to demonstrate:

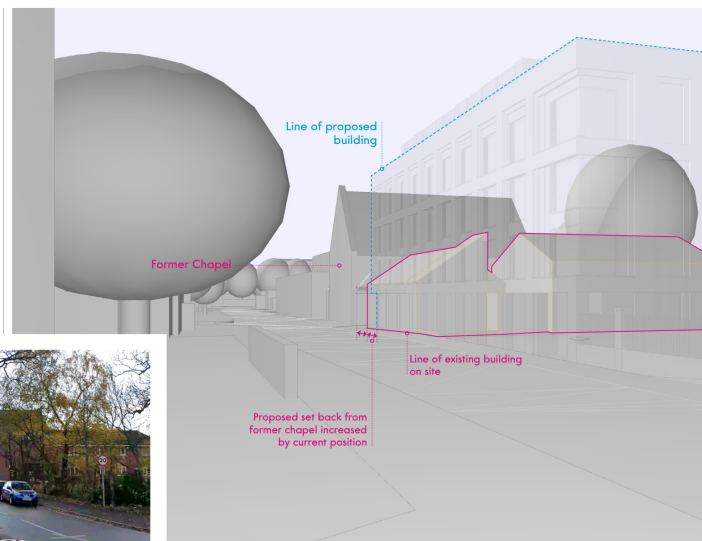
PROPOSED VIEW OF FORMER CHAPEL

The view north-west along Hyde Grove provides a glimpse of the south-west primary facade of the former Chapel on Hyde Grove (see view below).

The current student accommodation building on Hyde Grove is situated to the north-east of the former Chapel Building. This building partially masks views of the subservient side elevation of the former Chapel when viewed from the junction of Hyde Grove and Plymouth Grove.

It is proposed that the new student accommodation would be set further away from the former Chapel than the current building. This means that the proposed building would not affect the views of the principle facade of the former Chapel, which would remain visible.

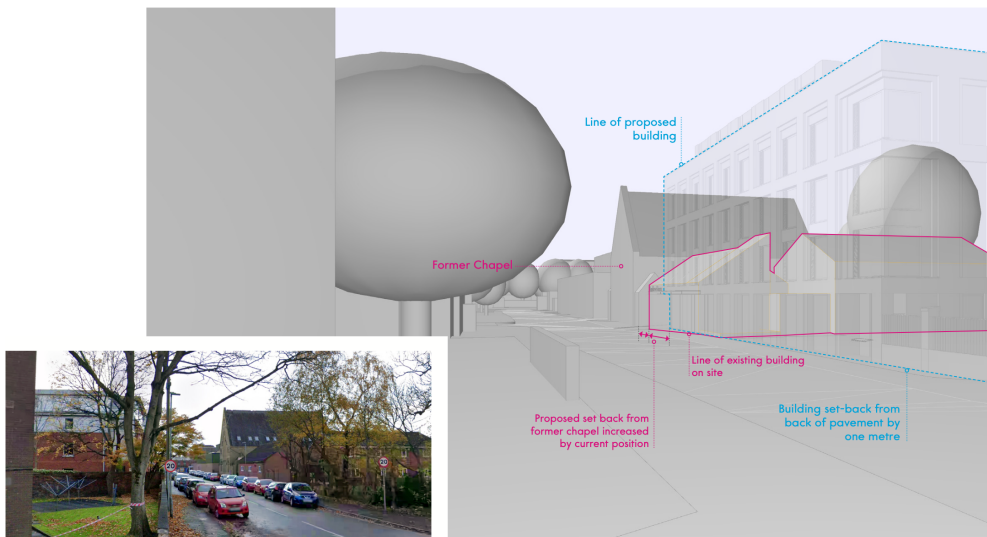
As the proposed building is set further away from the former chapel, a larger proportion of the porch to the Chapel's north-west facade would therefore be visible than is currently.



- We have explored the effect on the view of Chapel of setting the proposed building back from Hyde Grove – please see below:

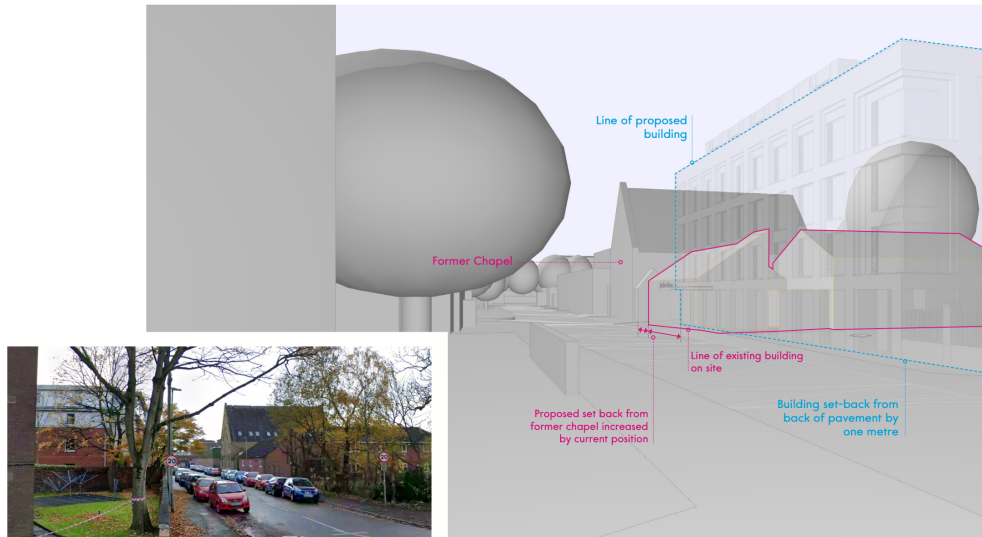
- 1m set-back – view of side elevation of former Chapel increase slightly – see below:

PROPOSED VIEW OF FORMER CHAPEL - 1m SET-BACK FROM HYDE GROVE



- 2m set-back – view of side elevation of former Chapel increase slightly – see below:

PROPOSED VIEW OF FORMER CHAPEL - 2m SET-BACK FROM HYDE GROVE



- Whilst the two images above identify that a set-back of 1-2m could slightly increase the visibility of the former Chapel we would note the following –
 - The main façade of the former chapel would already be visible with no set-back
 - The proposed building line (with no set back) provides an increase distance to the chapel than the existing building on site – increasing visibility of the porch when compared to the current condition (as noted above).
 - Setting the proposed building back further would only slightly increase the visibility of the side elevation, which could be considered a secondary elevation and subservient and less significant than the front elevation to Hyde Grove.
 - The former Chapel itself is not listed and is not located in a conservation area
 - The marginal benefit of slightly increased visibility of the side elevation of the former chapel should be balanced against the potential impacts of moving the building back identified above (potential loss of trees, reduction in amenity space, potential further reductions in massing/footprint).

Tom Adams
For and on behalf of **GWPA**Architecture Ltd
Date: 3rd October 2024