

Heritage Statement include DAS

Replacement & New French Doors to Rear

The Manor House,
Edward Gardens,
Bedhampton
Havant

September 2019



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1. Introduction

Background

- 1.1 Murphy Associates has been appointed by Richard Carlton to assist in the preparation of a listed building application in respect of 1 no. new set of replacement French doors and fanlight above to the Victorian south cross-wing and the formation of a new opening to insert 1 no. set of new French Doors within the 20th century section of the building. Although an element of new work is proposed, the intention is to secure the building as much as possible and bring it to a state where it can be occupied, even if in part.
- 1.2 In addition to the earlier consents for emergency works, Officers will note that Application APP/19/00416, Drawing DGC-21909-02 set out the alterations and repairs to the rear elevation which includes aspects that related to the rear three storey bay. This was followed by a more details application for the rear bay and a greater area of the box framing including the rebuilding of the rear rising bay under reference APP/19/00593. Under reference APP/19/00509 planning permission was granted for the removal of the unsightly garaging, carport and storage building & replacement with a new garage/store, a new central entrance with metal gates and metal railing surmounting a low boundary wall.
- 1.3 Work is progressing on the building and applications are being 'staged' to ensure a flow of work but also to facilitate discussions before formal submission The applicant is currently progressing works for the reinstatement, repair and alteration of the listed building with details to be submitted to the LPA's Conservation Officer for consideration. It is anticipated that the full proposal listed building application will follow.
- 1.4 Although this process is taking time, there are finance issues to take into account as the condition of the timber frame in particular was not readily apparent. Nevertheless, the applicant reiterates his intention to work with the Local Planning Authority to bring the building back to a fit state, to repair the timber frame and/or replace where appropriate and sustain special architectural or historic interest for future generations.

2. Application of Legislation

- 2.1 The effect of a building being listed is that it is openly declared to be "of special architectural or historic interest"¹ The most important legal function is determining the need for a planning application and in particular, listed building consent.² The Planning (Listed Buildings and Conservation Areas) Act 1990 [PLBCAA] states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning or as the case may be, the Secretary of

¹ PLBCAA 1990 s.1.(1)

² Mynors, C, & Hewitson, N. (2017) 'Listed Buildings and Other Heritage Assets' 5th Ed (Thompson Reuters), p87
² Mynors, C, & Hewitson, N. (2017) 'Listed Buildings and Other Heritage Assets' 5th Ed (Thompson Reuters), p87

State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”³

2.2 The same duty is set out in PLBCAA s.16(2) where a local planning authority has a statutory duty when considering whether to grant listed building consent for any works. In neither case, s.16(2) and s.66(1) is there a statutory presumption in law in favour of a building being preserved – it is a “desirability” and it is this that the local planning authority seeks to exercise. That desirability which in turn does not lead one along the path of ‘preserve all not matter what’ approach instigated in the late 19th century.

2.3 As Mynors and Hewitson (2017) point out *“Listing’ a building therefore in theory means precisely that - merely including it in a list, as an aide memoire to all concerned to ensure that it is not demolished or damaged by unsuitable alterations without careful thought being given to its preservation.”* With that a local planning authority should also take into account that the PLBCAA including the following:

“any listed building consent (except in so far as it otherwise provides) should enure for the benefit of the building and of all persons for the time being interested in it.”⁴

2.4 At this present moment in time the main person who has an interest in the building is the current owner. That is not to say that the local planning authority or indeed Historic England, do not have an interest in it given that it is statutorily listed. It is acknowledged that former owners may retain an interest in the building particularly those owners who were successful in securing its listing on 21st July 1975 when it was under threat of demolition.

2.5 The List Description for The Manor focuses primarily on the exterior of the building with a limited reference to the interior, in particular “the old north wall .. exposed in the staircase, with its timber-framing.”⁵ And unlike more recent detailed listings, the description is for identification purely to aid identification and should not be taken as a statement of the significance of the building. Protection extends to the interior as well as the exterior and any structure within or forming part of the curtilage at the time of listing or pre-dating 1st July 1948.

2.6 Section 7 of the PLBCAA provides that:

“no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised ...”⁶

2.7 The interpretation of this is clearly that listed building consent is only required where the special architectural or historic interest is affected. It is therefore probable and likely that works relating to repairs, like-for-like works, the removal of modern partitions, wall/ceiling coverings as well as

³ PLBCAA 1990 s.66.(1)

⁴ PLBCAA 1990, S16(3)

⁵ Historic England, Statutory Entry

⁶ PLBCAA 1990 s.7

some pre-listing works/alterations as not affecting special interest or significance and thus not requiring consent. As such it is argued that the need for listed building consent needs to be measured against the special interest of each building as opposed to adopting a standard blanket approach.

- 2.8 In this case, it is clear the listed building consent is required as the works result in clear changes to the appearance of the building and the removal of fabric, albeit to the 20th century addition. The drawings as presented demonstrate that the alterations are minor and are informed by the appearance of the building and more recent works.
- 2.10 Therefore, adopting an informed approach to the conservation of this listed building and respecting its special interest, it is considered that the LPA should be in a position to support the proposals.

3. Application of National & Local Planning Policies

- 3.1 The National Planning Policy Framework (2019) is aligned with the legislative requirement. It requires that an applicant describe the significance of any heritage assets affected by proposals. 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. At the same time, the level of detail should be proportionate to the proposal itself. Therefore and in this case, it is not necessary to provide a full assessment of the entire building. It will focus on the areas of change including the rooms and the overall composition of the rear elevation.
- 3.2 In the circumstances it is considered that the information presented in the Appendices is sufficient to demonstrate a sufficient understanding and to enable the LPA to assess and determine this application⁷. Having acquired the property, the Applicant/Owner is in possession of a heritage statement which provided a rounded overview of the history of the building. The interior of the building is now more exposed and it has begun to reveal more evidence of its phases and methods of construction. A more recent inspection in natural daylight with the Conservation Officer present, indicated that the assessments carried out to date need to be reviewed, particularly in respect of the front facing west. It is likely that the building is more complicated than considered and has experienced additional layers of change, addition, infilling and gentrification. When submitting the full proposals, that document will be updated.
- 3.3 Paragraph 192 advises that in determining application, the LPA should take account of
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

⁷ NPPF, paragraph 189

- 3.4 Paragraphs 193 advises on the consideration of the potential impacts of proposals on the significance of a designated heritage asset, irrespective of the level of harm as any level of harm must be given great weight in the decision-making process. Where harm is likely to arise, the applicant is required to provide clear and convincing justification (paragraph 194). Given the information presented in this statement it is considered that this is not a case of substantial harm and as such the proposed works need to be considered against paragraph 196 where less than substantial harm should be weighed against the public benefit including where appropriate, securing its optimal viable use.
- 3.5 Paragraph 199 indicate that developers should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact.
- 3.6 Havant Borough Council's Core Strategy, 2011 sets overarching policies for the Borough. Core Strategy Policy CS11 sets out the criteria against which development is to be assessed in order to protect and enhance the special environment and heritage of the borough; where possible enhancing statutory designated heritage assets by appropriately managing development affecting listed buildings.
- 3.7 Core Strategy Policy CS 16 'High Quality Design' requires development to inter alia, embrace good principles of design, draw inspiration from and respect the local context and local character; mitigate negative environmental impact through sustainable design and construction methods; and adapt to the changing needs of the user and the changing.
- 3.8 The Pre-Submission Havant Borough Local Plan 2036 was approved by the Full Council on 30 January and consulted on between 1 February and 18 March 2019. As yet the consultation responses are to be analysed, reported to Committee and the prepared for an Examination in Public in Autumn 2019, the policies carry 'emerging weight'. It also adopts an overarching sustainable approach to development proposals, aligned with the NPPF and Government intent. This is embodied within Emerging Policy EH1 which requires development to be of a high quality design that take account of local character and distinctiveness; positively responds to listed buildings and other heritage assets.
- 3.9 Emerging Policy E13 echoes national policy considerations requiring proposals to protect, conserve and, where possible, enhance the significance of designated and non-designated heritage assets and their settings; respect heritage assets and their contribution to local distinctiveness and sense of place; and make sensitive use of heritage assets. This policy accepts that in some cases harm may arise but where it cannot be avoided, mitigation must be proportionate to the impact and significance of the heritage asset and fully incorporated into the development proposal.

4. Summary Assessment of Significance

- 4.1 It has now become very apparent that the fabric of The Manor and its condition has been covered over and concealed for many decades. By default and only because of its present state, have those defects come to light.
- 4.2 In terms of 'Understanding Heritage Values'⁸ it is considered that the significance and special interest of the Manor can be summarised as follows:

Evidential Value: The Manor yields evidence of its 16th Century origins in the plan form and surviving elements of timber frame to the garden side elevation, albeit altered during the Victorian period. It was originally of three bays with two surviving bays, one ghost' bay to the north with possible bay added at right angles, now consumed by later alterations or lost. Evidence revealed of various alterations and extension, particularly around 1843, then c.1881 when it is referred to as having been in a poor state requiring rebuilding. The internal west elevation reveals evidence of former window openings, much wider than those that currently exist but also the poor manner in which the openings were reduced and the new windows inserted, which is not apparent from the exterior. The dividing internal wall between the sitting room which is contained within the Victorian southern cross-wing and adjacent bedroom to the north side, reveals that this was the end wall of the former three-bay timber framed building with infilled openings. Also at first floor level it is clear that floor and ceiling levels had been changed but also re-roofing, at least twice.

It was altered again the early 1900's, and after that in the early 1960's and 70's when it changed hands and became a retirement home. The exact sequence and details are unclear. The sitting room contains a 20th French door and fanlight to the rear.

Further investigation of the building's fabric will reveal further information about its history and development. In its current state, the Manor is considered to have a medium to high evidential value with the value derived from its garden wall to the west and the surviving garden being generally medium, as its ability to yield evidence on the ground has been lessened.

Historical Value: The location of the manor house beside the church clearly illustrates the two main aspects of the settlement that have their origins in the middle ages, the manor and the parish church and an association between the two. The Manor may not be the same as that which existed in early times but it is clear that it was an important site being adjacent to the Church and having associations a number of important families who were Lords of the Manor including Earls and Barons, not resident, with the exception of the Cotton family. As a result of the evidence and the continued presence of a manor house on this site, it and its surviving grounds, particularly to the east, present a high historical value. It is possible that it was not occupied but the Lord of the Manor but tenanted by Yeoman or Husbandmen.

⁸ Historic England (2008), 'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment'

Aesthetic Value: Although a visually pleasing building it was clear that its plan form and appearance was as a result of extensive change. The only aspect that gave an indication of the potential presence of an older timber framed building was visible from the rear. Apart from what is now known to be the inner wall of the late 16th century parlour with the exposed box timber frame, the presence of a possible ghost northern bay etc. was not appreciated because of the layers of change and concealment by modern alterations, partitions and wall/ceiling finishes. What was not evident was the fakery of the alleged black timbers to the rear, a number of which were found to be cement over brick and painted black.

The Victorian period brought extensive change and now dominates the external appearance with a Tudor style. Of particular note are the diagonal chimney stacks, the cross wings with raised parapets, red facing bricks and yellow dressings flanking a north-south range, previously rendered and currently undergoing repairs to be re-rendered in a more appropriate lime render.

The rising triple height bay to the rear read as having a positive aesthetic value. However more detailed inspections have revealed that it too was part of the Victorian additions and was poorly executed with poor quality materials and jointing. The poor quality of the work and poor repairs overtime have now become apparent and is under repair. When complete and although it will include a percentage new oak sections to the box frame and posts, its aesthetic value will be improved, with less historic value.

As the building has been revealed and is better understood, it has the potential to be improved aesthetically. As a result, it is considered that it has a medium-low aesthetic value with potential for improvement.

Communal Value: As the building is nationally listed this immediately provides it with a communal value. That value is however, heighten because of the fact that the Manor Trust was set up with the specific aim of saving the Manor from being demolished and were instrumental in securing its listing. As indicated under Evidential and Historical Value, it is an important building in terms of the origins of the village, its development and associations with important families. In the past its gardens played host to outdoor theatrical performances. Although largely used as a private house, it eventually became a residential care home and was enjoyed on a more communal basis. Nevertheless, it is considered to have a medium communal value.

- 4.3 The importance and significance of The Manor as an historic building has not being downplayed by the owner/applicant. It is an important building, the idiosyncrasies of which had not been fully understood and appreciated but are being revealed.
- 4.4 The Manor is undoubtedly an important building in Bedhampton as identified by the Draft Bedhampton Conservation Area Character Appraisal. Therefore, the intent to bring the building back in residential use should be welcomed.

5. Proposed Works

- 5.1 This application includes two changes to the building, one being to the existing French doors and fanlight to the rear of the southern Victorian (Period D) cross-wing, added during the occupation of Woodthorpe Clarke (1845 – 1857) and the other to the south facing elevation of a 1930s addition.
- 5.2 The joinery details of both would match that of the approved French Doors already inserted into the single storey angled bay and will therefore contribute to the pleasing composition of the rear elevation. Apart from the subdivision of the doors and fanlight, the internal spatial quality of the sitting room would remain unchanged. The existing shutter boxes and shutters would be retained and redecorated. These are considered to be from an earlier phase and are part of the internal quality and appearance of the building and this room.

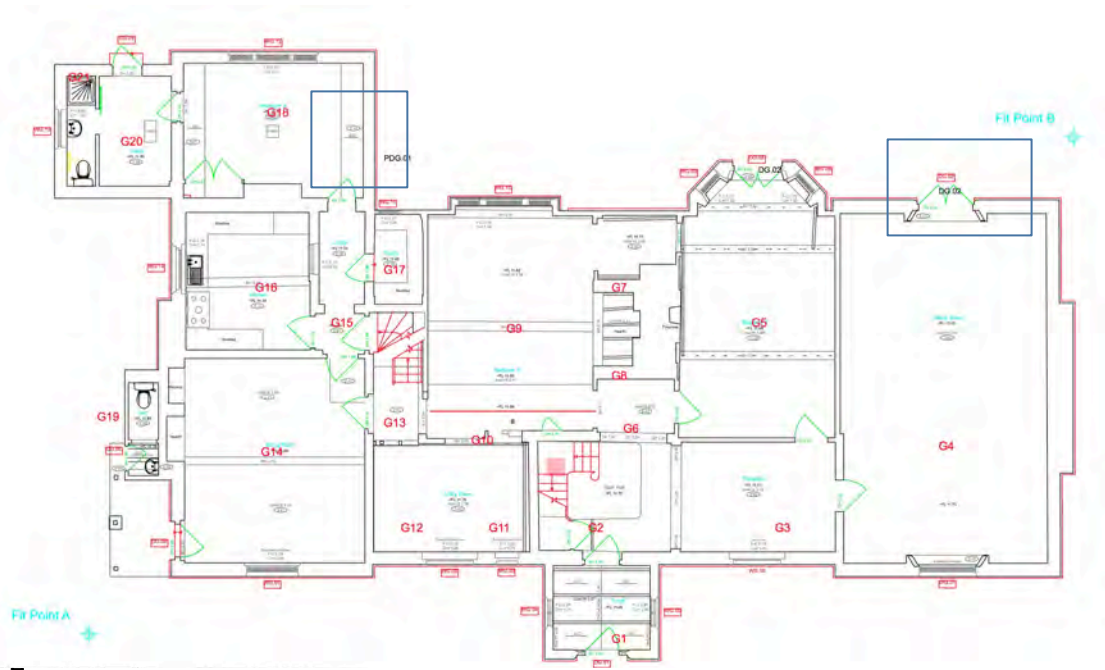


Figure 1 - Existing Ground Floor Plan

- 5.3 The additional French doors to the former bedroom to the modern extension added to the east of the kitchen would see the removal of brickwork. However as this section of no historic value, it is considered that no harm would arise to its special interest. It may be considered that the use of the same style of doors being multi-paned, is contrived but given the close proximity to the rear 16th/19th century rear elevation, a different style would be visually jarring.
- 5.4 The new doors would improve the internal quality of this space and provide direct access to the patio area at the rear of the house.
- 5.5 It should be noted that the joinery details of both French doors will match those for the approved French doors to the angled single storey bay, single glazed with histo-glass and painted to match.

6. Conclusion

- 6.1 Bearing in mind the whole intent of s7 of the PLBCAA is not to harm the special architectural or historic interest of a listed building, it is considered that the proposals takes that stance and would not cause undue harm. It is considered that the works on assessment accord with the statutory duty of s16 and 66 of PLBCAA 1990 as the special architectural or historic interest would not be harmed. At the same time, the proposals accord with the National Policy as set out in Chapter 16 of the NPPF (2019) as well as the Local Policies CS11 and Emerging Policies EH1 and E13.
- 6.2 The proposed works take account of the characteristics of the heritage asset and its appearance and compliment the aesthetics of the rear elevation and listed building as a whole. There would be no impact on the character or appearance of this part of the Conservation Area. .
- 6.3 When taking account of the exercise and intent of statute, it is considered that the special interest of the building would not be harmed. This is one of a raft of proposals that sets the "desirability"⁹ to safeguard the building for future generations.
- 6.4 Subject to dialogue and conditions where appropriate, it is considered that the proposals presented should be supported with the LPA working in proactive manner to assist the owner/applicant in moving forward in an ordered manner. Should the LPA and its officers require any further information, please do not hesitate to contact the agent.

⁹ PLBCAA, s66

Appendix A: Listings

Manor House

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1091647

Date first listed: 21-Jul-1975

Date of most recent amendment: 06-Feb-1984

Statutory Address: Edward Gardens, Havant

Details

This list entry was subject to a Minor Amendment on 29/01/2016

SU 70 NW 4/20

HAVANT, EDWARD GARDENS, Manor House

(Formerly listed under BIDBURY LANE. Previously listed as the Manor under Lower Road) 21.7.75

II

Large house, used as a home for the elderly. C16, with early C19 extensions. Timber-framed house, with added front (west) and 2 wings of the later period. Brick, rendering, with a tile roof. Symmetrical west front (all of the 2nd period) with slightly-recessed centrepiece of 2 storeys, 3 windows, and gabled wings of 2 storeys and attic, 1 window. The centrepiece is stuccoed, with a brick dentil eaves, hoodmoulds to the openings, sashes, and central gabled yellow brick porch. The wings have red brickwork with flush yellow dressings, hoodmoulds, and sashes. The rear (east) elevation has a shafted stack, 2 brick-faced gables (early C19) in the centre containing the windows with the remaining walling being exposed framing with rendered infilling. The wings repeat the front elevation, but with French windows to the ground floor. Inside the old north wall is exposed in the staircase, with its timber-framing.

Listing NGR: SU7023706481

MANOR HOUSE BOUNDARY WALL

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1340187

Date first listed: 06-Feb-1984

Statutory Address: MANOR HOUSE BOUNDARY WALL, BIDBURY LANE

Details

SU 70 NW 4/21

HAVANT, BIDBURY LANE Manor House Boundary Wall II

Boundary wall. C16. Tudor wall on the east and south boundary. Red brickwork in English bond, with some blue headers in diaper patterns, moulded plinth. The south wall has a plain Tudor-arched doorway, the east has a similar doorway recessed within a thickened wall, within a wider arch.

Listing NGR: SU7022406381

Appendix B: The Heritage Asset

The Manor House is located in the heart of old Bedhampton, to the north of St. Thomas's Church, east of the Bidbury Mead Recreation Ground which was once part of the property and today the Tudor arched gateway through to the rear Tudor garden wall survives today. The main approach was always from the west. Today access is from Edward Gardens, a private road. It also with the Bedhampton Conservation Area that is currently under review and a revised appraisal. The building was first listed as 'Manor House' on 21 July 1975 as a Grade II listed building. The description was amended on 6th February 1984 with a further minor amendment made on 29th January 2016. The Statutory List description refers to the building as follows:

SU 70 NW

4/20

HAVANT

EDWARD GARDENS

Manor House

(Formerly listed under BIDBURY LANE.

Previously listed as the Manor under Lower Road)

21.7.75

II

Large house, used as a home for the elderly. C16, with early C19 extensions. Timber-framed house, with added front (west) and 2 wings of the later period. Brick, rendering, with a tile roof. Symmetrical west front (all of the 2nd period) with slightly-recessed centrepiece of 2 storeys, 3 windows, and gabled wings of 2 storeys and attic, 1 window. The centrepiece is stuccoed, with a brick dentil eaves, hoodmoulds to the openings, sashes, and central gabled yellow brick porch. The wings have red redbrick with flush yellow dressings, hoodmoulds to the openings, sashes, and central gabled yellow brick porch. The wings have red brickwork with flush yellow dressings, hoodmoulds and sashes. The rear (east) elevation has a shafted stack, 2 brick-faced gables (early C19) in the centre containing the windows with the remaining walling being exposed framing with rendered infilling. The wings repeat the front elevation, but with French windows to the ground floor. Inside the old north wall is exposed in the staircase, with its timber-framing.

Listing NGR: SU7023706481

The Tudor gate and wall is listed under a separate entry. The remainder of the garden is local interest. The details of the listing to the gateway/wall is attached as Appendix 1 which also includes the formal Historic England listing for the Manor House. Overtime, it has contracted in size and shape and has lost its former farm, associated buildings and deer park. Today, it is sits in a more suburban setting with modern development to three sides.

The building was previously assessed by The Architectural History Practice Ltd in 2016 and at that time, the Manor Trust was the owner. That report was prepared to inform the conversion of the Manor House to a single dwelling. The recorded details of changes that occurred during its use as a nursing home are not known but searches are currently underway. It is clear from Sales Particulars and the contents of report

produced by The Architectural History Practice Ltd that the plan form of the building was altered. As the works forming this subject of this application are confined to emergency works to ensure the building is watertight, for example, that some failings of the building's fabric are addressed and the lime render/stucco is reinstated.

The Manor House is a large details house with an historic core, indicated as dating from 16th century. It has been altered and extended over time, particularly in the mid 19th century and during the 20th century when it was converted to a nursing home. The history of the building is also difficult to research for 19th century. It is understood that the building painted by M. Snape (after a sketch of 1876) called 'Old Manor House' relates to the old L-shaped timber framed building that was located to the south of Bidbury Mead and Bidbury Lane, which later became the Old Poorhouse on the first edition OS Map. The name of the 'Old Manor House' does not appear in any other sources, and it likely to be an error.



Incorrectly referred as 'The Old Manor House' by M Snape (1853 - 1930) engraving after sketch by M. Snape (Papers and proceedings of the Hampshire Field Club, vol. II (1892), opposite page 253)

General Overview

Bedhampton Manor was noted in the Domesday Book as being held by Hugh de Port from Hyde Abbey as with other Hampshire manors.¹⁰ Included in the summary were the church and 7 servants, two mills, and two salterns and a deer park – a prosperous property. Over the years it gained and decreased in value and passed from owner to owner, because it was often in the monarch's gift. In the 14th century the Lord of the Manor was an absentee owner, so that the manor fell into disuse. In the 15th century the Manor became the property of the Cotton family. In the 17th century the Cotton family conveyed Bedhampton manor to the king by fine but was re-granted to the Cotton's a few months later. It was retained in the Cotton family until the 18th century when it became the property of the Cardonnell family and by marriage

¹⁰ A History of the County of Hampshire: Volume 3, VCH 1908, pp. 142 -144.

eventually to the Dutton family, owners of Hinton Ampner. The Dutton's remained the owners until the early part of 20th century but had already started to sell off manorial land. It is not inconceivable that The Manor House was tenanted.

As there is a lack of information available, it is assumed that the Tudor brick wall that once enclosed the house may have been built by the Cotton family. In a document of 1632, the manor is described as containing 'a very faire mansion house or place built of brick and stones in the outside and covered all with slates', as well as a 'farmhouse, a brew house, a dovecote, a barn, a stable and other outhouses beside two courts or 'gats' (i.e. land closely associated with a house). By that date, the medieval deer park (with an eight-mile fence) had been disparked. Later in the seventeenth-century the 1665 Hearth Tax listed the manor house, then owned and probably occupied by Richard Cotton, as having 15 hearths, which shows that it was a substantial building.¹¹

From this and the inspection of the building, it is considered that the original form of the building was a three-bay timber frame construction, of a narrower bay width than presently seen, and most likely under a steep pitched thatched roof. It was originally considered that the building had an open hall to the middle bay but having carried out further research at the Weald & Downland Living Museum and according to Barley, M. W (1990) this was a yeoman's house commissioned by the lord of the manor and by the time it was built, it would not have had an open parlour.¹² The stack was inserted from the outset and therefore the house had a baffle entry to each side. The central bay would also have been floored over from the outset with a heated room above. The main stack served it reported as having 16 hearths in 1665 which suggests it was a house of importance.

Although not uncommon, the high end was located at the northern end of the house. The parlour reveals evidence of scarring for fixed furniture. There is a door to each side, one against the east wall now concealed. It is also highly likely that the house was significantly enlarged during the early to mid 17th century. The actual stages of change need to be appraised but that level of detail is not required for this particular application.

The 1797 'pen and ink' map does not assist in the regression exercise. It shows a strong rectangular form, with a north-south orientation and a contained planted garden which appears to separate it from the surrounding lands. There are buildings to the west of the main house and the church is clearly notable to the south.

The 1825 mapping clearly shows the house with a number of buildings that resemble a farmyard grouping. There appears to be a distinction between parcels of land associated with the house and that associated with the farm and orchard. At this time, the west elevation of the house is clearly flush with no suggestion of a porch being present. However scarring to the concealed face of the building suggests that the current porch is the third and larger than the previous two. It is therefore considered that for a building of status, the main entrance door would have had a porch of sorts, be that a simple flat projecting canopy or as seen in the scar marks, a narrower span of a pitched roof. The northern side of the building is stepped in its footprint suggesting the possibility of an extension to this side. There is no evidence of the buildings to the north and northwest today and this area has been redeveloped to accommodate 20th century housing. From this map it is assumed that the main entrance to the house was

¹¹ Architectural History Practice, 2016, p6

¹² Updated by the Writer following additional research undertaken.

to the west side where the two tracks converge before continuing up to and continuing past the west elevation of the house.



1797 Pen and Ink map showing The Manor House (Source: NLS)



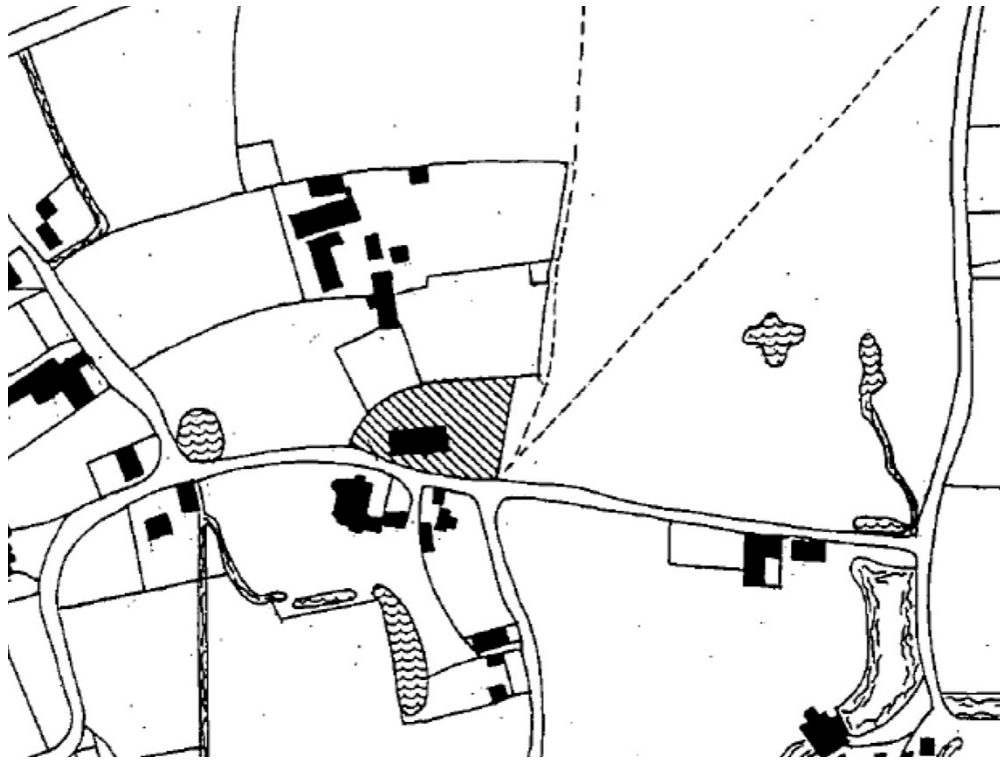
1825 mapping (Source: BHT)

According to the research undertaken by Architectural History Practice Ltd¹³, the occupier of the house in 1845 is recorded as Woodthorpe Clark who leased the building known as Bedhampton Manor Farm or a period of 14 years. They draw attention to the wording of the lease that states;

".. the said lessor, his heirs and assigns shall and will within the space of one year from the commencement of said term put the farmhouse and all the buildings in repair and shall and will build and complete for occupation all [sic] the southern end of the House a Parlour of not smaller dimensions than 30 feet by 17 feet with two bedrooms over the same provided nevertheless that the said lessor, his heirs and assigns shall be at liberty to remove the farm buildings from their present sites and construct them upon some other parts of the said demised premises ..."

¹³ A copy of the report was provided to the current owner on his purchase of The Manor.

It is thought that these relate to the changes to the building carried out during the Victorian period as the works were considered to have been completed by the time of the first edition OS Mapping survey dated 1858-9. The farm buildings were still shown on the 1845 Tithe map (Hampshire Record Office 21M65/F7/16/2). A tracing is shown below.



Tracing of the 1845 Tithe Map

Woodthorpe Clarke's lease expired 2 years early in 1857 and it was occupied by Byran Ward Gibbons with a lease for 20 years. Strangely the 1861 Census refers to his occupation being Manor Farm. The annual rent increased and this is assumed to be due to a remodelling of the house and being described as a 'most excellent Residence.' The image of Charles Cotton's painting of circa 1860 shows the rear elevation from Bidbury Mead. It is notable that the cross-wings are evident but the central rear section shows two rising bays breaching the eaves line and having gabled roofs projecting from the main roof. It is not known if this is artistic license but it suggests that there were two full height bays when in reality the southern side has a canted bay to the ground floor only and a dormer of narrower proportions than that to the northern bay.

There are indications that there were attic rooms above the main first floor central chamber. Access arrangements would need further investigation given the changes of floor levels within the building. However, there is likely to have been a stair rising from the east side of the inglenook at first floor level to the attic as there is evidence of a doorway and screen at a higher level and scar marks for a floor, presumably requiring a 'step' up to it when examining the scarring to the inner north wall. At some point, the southernmost bay was removed and replaced by the current single storey arrangement (image not reproduced due to copyright but available in the Bedhampton Historical Collection, original in Portsmouth City Museums).

Mapping dating from surveys carried out during 1859 to 1866, published in 1870 reveals a more regular form than the 1825 mapping but this is likely to reflect further alteration and/or extension to the plan form to the north side. Fig. 5 shows the planted gardens to the rear of the Manor House. The main drive now leads off Bidbury Lane, with a more formal 'swell' in front of the west elevation to the Manor House. Two detached buildings sit to the north, one further away. The formal arrangement of the gardens is clearly noted. As Bidbury Meads encircles the Manor House, it is considered that these lands were used for agriculture. This is not to say that lands elsewhere were part of the agricultural holding.

Byran Ward Gibbons was recorded as the resident in the 1871 Census and is recorded as farming 830 acres employing 25 men, 10 boys and 8 women. His son was a merchant farmer, employing 6 men and a domestic servant. Gibbons died in 1873, and the lease appears to have been relinquished as the family auctioned off the furnishings of 7 bedrooms. The information does not specify 'rooms'.

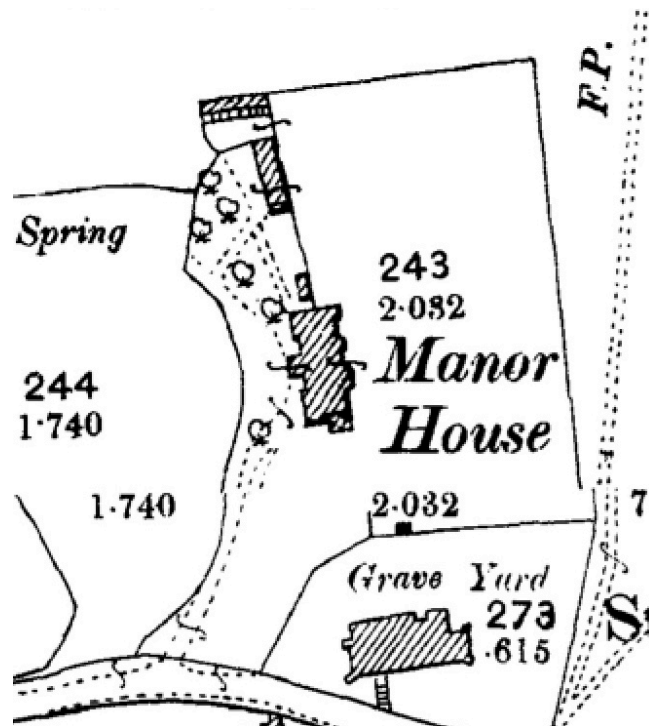


1870 OS mapping, surveyed 1859-69 (Source: NLS)

It is understood that the house was surrendered to the Dutton family in 1874 but is not known if Ralph Henry Dutton resided in the Manor House. If he did, it was for a short time for its tenant in 1881 is recorded as Henry Hipkin, a farmer. He is recorded as farming 140 acres - a substantial reduction in the holding recorded some 10 years earlier. He is recorded as employing 12 men and 4 boys, as well as domestic servants. The Hipkins family remained in the Manor House for a further 20 years, at least as he is recorded as the occupant in the 1901 Census. In 1892 the Manor passed to his nephew, Henry John Dutton.

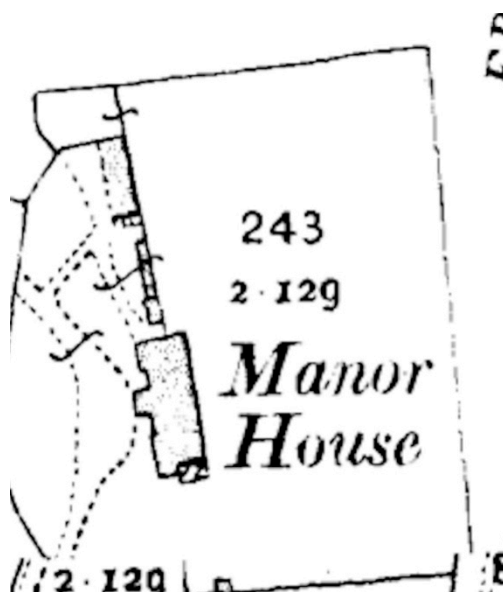
The 1898 3rd Edition OS mapping clearly shows the formal drive of Bidbury Lane, gated, and leading to a front porch with criss-cross arrangement of the driveway leading to detached buildings to the north, presumably coach housing and stabling. There is no change between this and the 2nd Edition OS Map (not included). Apart from the small glass house to the south side elevation, the footprint of the main house is clearly shown with cross-wings at each end, that to the south slightly stepped due to the external stack;

the cross-wings stepping forward of the main elevation and a projecting porch to the west elevation. The rear east elevation shows articulation and this is likely to relate to the rising square bays shown in Charles Cotton's painting. The northeast corner has change since this date as has the arrangement of buildings to the north.

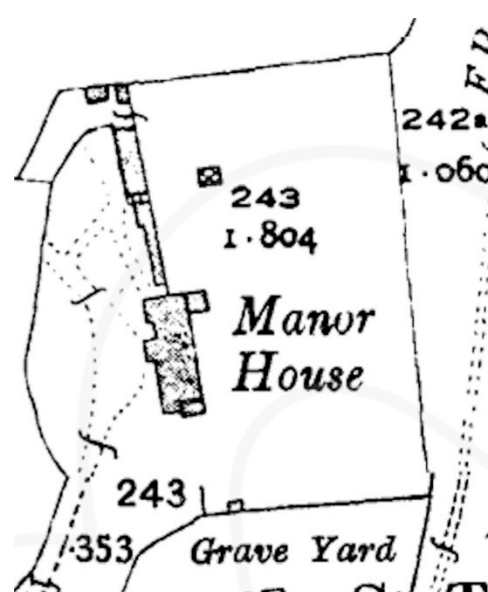


- 1898 3rd Edition OS Mapping (Source: NLS)

By 1907 the northernmost buildings that had been added in 1895 had been replaced by a new linear arrangement (see Fig 7) and a few other changes occurred to this arrangement circa. 1932 (see Fig. 8). During this time it is known that the Manor House had been occupied in 1910 by Kenneth Heaton Esq but soon after became the residence of Rear Admiral Hugh Pigot William (sometimes referred as 'Williams'). The original lease was for 5 years but the occupancy was longer. The Census of 1911 indicated that the house had 14 rooms with 10 occupants.



1910 OS Extract



1930's OS Extract

Records for the company, Carrell of Havant reveal the following:

National Records

80084 - Carrell of Havant, builders

*Finding Number: 84M80/B63
Contract Work Ledger
1907 - 1913*

P183: Mrs William [of] Manor House, Bedhampton – electric bells etc 1910

P183: Admiral William – rustic house, wire netting, summer house roof and stain floor 1911

P183: Admiral Williams – Manor House, Bedhampton - bathroom cottage etc 1911-1912

*P210: Captain Watson Manor House Bedhampton – fire place, white washing ceilings etc papering
1908 – 1910*

Aside from reference to a Captain Watson, from other documentation, the whereabouts of the 'bathroom cottage' is not known by may it is noted that the outshot to the north east elevation was constructed in 1932 as a staff room. The Architectural History Practice Ltd indicate in their report that there was a window to the north wall that was moved to the east wall and private facilities were added to the north side. The same source refers to an additional stack being added during the 20th century to the west front of the house, just south of the entrance. This is suggested to be the stack relating to a corner fireplace in a first floor room, now only visible within the roofspace.

It is understood that there further changes circa. 1925 to the interior and once received from the archives, the details will be reviewed to ascertain if they shed light on the changes to the interior. Admiral H.E Williams is recorded as having passed away in June 1934¹⁴. After this is it possible that Ralph Dutton took up residency and remained in situ until it was sold in circa. 1940 to Maurice William Hill who sold it one year later on 27 August 1941 to the Portsmouth & Sunderland Newspapers Ltd who acquired it as backup offices during WWII. Although it is said that they never used the Manor as offices, there is evidence of access to this space with names and dates written on the south-facing wall including 1890, 1891, 1896, 1901 (? Giles) 1903 (R. Galway and S. Upfield, 1938 (? W Laycock, S. Hoare Nov) and up to 1946 (Landgord M J and Luckas MR). Later plans did not show an attic floor over this area.

The manor was sold again to Nellie Rosa Ringshaw in 1946 who sold it on two years later to Edward Hamilton Eyles and Rhoda Gladys Eyles who are known to have let the northern end of the house as a self-contained units of accommodation as it was served by a separate staircase. According to the research carried out by the Architectural History Practice Ltd there is some curiosity about the nature of mortgage reference indicates that the mortgage referred to the building having three living rooms, three bedrooms and one bathroom. Although this has been disputed, it is possible that the reference to the number of rooms reflects the fact that the accommodation may have been over three floors with the ground floor including three rooms, the first floor having two bedrooms and a further bedroom in the attic. This arrangement would go some way to explain the arrangement and appearance of the doorway at the

¹⁴ Portsmouth Evening News, Friday 29 June 1934, p17

northern end of the first floor passage recorded by PWP Architects. A further 1948 mortgage refers to a house with six bedrooms and two bathrooms. The two sections of the building could have been mortgaged separately. If that was the case, then it is clear that the northern range was vertically divided from the remainder of the building. The insertion date of the separate staircase with its rather large bulkhead located in what was referred to as a dining room in the PWP Architects' plans needs to be determined as this area of the house shows signs of having a former timber framed bay, largely lost with some surviving elements consumed by remodelling and alteration.

It was during the ownership of the Eyles family in 1961 that outline planning permission was obtained for four dwellings to the north of the Manor with the coach house being demolished and a new access road which was to become Edward Gardens. At the same time, in June 1961 Mr. E. Hamilton Eyles obtained planning permission for the conversion of the existing stable block of two storeys to form one unit of accommodation and for a north wing which was over one and a half storeys. The two buildings were shown to sit parallel to each other with a yard in between (HBC – 12941/1 approved 3rd June 1961).

The north wing to the Manor House was amended post approval. The plans depicted a wing to the north with access through the existing door to the north side leading into an enclosed corridor off which was shown a bin store, wc, bathroom and 2 x bedsits. Two garages were shown opposite with a courtyard between. Access to the garage was from the main drive and was south facing (HBC ref: 12941//5 & 14/G – 18 November 1961). A further scheme was submitted on 22nd November 1961 which shows the present arrangement.

In 1963 the Eyles' obtained planning permission for a new house for their son (The Pilgrims) further reducing the holding.

With the threat of the demolition of the Manor House, the Manor Trust was set up with the specific aim of saving it.¹⁵ They were able to secure ownership. Part of the price arrangements including the Eyles retaining land to the south to build a home for themselves, Tall Trees. The Manor Trust established it as a home for the elderly and in August 1967 it already had five residents. The plan was to increase to take eight in total. 1968 saw the submission of plans for a more complex extension to the north side for five bedsits, a store and a garage. The 'existing' external wc was shown. It is assumed that earlier 1961 extension (plans state 'as existing') was built but revised in 1968 (HBC Ref: 12941/14) and amended post decision on 4th July 1968.

Although only garaging and a carport exist today, they bear a similar appearance to the 1961/68 plans. As a separate build, an extension was added to the staff room during the late 1960's presumably under the guardianship of the Manor Trust. It does not appear on the Site or Location Plans included in the drawings. Details of the 1961 and 68 extensions are shown in Appendix B.

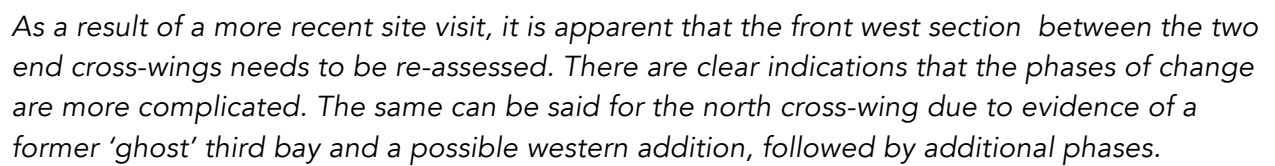
It is known that the Manor House was provided with central heating and the interior subdivided to create ensuite bedrooms. This includes the provision of ensuite facilities within the inglenook to the ground floor and further 'wet' facilities to the east side of the stack where there is evidence of a baffle entry; the alignment of the first floor passage; further ensuite facilities adjacent to the main stack; bathroom and

¹⁵ <https://www.portsmouth.co.uk/news/people/bedhampton-manor-to-be-sold-after-being-saved-from-demolition-1-6489489>

kitchen locations. A number of the changes are likely before listing in 1975 and afterwards is not known and requires further research.

However, examining available photographs, it would appear that a lot of modernisation works occurred in respect of the interior of the Manor House, including wall and ceiling finishes. As stated above, further research is required to ascertain the key periods of change and alteration but it is likely that each owner placed their stamp of change and personal tastes on the building. Functional requirements of a retirement home would also resulted in numerous changes.

Clearly and at some point in time, the valley between the two roof ranges was covered over with a flat roof. An entry in the AHP report refers to the fact that this is likely to have been before 1976 and cites a document 'Expert eye on rafters' The News Extra, 14 September 1976, which was sourced from a cutting in the Bedhampton Historical Collection.



Appendix D: Design & Access

Overview

Amount: The proposed changes are limited to two areas with only one aspect involving the formation of a new opening to the south facing elevation of a 1930s extension. The amount of work is therefore controlled and contained.

There will be no additional volume to the building nor an increase in footprint, scale of mass.

Layout: No changes arising.

Scale: One set of French Doors are to be contained within an existing opening where French doors exist. The second set to the 1930s extension, albeit of the same style, are shorter in height due to existing floor, ceiling and wall plate levels.

Landscaping: No changes arising

Appearance: The appearance of the rear elevation will be enhanced by the proposals. The French Doors will match those already approved to the angled single storey bay.

Use: Residential

Access: For the purpose of this application, the additional French doors to the 1930s extension will provide a more direct route to the rear patio and garden area, reducing the need to walking through a number of rooms or to exit and walking around the building.

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