

THE MANOR HOUSE

Manor Road
Hayling Island

Proposed Alterations to House and Service Yard



HERITAGE STATEMENT

July 2023

Michael Ricketts Associates

**The Manor House, Manor Road,
Hayling Island PO11 0QW -
Proposed Alterations to the House
and Service Yard:**

Heritage Statement – July 2023

1. Introduction

1.1 The Manor House is a substantial late Georgian house statutorily Listed Grade II, set in grounds on the north side of the junction of Manor Road (A3032), Havant Road and Church Road. It stands on a site once occupied by an ancient Grange managed by the Benedictines. Formerly known as South Hayling Manor, it was the house to Manor Farm adjacent to the north, which is now in separate ownership.

1.2 This application is for three aspects. Firstly, the addition of a veranda on the east elevation of the Manor House; the alteration of a small window with a door on an service range facing the north walled garden; and the provision of a new timber-framed garage in front of the entry to the existing garage service yard on the west side. The latter was the subject of the most recent approval in September 2020 (APP/20/00665) for works involving a roof over the yard and a security gate.

1.3 This heritage statement should be read together with the proposals as presented by ADP Architects on behalf of the clients Mr and Mrs K Gladdis, on any drawings together with any other documents, in support for the works.

2. Planning and Heritage Policy

2.1 The following policy matters are relevant to any considerations concerning the site and its setting in relation to the main listed building, including the Havant Borough Local Plan (Core Strategy) 2011 and the Emerging Plan (up to 2036: National policy will be guided by the 1990 Act and the National Planning Policy Framework (NPPF – updated 2021).

3. Building Description and Context

3.1 The Manor House itself is set back on an extensive site on the north side of the Manor Road junction. The approach to its main drive is via a narrow, tree-lined access road which leads to the Manor Farm complex beyond. The house itself dates from 1777 and presents a two and a half storey, red brick, and twin-gabled elevation to a double-pile tiled roof with a central front door. At the northwest corner are a low range of outbuildings and behind



The Manor House west facade

this an enclosed service yard with 3 metre high flint and brick walls now covered with a roof. East of this service yard on the north side of the house the large walled garden has a dovecote and low barn running along the east side, with a further area of land extending to the north. The east garden at the back of the house is quite narrow, bounded by farm land, with the main area of the 'formal' lawns extending to the south, with a restored, stew pond adjacent to the access road.

3.2 The east side of the house reflects the front of the building with its twin gables, but offers a less formal elevation with one almost blank gable end wall and the adjoining with an irregular arrangement of windows. At the north end the later additions are single storey with gable ends facing the north walled garden with a narrow link between the two. (The proposed alterations to the house in this present application concern these two elevations).



East elevation facing the side garden



Part east elevation with lower north range

3.3 The other area of interest is the area in front of the entrance to the service yard garage, which houses the collection of classic cars.



Approach to the service yard and outbuildings

Assessment

3.4 The setting to the house is spacious with lawns to the west of a gravelled approach crossed by the driveway from the road and extensive lawns to the south. The east garden is more private and enclosed by trees along the boundary with an open field. At present the lower range at the northern end is a simple build, but the elevation gives limited access to this side of the house. The addition of an appropriately designed veranda should not be to the detriment of this part of the whole elevation or the garden setting.

3.5 On the north elevation the end service range has a 'modern' timber window in the low link between the two gables. The intention is to alter this into a doorway, in order to give access to the existing external platform.



Casement on the north elevation

3.6 The now covered service yard which houses the collection of classic cars is separated from the main house behind the range of low outbuildings. Since the last planning applications in 2020, many cars have been sold, but there is still pressure on the spatial needs due to storage and maintenance requirements. Thus, the present proposal to build a bespoke car port in front of the entrance to the yard. This would reduce the pressure on the enclosed yard and could also improve the aspect.

4. The Proposals

4.1 General: There are three main parts to this application as follows (please see Architects drawings):-

4.2 Veranda on the east elevation of the House: This is proposed to front the east wall of the north range, reflecting a Regency style with the steel deck extending southwards across the north gable of the house.

- The curved roof finish will be in copper supported on wrought iron columns and metal work finished in black. French doors will provide access to the deck.
- The two ground floor windows in the adjacent gable end are to be altered to French doors to allow access to the extended deck which will have steps down to the garden level.

4.3 Changing one small window on the north elevation: This simple casement within the link between the two gabled builds will become a set of double doors to provide access from the house to the existing external platform and the north walled garden.

4.4 New Car Port: This is to be located in front of the existing service yard entry, but still maintaining access to the service yard behind. It would be a bespoke timber-framed building with a plain tile pitched roof.

5. Justification

5.1 The present arrangement of the house with its east elevation situation gives limited access to the more private east garden. The proposal for a bespoke single storey veranda towards the north end should not be to the detriment of the building nor the setting. The owners would also like to gain access from the main room in the house to the garden. This would involve changing the two sash

windows to French doors to access the extended deck. The change of the small casement window on the north elevation to a door set to provide direct access from the house to the north walled garden, should not be detrimental to this aspect

5.2 The proposed car port to be placed in front of the existing service yard should be viewed as an improvement to the setting when viewed next to the existing historic outbuildings alongside. The single storey building will maintain a low profile (being subservient to the context).

6. Summary

6.1 The three parts of this application are relatively minor proposals. The proposed addition of a veranda on the east elevation of the main house is an opportunity for improvement. The one change to the north elevation has a more practical reason, but again should not cause any harm. The proposed new car port is a subject which also has a practical need, but it also has the benefit of an aesthetic improvement to the space in front of the service yard and therefore the setting of the adjacent outbuildings and the house. It is hoped that the Local Planning Authority will support the three proposals.

7. List Description

Heritage Catalogue: L.B.

Grade: II

List Entry: 1340208

Date listed: 16-May-1952

Address: South Hayling Manor

National Grid Ref: SU 72160 00763

Details:
SU 70 SW HAVANT, MANOR ROAD,
Hayling Island 16.5.52. 7/31 South Hayling
Island

House. 1777. Brick, with a tile roof, symmetrical south elevation of 2 storeys and attic. 1.3.1 windows. Walls of blue header brickwork with red dressing; brick dentil eaves, formed above a projecting centrepiece as a pediment (containing a small circular window), quoins, rubbed flat arches, 1st floor band, red walls below ground floor cill level, stone cills, and plinth. Sashes in reveals. The west elevation has two gables, with 1 attic window above 3; red brick walls in English bond, rubbed flat arches, 1st floor band and plinth. Sashes. The entrance (at the fourth bay) has an arched opening with a fanlight above a flat-roofed open porch, having an open plan and 4 columns, 6-panelled door on 2 steps. Lower extension on the north side.

Listing NGR: SU6939395647/LBS

Legacy System Number: 135429

Associated records

Havant Borough Local Plan (Core Strategy) 2011;
National Planning Policy Framework 2021.
The Town and Country (Listed Buildings & Conservation Areas) Planning Act 1990;
Hampshire Records Office;
Ordnance Survey;

MBR/The Manor House, Hayling Island -
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