

Record of Building

**The Manor
Edward Gardens
Bedhampton**

Heritage Statement v3

December 2019

Table of Contents

1. Introduction..... 3

2 Legislation & Policy..... 4

3 The Heritage Asset (updated)..... 7

4. Floor Plans (Past) 14

5. Floor Plans (As surveyed in January 2018) 19

6. Interpretation of Phasing 23

7. Existing and Proposed Changes 24

8. Significance 25

9. Conclusion 27

Appendix A – Design and Access

DISCLAIMER

Where the contents and recommendations
have influenced the design of a scheme,
no responsibility or liability
shall be accepted for CDM.

It should be noted that this document contains corrections to the historical overview that was previously submitted.
This is due to the fact that more information has been acquired and evidence with the archives.

All Rights reserved.
Copyright © Murphy Associates (UK) Ltd
While Copyright in this volume document report as a whole is vested in Murphy Associates, copyright including intellectual, to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Murphy Associates.

All modern maps reproduced in this report are © Crown Copyright 1999.
Reproduced from Ordnance Survey Land-Line data with the permission of the controller of Her Majesty’s Stationery Office.
Ordnance Survey and Land-Line are registered trademarks.

Document production © Murphy Associates 2019.

1. Introduction

- 1.1 Murphy Associates have been commissioned by Mr Carlton to ascertain the extent to which the works carried out to the Manor, Edward Gardens, Bedhampton affected its special interest as a nationally designated listed. The intention of carrying out this exercise is to agree a positive and collaborative way forward with Havant Borough Council to return the building to a fit habitable condition and at the same time, arrive at a balanced approach to the provision of a home that meets modern-day expectations without harming its special architectural or historic interest. In order to progress the provision of appropriate drawings and supporting information, John Peerless MCIAT and The Green Oak Company Co. Ltd have assisted in this process.
- 1.2 The interior the building was not seen by Murphy Associates prior to stripping out and any evidence of its past condition and appearance has been based on limited information sourced from various websites, a previous Heritage Statement and on-site inspections of the building as it stands.
- 1.3 We have also sought to refer to past records but it should be noted that investigating the history of this building has been tedious and as yet, we still have not uncovered evidence of all of the changes that have taken place.. Based on the research so far, it is not beyond the realms of possibility that each owner carried out change, modernisation contemporary to their period and this would have included gentrifications such as the fashion for smooth walls and ceilings, covering all features behind. Some concealments have hidden longstanding defects and deterioration including deterioration of the timber frame to the extent that it had disintegrated. For instance, whilst it was apparent that the hood moulds above the exterior west facing windows had slumped and some bricks were deteriorating under the plasticized paint finish, behind and to the interior, oak lintels were failing and the surrounding internal face of the wall revealed haphazard patch infilling where former wider bay windows had been blocked up and a different size of window introduced. It is however, very clear that past changes had a profound impact on the internal layout, character and appearance of this historic building. However, a lot of change occurred pre-listing. At this stage, it is not known what and if other works occurred post listing as the local planning authority's records are limited.
- 1.4 It is therefore not surprising that the current owner inherited a significant amount of interventions/works/alterations that today would not be considered appropriate for a historic building. This have included unauthorised works. It is therefore understandable that the current owner would not wish to reinstate the former internal plan form in its entirety such as inappropriate internal partitioning and ensuites inserted into the main inglenook.
- 1.5 Equally, it would be highly surprising if the local planning authority would want to encourage the reintroduction of that arrangement and would work with the current owner in a positive and proactive manner to ensure this building can be lived in once again.

2 Legislation & Policy

- 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 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. At the same time, it is acknowledged that former owners may retain an interest particularly those owners who were successful in securing the listed of the building 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 where the “the old north wall is exposed in the staircase, with its timber-framing.”⁵ And unlike more recent listings, the description is for identification purely to aid identification. It is not a statement of the significance of the building and does not mean that any feature not noted is of no importance. 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 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 or where the special architectural or historic interest of a listed building remains unaffected, then listed building consent is not required. Since consent is only required for works that affect the special interest and not all aspects, sections or part of a listed building contribute to its special interest or tangible significance, the recognition of this longstanding legal position can be exercised.

- 2.8 There are legislative processes than could be discussed with the local planning authority to engage in a positive manner with the current owner including Heritage Partnership Agreements⁷. The ERRRA also allowed for Local Listed Building Consent Orders to be agreed⁸ and can enable the local planning authority to grant consent for “works of any description for the alteration or extension of listed buildings of any description.” These powers could be exercised in this case and would create a legally binding framework for the local planning authority and the owner to reduce the bureaucracy and simplify the processes and number of applications that may well be required to address the issues pertaining to this particular listed building.

¹ PLBCAA 1990 s.1.(1)

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

³ PLBCAA 1990 s.66.(1)

⁴ PLBCAA 1990, S16(3)

⁵ Historic England, Statutory Entry

⁶ PLBCAA 1990 s.7

⁷ Enterprise and Regulatory Reform Act 2013 [ERRA]

⁸ PLBCAA 1990 ss.2614 –K inserted by the ERR 2013

2.9 In addition, since 2013 there is also a mechanism to agree that what works do not need listed building consent and are therefore lawful but it only available for proposed works as a Certificate of Proposed Lawfulness that do not require consent, ie. Works that do not affect the special architectural or historic interest of a listed building, not limited only to repairs but also to the installation of CCTV, a boiler flue or the removal of non-historic partitioning in areas where there is no impact.

2.10 It is borne in mind that will be a percentage of works to this listed building that requires listed building consent but equally it could be argued that there is a high percentage that was either borderline or clearly did not affect the buildings special interest.

Moving Forward

2.11 By documenting the current building, it is considered that the current owner and the local planning authority will be in a better position to discuss and agree what works require listed building consent, those that do not as the special interest is not affected and those that are clearly repairs. The writer will also provide their opinion based on information gathered to date. As the NPPF (2019) indicates the local planning authority should also have an understanding of the significance of the building, any information held should be shared in a collaborative manner.

2.12 The initial writing of this document has assisted both the applicant and the LPA in considering the more recent applications that were submitted, albeit some being in retrospect, and the issue of positive outcomes. It is on that theme that the applicant seeks to progress the current proposals, informed by heritage significance and balanced against the fact that there has been a greater focus on restoring the degraded timber frame of what is considered to be of the greatest special architectural and historic interest.

2.13 The National Planning Policy Framework (2019) is aligned with the legislative requirement. 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.

2.14 It is considered that given the focus and subject of this application that the information presented is sufficient to demonstrate a sufficient understanding and to enable the LPA to assess and determine this application. However, having acquired the property, the Applicant/Owner is in possession of a heritage statement, which provides a rounded overview of the history of the building. As the interior of the building is now more exposed it has begun to reveal more evidence of its phases and methods of construction. This is likely to add more layers to the phasing and is likely to lead to a more in-depth understanding of the significance

of this building, previously unknown or not recorded. However, details of the building during the late C20th are not available and may well be held in local records.

2.15 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.

2.16 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 and thus the net heritage benefit.

2.17 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.

2.18 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.

2.19 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.

2.20 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.

- 2.21 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.

3 The Heritage Asset (updated)

- 3.1 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

- 3.2 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 retirement home are limited but it is clear from available Sales Particulars and the contents of report produced by The Architectural History Practice Ltd, that not only was the plan form of the building altered but there was clear evidence of post listing changes, for example, the attachment of a stair lift to the main stair, and putting an ensuite within the main inglenook to the main room. Even more surprising was the camouflaging of deteriorating box framing with painted cement.

- 3.3 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 retirement home. The history of the building during the 19th century has also difficult to research for. 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.



Figure 1 – Incorrectly referred to 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

- 3.4 Bedhampton Manor was noted in the Domesday Book as being held by Hugh de Port from Hyde Abbey as with other Hampshire manors.⁹ 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, and 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 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.
- 3.5 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.
- 3.6 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.¹⁰ It is note known if this was the same building because the manor estate included a mansion house as well as a farmhouse. Usually on farm estates such as this, the farmhouse would have been occupied by a yeoman, not just an agricultural worker. However there is evidence to suggest that the original 3 bay timber –framed 16th century was extended a number of times.
- 3.7 It is now known that the original building range was a three-bay timber box-frame construction, of a narrower bay width that presently seen, and most likely under a steep pitched thatched roof. As it post dates the transitional period, it always had a fireplace and stack serving both the south and central bays and a first floor. The central bat contains evidence of a dais with scaring for fixed furniture. There was a door to corner to the north of the central bay leading to the north bay. The hallways to each side of the fireplace led to the south bay where there is evidence of a former door and window to the south elevation.

- 3.8 As stated it origins was as a three-bay timber framed building. It is highly likely that the dwelling was significantly enlarged during the early to mid 17th century and again in the 18th, 19th and 20th centuries. The recording of change has been difficult to interpret but and despite it stripped appearance, it has yielded evidence and signs of past change and reading its regression.
- 3.9 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 width of the plan form is deceiving as it may have gained its staged west side additions and parallel range by this time.



Figure 2 – 1797 Pen and Ink map showing The Manor House (Source: NLS)

⁹ A History of the County of Hampshire: Volume 3, VCH 1908, pp. 142 -144.

¹⁰ Architectural History Practice, 2016, p6

- 3.10 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. The north east area is clearly associated with the northern part of the building which itself is stepped. The west side is of a greater length than the east and may signify the enlargement of the parallel west side range.
- 3.11 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 version and larger than the previous two. Of course, if the west side is the parallel range then the true original entrance would have been internalised by this stage.
- 3.12 For a building of this acquired status, at this time 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.
- 3.13 There is no evidence of the former farm buildings to the north and northwest today. This area has been redeveloped to accommodate 20th century housing. However, and from this map it is assumed that the main entrance to the house was to the west side where the two tracks converge before continuing up to and continuing past the west elevation of the house.



Figure 3 – 1825 mapping (Source: BHT)

- 3.14 According to Lewis' map of 1833, the Manor as it is called today was referred to as 'Bedhampton Farm' – name that may have existed earlier. What is now considered to be the manor house appears to be of the same footprint as the 1825 arrangement but the farm grouping changed to a multi-yarded arrangement with north side additions and a number of detached buildings. The garden area to the east of the manor was clearly contained and perhaps the demarcation sought to distinguish between the main domestic areas that the family resided in and the northern wing which had an agri-utilitarian function, either as a dairy/milk house or for food storage.

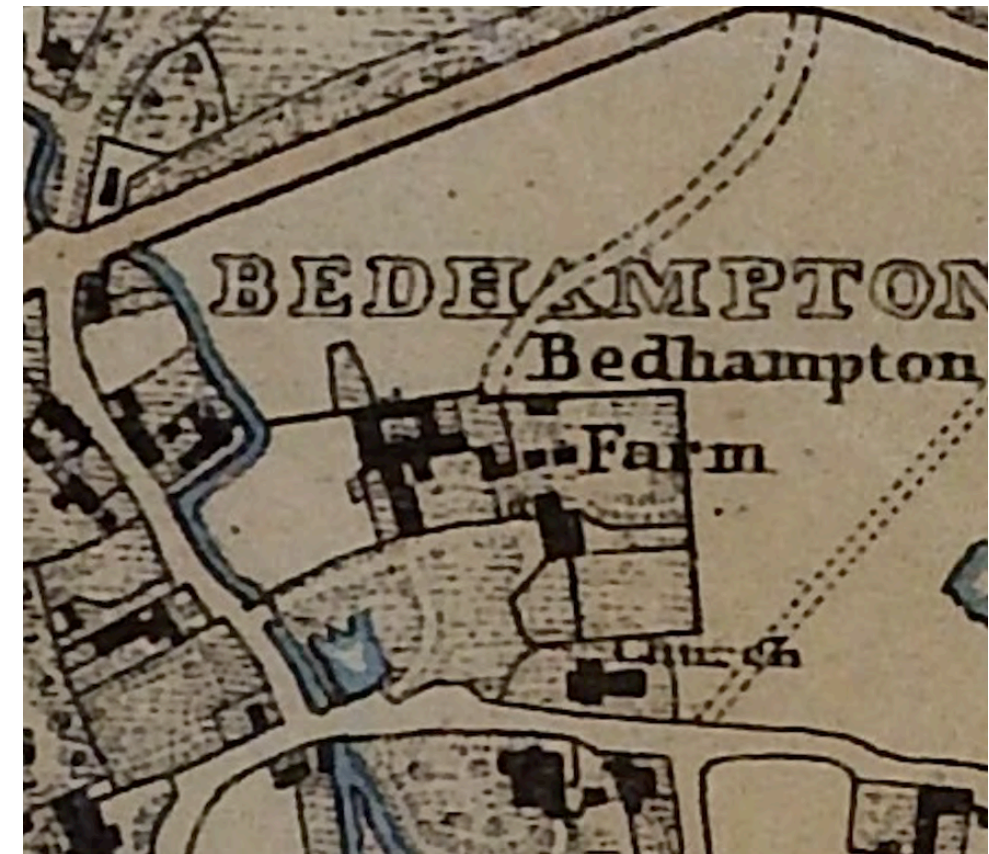


Figure 4 – 1833 Lewis Map (Source: Portsmouth History Centre)

- 3.15 According to the research undertaken by Architectural History Practice Ltd¹¹, the occupier of the house in 1845 is recorded as Woodthorpe Clark who leased the building known as Bedhampton Manor Farm for 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

¹¹ A copy of the report was provided to the current owner on his purchase of The Manor.

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 ..."

- 3.16 The reference to the farmhouse correlates with the earlier description where a manor house and a farmhouse were referred to. As for the 1845 lease, it is thought that these relate to the gentrification and extension of the building during the Victorian period with the current porch and north cross wing having been completed by the time of the 1845 Tithe Map. A tracing is shown below (Figure 5). Based on dating, it is considered that the works required under lease were completed by the time of the first edition OS Mapping survey dated 1858-9, including the refronting and remodelling of the west elevation and the rear elevations of each cross wing. Given the evidence of wider windows to the north and south west bays as seen in the vertical lines in the brickwork to the inner elevations, it is assumed that the west elevation contained angled bay windows rising over two floors to each side of the entrance bay. It is also assumed that the bays were removed and replaced with the current arrangement at the time that the south cross-wing was added. It should be pointed out that this is the only explanation that can be deducted from the vertical joints now seen to the interior of the building.

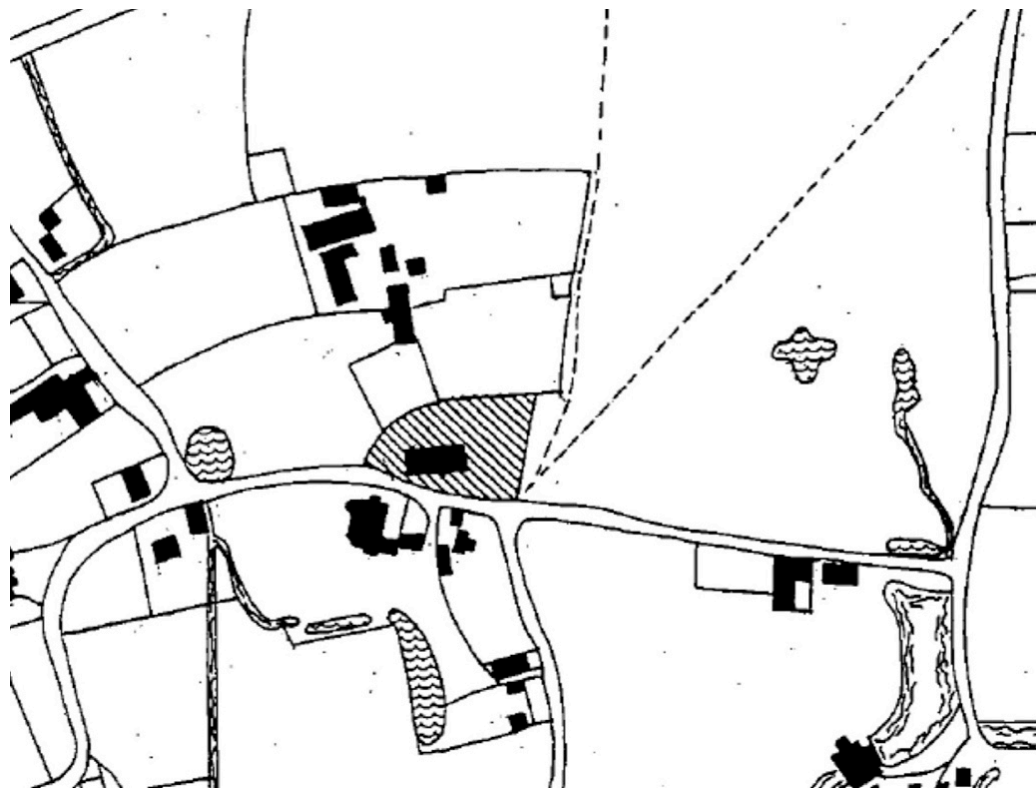


Figure 5 – Tracing of the 1845 Tithe Map (Hampshire Record Office 21M65/F7/16/2)

- 3.17 Woodthorpe Clarke's lease expired 2 years early in 1857 and the farmhouse was occupied by Byran Ward Gibbons under 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 the remodelling of the house which was 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.
- 3.18 There are indications that there were attic rooms above the main first floor central chamber as evidenced by the scar marks of lath and lime plaster and the wattle and daub panels. Apart from access to the main attic rooms to the cross wings, it can only be assumed that access to the attic area above the timber framed bays was via a ladder. However, this has now become complicated due to the changes of floor levels that occurred particularly to the rooms to the south of the main fireplace at first floor level. 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.
- 3.19 Mapping dating from surveys carried out during 1859 to 1866, published in 1870 reveal a more regular form than the seen in the 1825 mapping but this is likely to reflect further alteration and/or extension to the plan form to the north side. Fig. 6 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. As Bidbury Meads encircles the Manor House, it is considered that these lands were used for agriculture. That is not to say that lands elsewhere were part of the agricultural holding. Despite the lack of articulation to the footprint, at this time, the farmhouse would have been quite sizeable and would have been extended to the north and south with the respective cross-wings.
- 3.20 Byran Ward Gibbons was recorded as the resident in the 1871 Census and 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 a '7 bedroom house'.¹² The information does not specify total number 'rooms'.

¹² Hampshire Telegraph and Sussex Chronicle, 13 September 1873

3.21 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 having employed 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.

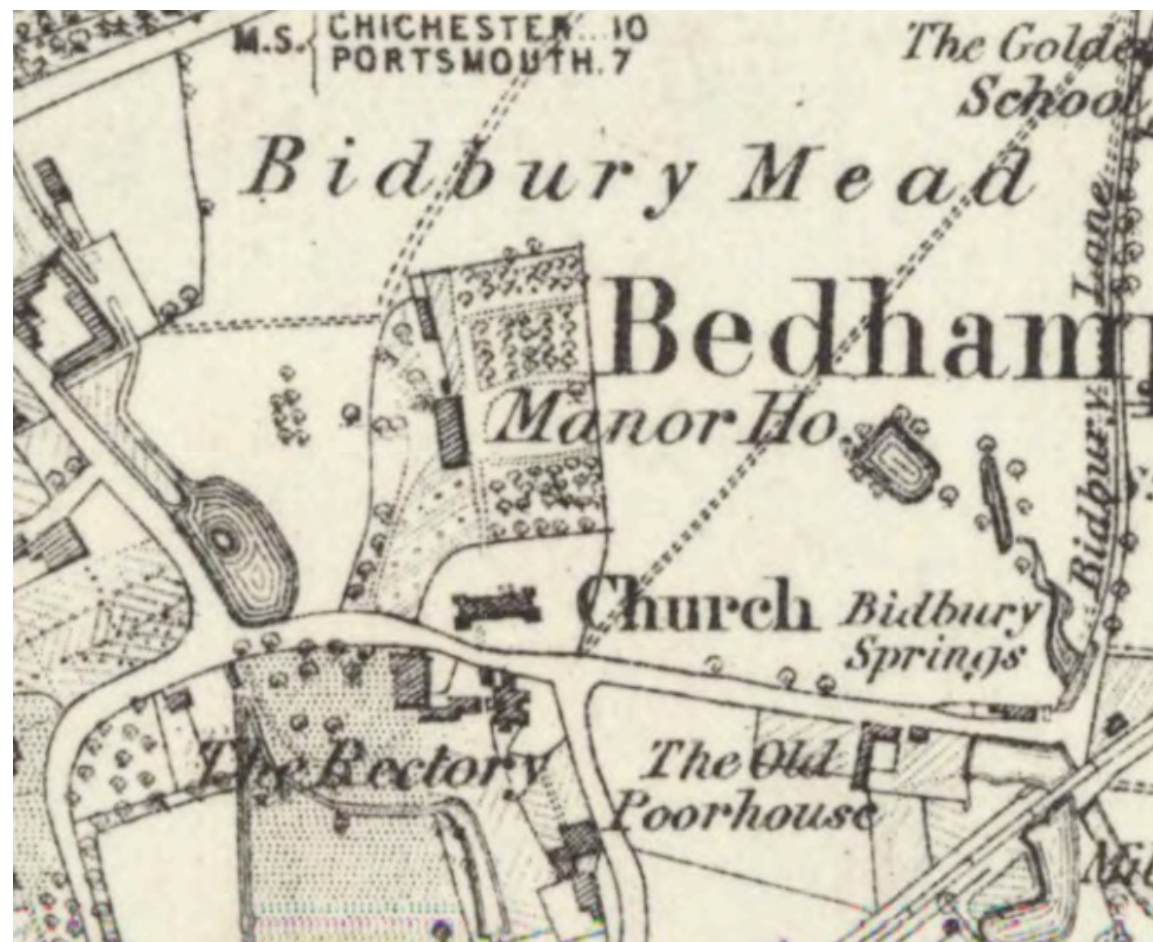


Figure 6 – 1870 OS mapping, surveyed 1859-69 (Source: NLS)

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 bay shown in Charles Cotton's painting. The northeast corner has change since this date as has the arrangement of buildings to the north.

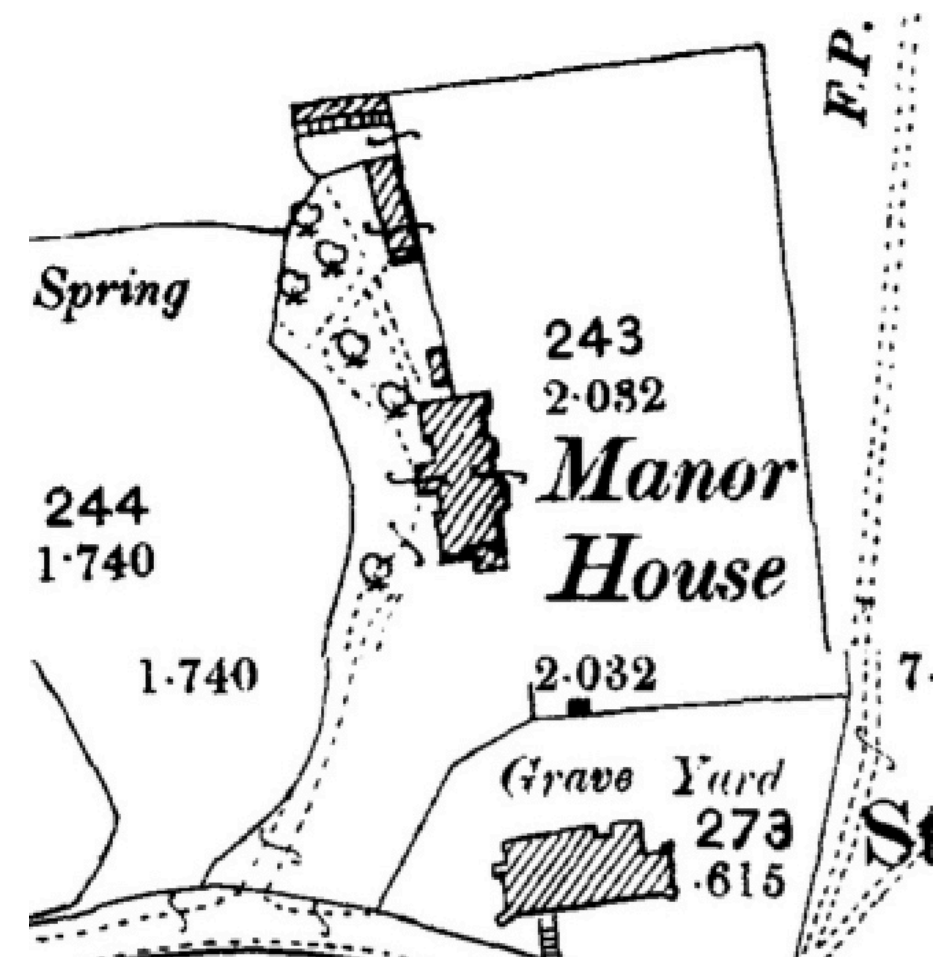


Figure 7 – 1898 3rd Edition OS Mapping (Source: NLS)

3.22 There is reference to the addition of a detached outbuilding to the north side in an 1895 OS map. At that time, a green house was added at the south of the main house. The mapping in Figure 7 -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

3.23 By 1907, the northernmost buildings that had been added in 1895 had been replaced by a new linear arrangement (see Fig 8) and a few other changes occurred to this arrangement circa. 1932 (see Fig. 9) including an extension to the NE rear elevation. 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. Further information sources are listed on the next page.

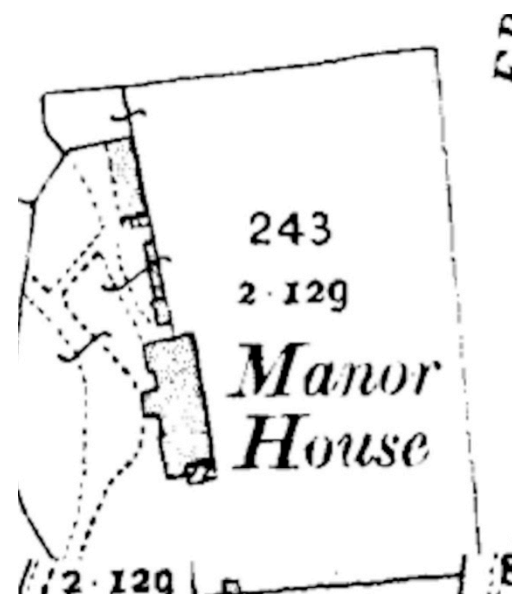


Figure 8 – 1910 OS Extract
(Map Source: NLS)

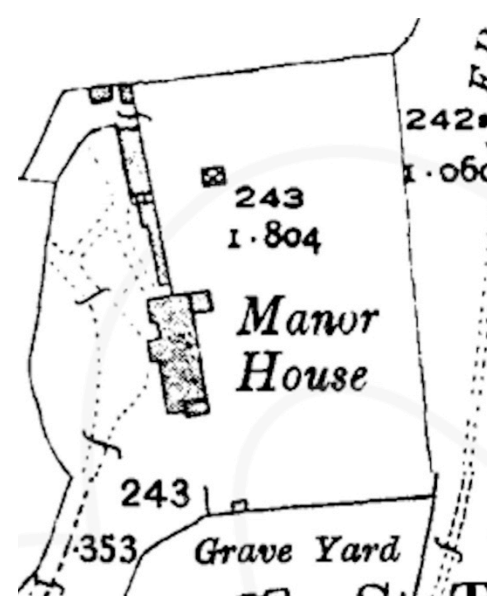


Figure 9 – 1930's OS Extract

- 3.24 Records for the company, Carrell of Havant, so of which are on order, reveal the following:

National Records/Hampshire County Council

80084 – Carrell of Havant, builders

Finding Number: 84M80/B63

Contract Work Ledger

1907 – 1913

p88: Kenneth Heaton Esq at Manor House 1910

p103: Major House, 1910 (?)

p122: Mr Kenneth Heaton – no 2 Contract (servants new hall) 1910

p122: Mr Kenneth Heaton at Manor House – fixing shooting 1911

p123: Mr Kenneth Heaton – no 3 contract – gas cupboard and decorations 1910

p123: Mr Kenneth Heaton at Manor House – lay drains and build pits 1912

p123: Mr Kenneth Heaton at Manor House – porch 1913

p136: Mr Heaton – manor house pantry

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

- 3.24 Aside from reference to a Captain Watson, from other documentation, the whereabouts of the 'bathroom cottage' is not known by may have been the outshot to the north east elevation was constructed in 1932 which was used 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 AHP Ltd report did not reveal the fact that a window of the same detailing as the front elevation with dripmould existed to the east ground floor elevation but was blocked by the addition of a fireplace and stack along with the NE extension during the 1930s. Indeed 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.

- 3.25 It is understood that there further changes circa. 1925 to the interior. Admiral H.E Williams is recorded as having passed away in June 1934¹³. 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 that it saw activity during their ownership in the former garrett or attic room above the main first floor chamber (bedroom). The names and dates go back to at 1890, 1891, 1896, 1901 (? Giles) 1903 (R. Galway and S. Upfield), 1938 (? W Laycock, S. Hoare Nov 1938) and up to 1946 (Landgord M J and Luckas MR). Later plans did not show an attic floor over this area.
- 3.26 In 1946 the Manor was acquired by 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 unit of accommodation, taking advantage of the fact that 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 references which suggest that the building had 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.
- 3.27 This arrangement would go some way to explain the arrangement and appearance of the doorway at the 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.
- 3.28 The insertion date of the separate staircase with its rather large bulkhead located in what was referred to as a dining room is considered to have occurred during the late Victorian period but was later altered. It is clear that it rose from the central bay to the timber framed building,

¹³ Portsmouth Evening News, Friday 29 June 1934, p17

adjacent to the north elevation and within what was the former northern bay, largely lost but with some surviving elements revealed during the inspections. It is considered that is succumbed to fire given the evidence of fire damage and this spurred a reconstruction and remodelling reusing some of the sound and salvageable beams.

Planning Records

- 3.29 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).
- 3.30 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 garaging arrangement.
- 3.31 In 1963 the Eyles' obtained planning permission for a new house for their son (The Pilgrims) further reducing the holding. There was also a threat that the Manor House would be demolished to make way for new housing. Therefore the Manor Trust was set up with the specific aim of saving it.¹⁴ 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 (Appendix B – plans state 'as existing') was built but revised in 1968 (HBC Ref: 12941/14) and amended post decision on 4th July 1968.
- 3.32 Although only garaging and a carport exist today, they bear a similar appearance to the 1961/68 plans. Post Listing (1975), an extension was added to the staff room in 1978¹⁵ presumably under the guardianship of the Manor Trust. The planning record includes alterations to the garaging, carport and alterations to the earlier northward extension which

contained two bedsits, a shared corridor leading to the shared bathroom and a connection to the main house via the existing door opening to the north side. A pair of garages are shown with the covered access between the two elements.

- 3.33 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 kitchen locations. Aside from the extension to the north of the staff room and the alterations to the garages that are noted in the planning records dating from 1978, post listing, it is highly probably that further works were carried out. However, those details have not been uncovered. Legislatively it was not until 1990 that applications for planning permission and listed building consent had to be obtained separately. Therefore where works are recorded as being granted between 1975 and 1990, it is likely that this included listed building consent.
- 3.34 It is acknowledged that it may be necessary to carry out further investigations and as stated in Section 2 that the local planning authority may have records or access to records that the owner nor writer have not seen or are not able to acquire. However, examining available photographs, it would appear that an extensive amount of modernisation works was carried out to the interior of the Manor House, including wall and ceiling finishes in order to meet safety and fire standard for a retirement home.
- 3.35 Functional requirements and the provisions of the Care Home Regulations can be unduly onerous particularly when it involves a listed building. Although there are relaxations contained with the Fire and Building Regulations, in retirement homes the safety of the occupants is paramount. It is therefore considered that the interior including fixtures and finishes would have had to meet the aforementioned standards/regulations including creating safe compartments and fire escape routes, fire doors, fire resistant partitions and boarding/coverings to walls and ceilings.
- 3.36 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.

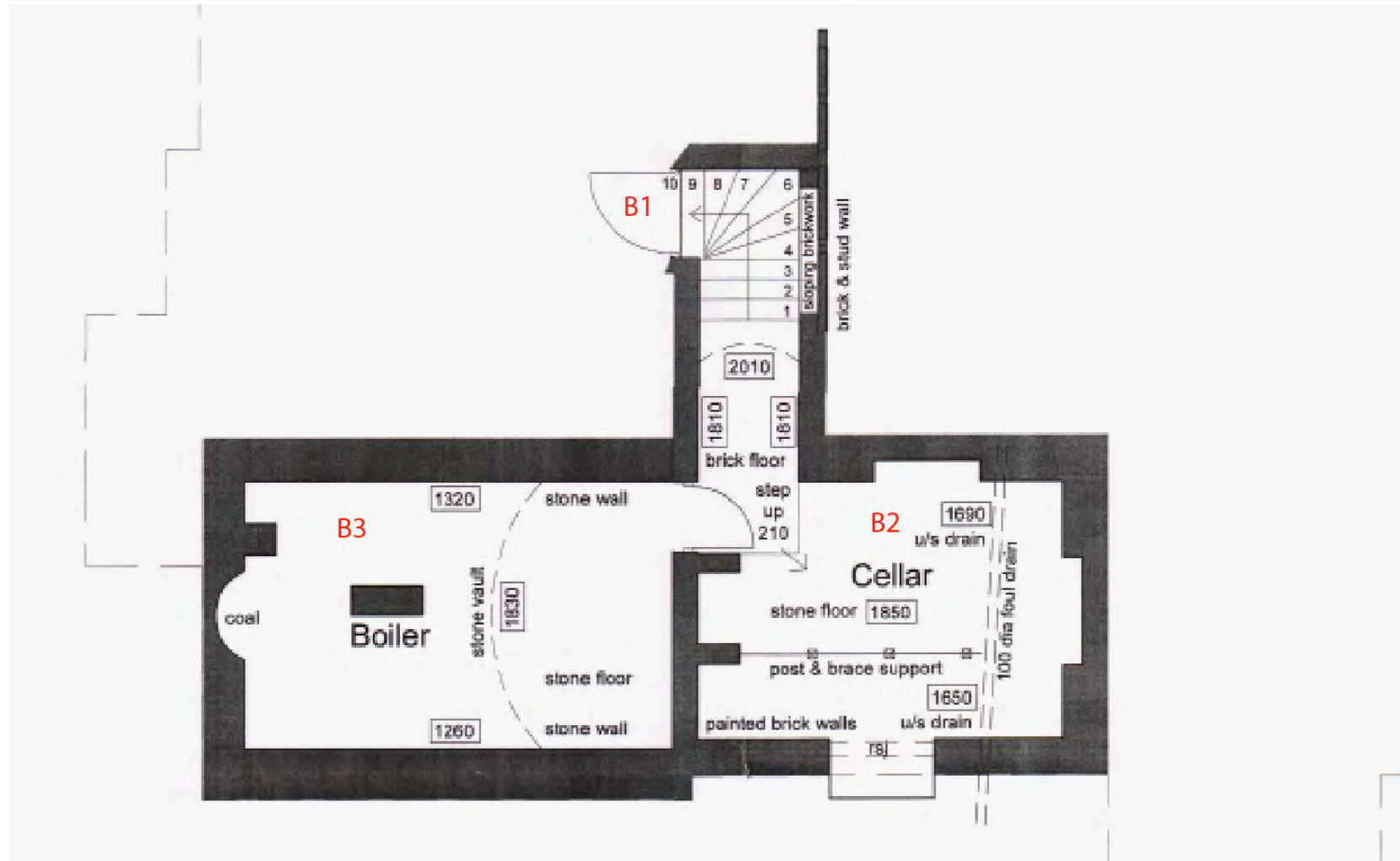
¹⁴ <https://www.portsmouth.co.uk/news/people/bedhampton-manor-to-be-sold-after-being-saved-from-demolition-1-6489489>

¹⁵ In the previous heritage statement it was incorrectly stated that this element was added in the late 1960s. Reference 27016/1 obtained from Havant is dated March 1978 by the Architect, Thomas Makins FRIBA.

4. Floor Plans (Past)

- 4.1 The plans available on the Public Record as submitted to Havant Borough Council in 2015 (prepared in 2012) provide a baseline as to the significance of the building at that period in time. It is against this position that the changes to the building are measured against and will assist in ascertaining those works that require Listed Building Consent and those that clearly do not and would not harm its special interest, not requiring consent. For the purpose of this exercise, the reference to the 'existing' relates to the appearance / condition of those areas inspected with notes seeking to describe the changes.

Basement

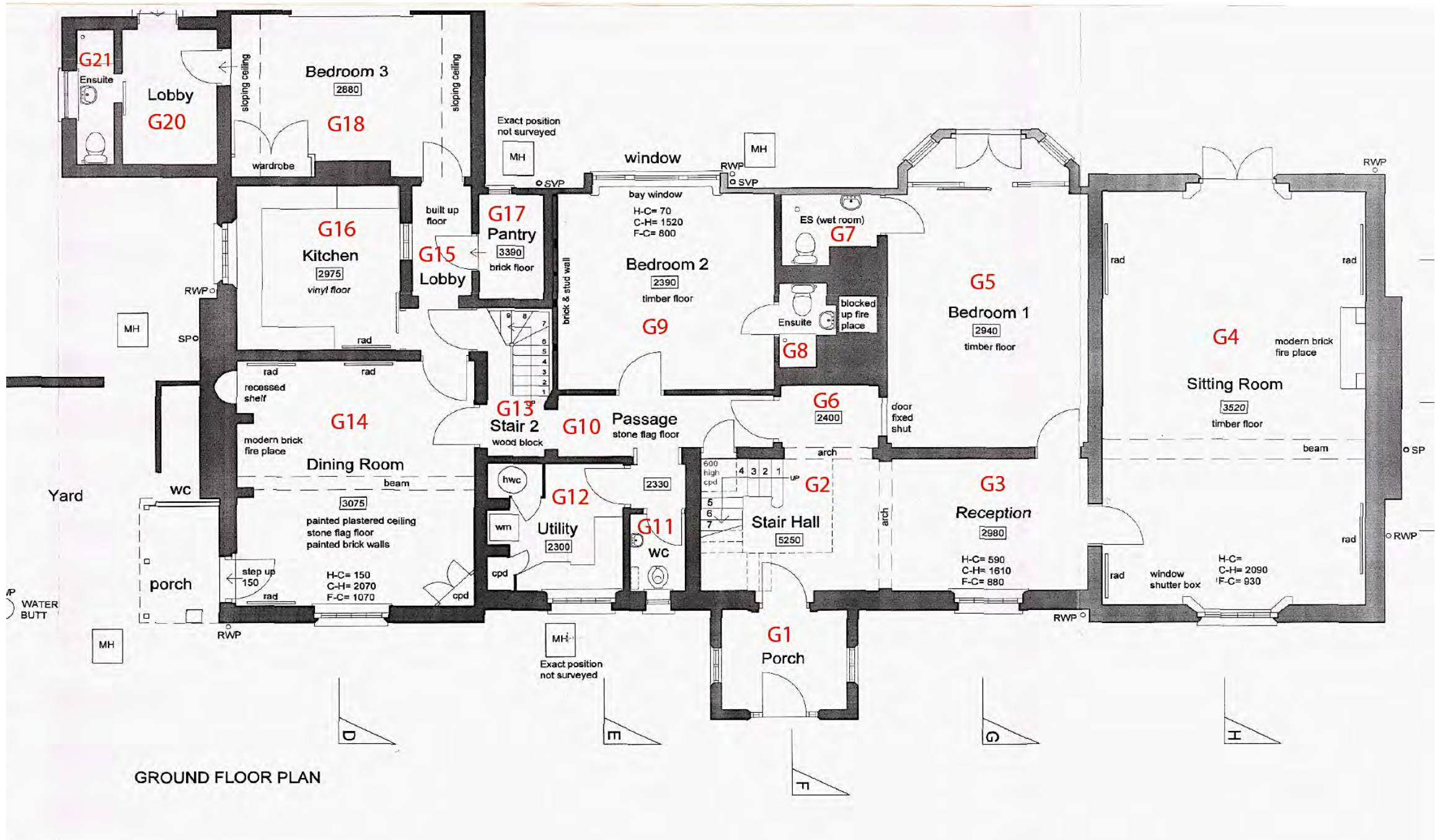


The Manor Basement

- B1 Stairs
- B2 Cellar
- B3 Boiler Room (Vaulted)

Source: HBC Planning Records
PWP Architects, 2012
Lodged 2015 with the LPA

Ground Floor



The Manor
Ground Floor

- G1 Porch
- G2 Stair Hall
- G3 Reception
- G4 Sitting Room
- G5 Bedroom 1
- G6 Inner Hall
- G7 Ensuite to Bed Room 1
- G8 Ensuite to Bed Room 2
- G9 Bed Room 2
- G10 Passage
- G11 WC
- G12 Utility
- G13 Stair 2
- G14 Dining Room
- G15 Lobby
- G16 Kitchen
- G17 Pantry
- G18 Bed Room 3
- G20 Lobby
- G21 Ensuite to Bedroom 3

Source: HBC Planning Records
PWP Architects, 2012
Lodged 2015 with the LPA

First Floor

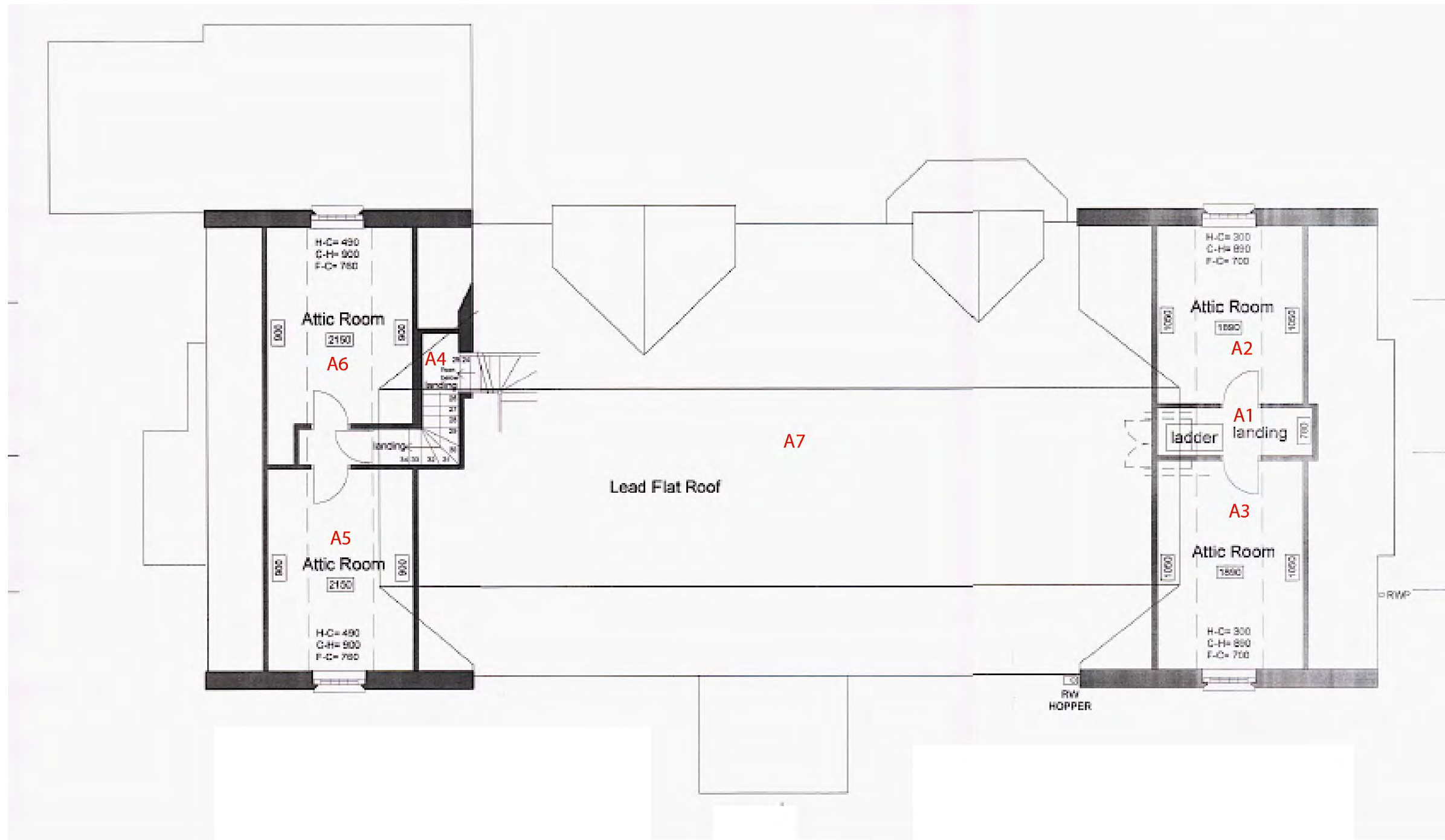


The Manor First Floor

- FF1 Stairway/Landing
- FF2 Passage
- FF3 Passage
- FF4 Landing
- FF5 Bed Room 4
- FF6 Bed Room 5
- FF7 Bed Room 6
- FF8 Ensuite to Bed Room 6
- FF9 Bed Room 7 with WC
- FF10 EN
suite to Bed Room 8
- FF11 Bed Room 8
- FF12 Bath
- FF13 Kitchen
- FF14 Landing/Stairs
- FF15 Staff Sitting Room
- FF16 Staff Bed Room
- FF17 Ensuite to Staff Bed Room

Source: HBC Planning Records
PWP Architects, 2012
Lodged 2015 with the LPA

Attic Floor



The Manor Attic Floor

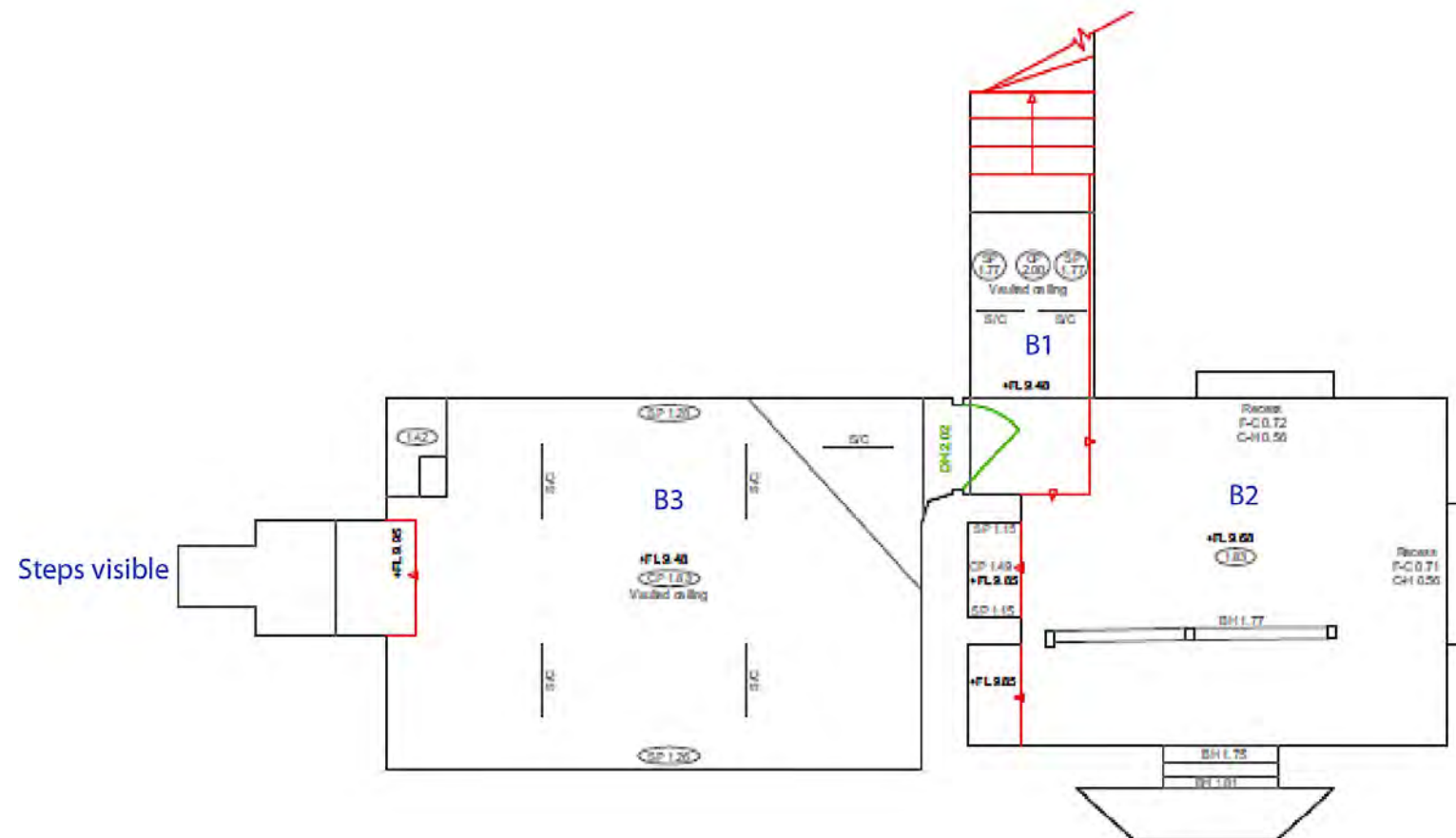
- A1 Landing with ladder
- A2 Attic Room
- A3 Attic Room
- A4 Stairs and landing
- A5 Attic Room
- A6 Attic Room
- A7 Access

Source: HBC Planning Records
PWP Architects, 2012
Lodged 2015 with the LPA

Basement

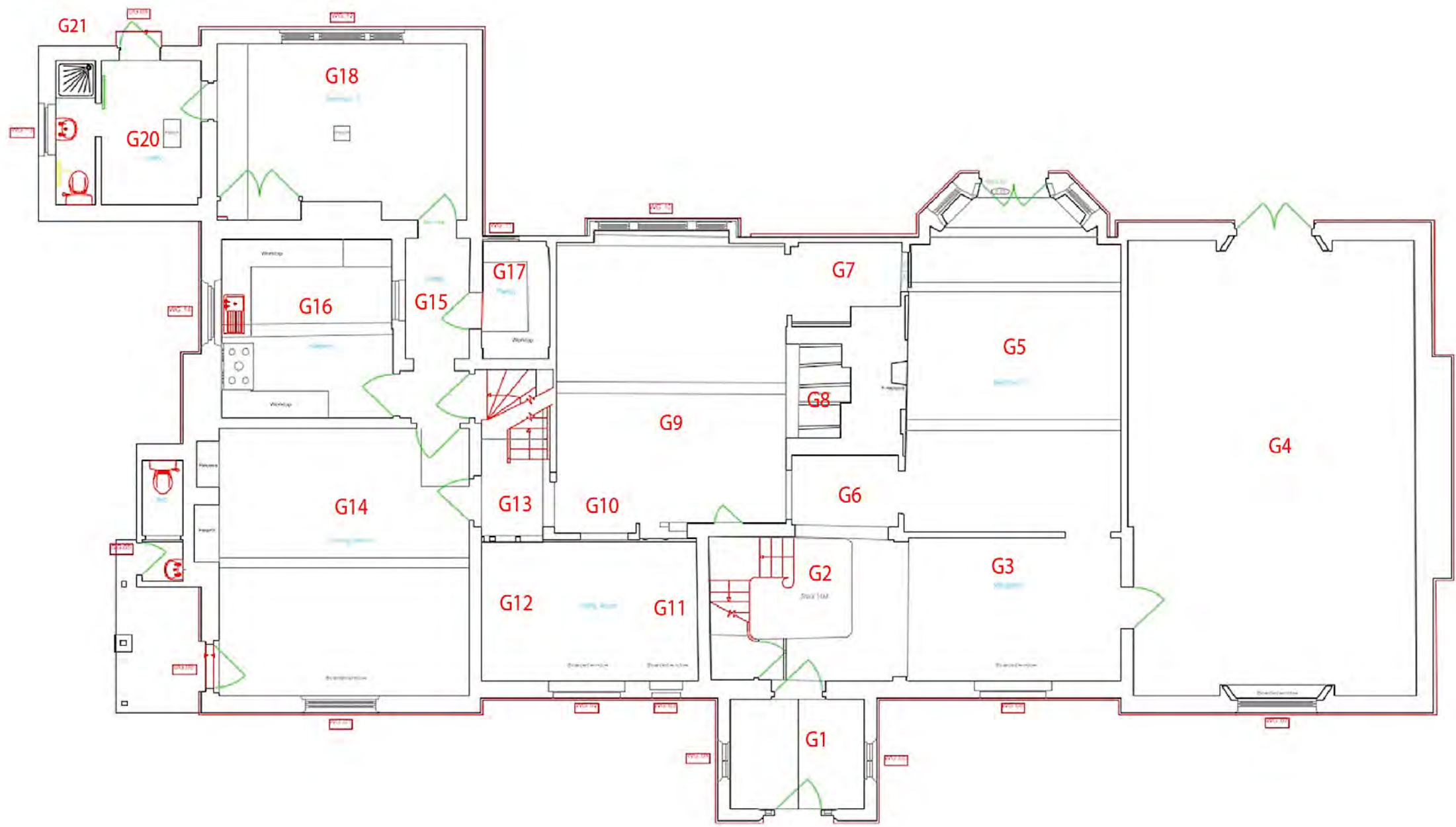
The Manor Basement

B1	Stairs
B2	Cellar
B3	Boiler Room (Vaulted)



Source:
BES Geomatics Survey Jan 2019

Ground Floor



The Manor
Ground Floor

- G1 Porch
- G2 Stair Hall
- G3 Reception
- G4 Sitting Room
- G5 Bedroom 1
- G6 Inner Hall
- G7 Ensuite to Bed Room 1
- G8 Ensuite to Bed Room 2
- G9 Bed Room 2
- G10 Passage
- G11 WC
- G12 Utility
- G13 Stair 2
- G14 Dining Room
- G15 Lobby
- G16 Kitchen
- G17 Pantry
- G18 Bed Room 3
- G20 Lobby
- G21 Ensuite to Bedroom 3

Source:
BES Geomatics Survey Jan 2019

First Floor



The Manor
First Floor

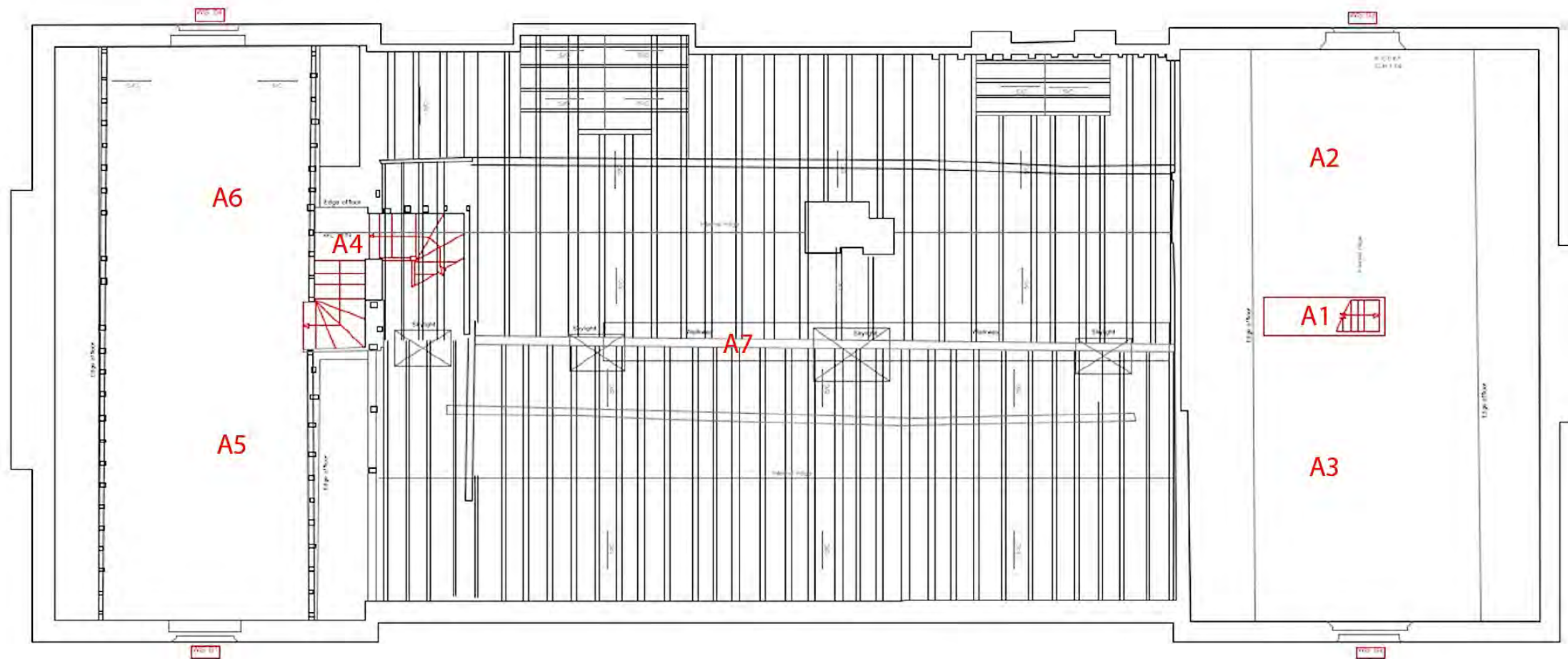
- FF1 Stairway/Landing
- FF2 Passage
- FF3 Passage
- FF4 Landing
- FF5 Bed Room 4
- FF6 Bed Room 5
- FF7 Bed Room 6
- FF8 Ensuite to Bed Room 6
- FF9 Bed Room 7 with WC
- FF10 Ensuite to Bed Room 8
- FF11 Bed Room 8
- FF12 Bath
- FF13 Kitchen
- FF14 Landing/Stairs
- FF15 Staff Sitting Room
- FF16 Staff Bed Room
- FF17 Ensuite to Staff Bed Room

Source:
BES Geomatics Survey Jan 2019

Attic Floor

The Manor
Attic Floor

- A1 Landing with ladder
- A2 Attic Room
- A3 Attic Room
- A4 Stairs and landing
- A5 Attic Room
- A6 Attic Room
- A7 Access



Source:
BES Geomatics Survey Jan 2019

6. Interpretation of Phasing

To be updated and submitted separately.

7. Existing and Proposed Changes

See separate sheets.

8. Significance

- 8.1 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, has its defects been uncovered and noted as being of varying degrees of severity and as the result of a number of factors, including works that were not so considerate or indeed informed.
- 8.2 In terms of 'Understanding Heritage Values'¹⁶ 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 18th and 19th centuries, particularly 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 (presumably bays to each floor) much wider than those that currently exist but also the poor manner in which the openings were reduced and the new windows inserted, not apparent from the exterior.

It was altered again in 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. Parts of a timber-framed are visible throughout the house and the roof structure in particular gives vital information about the extent of alterations and extensions. 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 with 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 by the Lord of the Manor but tenanted by Yeoman or Husbandmen.

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. On an initial view 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 main frame was cut into for the bay to be interjected. The poor quality of the work and poor repairs over time have now become apparent with the manifestations being such that the bay is pulling away from main elevation and frame, the timber elements not only to the bay but to each side are in a state of decay. The condition of the rear elevation and this awareness reduces its aesthetic value. In addition the tripartite sashes have top and bottom horns of a style typical of the 1960s, similar to those in the later extensions. Although 'pleasing' in terms of their subdivision, are of no historic value.

Overall the building was heavily subdivided and altered to the extent that ensuite facilities were placed within the main inglenook, which reduced its aesthetic 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 and a reversal of some negative interjections.

Communal Value: As the building is nationally listed this immediately provides it with a communal value. That value is however, heightened 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

¹⁶ Historic England (2008), 'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment'

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.

- 8.3 The importance and significance of The Manor as an historic building has not being downplayed by the owner/applicant. It was a building, the idiosyncrasies of which had not been fully understood or appreciated largely due to the extent of concealment and fakery. As a result, the applicants more ambitious plans have had to be rethought with the focus turning to addressing the extensive repairs required to the timber frame, the wattle and daub panels and brick nogginns and undoing historic damage. On face value, the condition of the building and its fabric was not apparent as it had been covered over. When exposed, the defects and deteriorated state became so apparent that sections of the frame disintegrated on mere touch. This was evidenced by the state of the rear bay and the timber frame to each side which was partly painted cement.
- 8.4 In seeking to pragmatic and reviewing the current position, it is clear that there is common ground with the LPA regarding the state of the building and interpreting its phases of change as well as discovered that floors and ceiling in certain rooms dated from the 20th century as opposed to the mid 19th century.
- 8.5 It should be common ground that the building clearly tells a story of change, alteration and upgrading to meet the needs of those who had an interest in it at the time. It is accepted that some of those changes were not so sympathetic and led to the problems, defects and deteriorated state uncovered by the current applicant. This does not however mean that the building should be preserved in aspic, This is not the intent of the PLBCAA or the NPPF. The intent is an avoidance of harm. And in this case, we have proposals that not only reverse some harms but seek to move the building forward to the 21st century in a manner informed by significance and still enabling the building to be understood.
- 8.6 The key areas of change are within the southern and northern cross wings. The loss of walling to the ground floor of the north cross wing, in terms of percentages, represents a small proportion of a part of the building which is aesthetically and historically of a lower level of significance than the timber framed surviving bays. Nevertheless, and opposed to proposing the removal of the walls in their entirety, the applicant has presented a balanced approach, enabling the understanding of this part of the building by retained nibs of a sufficient size and both survey and photographic recording. The evidence of this part is therefore retained on record and noted as having been partly in the area where the northern end 16th century bay was lost, truncated and/or consumed by later building works and gentrification.

- 8.7 The provision of a master suite to the first floor south wing and the attic above, presents a sympathetic, structurally and visually light approach to providing accessing to the attic room above. The arrangement causes minimal loss of historic fabric and is considered to be a positive use of the space.
- 8.8 Although the applicant is seeking to carry out localised repairs to the timber frame, it is proposed that it is concealed in certain rooms as it was before. Some areas will be left exposed and will clearly allow the more significant and historic core of the building to be read. The reason for recovering is due to the fact that the building has undergone numerous changes and each have a degree of significance and importance. Also aesthetically, the spatial quality of certain rooms with raised ceiling heights, large areas and different construction materials to other walls, further exposure would not be appealing. Therefore, a conscious decision was made to repair and recover to protect and preserve with the survey drawings and photographs acting as a record.
- 8.9 The Manor has an important role to play in the history of Bedhampton, having been part of manorial lands and a strong agricultural history with the former farm and having been the home of yeoman. The building has a more recent history that increased its communal value to the village arising from the formation of The Manor Trust by to save the building from demolition and also secured its listing. It has a strong public presence and contributes to the character and appearance of the Conservation Area. Therefore and taking account of condition of the building, the extent of decay and deterioration, along with the vested communal interest, the works would also contribute toward the sustaining of the building for future generations to experience and enjoy. Its restoration and reinstatement is of paramount importance. It should therefore be seen that the benefits of the proposals and the execution of proper repairs and reinstatement, would outweigh the preceptions of less than substantial harm arising when the heritage gain would outweigh those perceptions. Indeed the net heritage gain is significantly more in this case.

9. Conclusion

- 9.1 The LPA should bear in mind that the applicant/owner has engaged with Havant Borough Council to discuss works to the building in its entirety. Account has not only been taken of the significance of the building but also the advice received. His intention is to continue to collaborate in a positive manner and to secure a balanced outcome to the current proposals to ensure that special architectural or historic interest that The Manor possesses can be sustained for present and future generations.
- 9.2 As explained his initial intentions and aspirations that he have had to take second place to the pressing need to address the state and condition of its main 16th century fabric, which and as seen on site, was at the point of disintegration and loss. Some works were more pressing than others and only came to light when authorised works were commenced, for example the three storey rising bay which had pulled away from the main rear wall. The state of various parts of the building were inherited and lay undiscovered until wall and ceiling coverings were removed. Some elements had disintegrated to the point that they were being held together by cement mortar. It was only a matter of time before the state of the building would have deteriorated under cover. Past usage of poor quality materials, poor workmanship and inappropriate repairs had come to roost.
- 9.3 Whether the course of action of the owner/applicant taken by the applicant is deemed correct or not, this situation does not override or lessen the need for extensive works and repairs to the fabric of the building. The owner/applicant is committed to restoring the building to create a home to reside in. That commitment exists and requires direction and momentum to achieve satisfactory outcomes that meet the statutory requirements, national and local policy, halt the decay and rot, and safeguard the building for future generations
- 9.4 With the stated position in mind, it is clear that the intention was not to cause harm. It was to carry out the minimal work necessary to provide a suitable standard of functional living befitting of a building of this as a living building and a building to be lived in that needs to evolve. The applicant has already demonstrated his commitment to instigate high quality repairs and it in this vein that he wishes to continue, with the support of the LPA.
- 9.5 Therefore, when taking account of the exercise and intent of statute, it is considered that overall the special interest of the building would not be lost or harmed. The proposals meet the test of the desirability to safeguard its special interest and safeguard it for future generations and this often means works that are more intensive and extensive than initially anticipated. 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 and balanced manner.
- 9.6 Additional information can be submitted to support the proposals further including a revised phasing plan of past changes. However and as previously stated the LPA should recognise the net heritage gains and benefits arising from the applicants proposals and engage in a positive manner to bring this building back into use as a home and residence, the use for which it was originally intended.

Appendix A – Design & Access

Overview

Amount:

The amount of work proposed is considered to be proportionate to a dwelling of this size. The proposals, particularly the provision of an improved arrangement for the kitchen and dining area and master suite as commensurate with a manor house and its functioning today.

Layout:

The internal layout of the building would see a large proportion of reinstatement of former partitions and thus the flow of the dwelling would largely remain unaltered. The only areas of change to layout are in G11/G12, G14, 15 and 16, FF12/F13. FF6, 7 and 8 and attic above.

Scale:

The scale of change is commensurate with a building of this nature and age.

Landscaping:

N/A

Appearance: *The appearance of the exterior will remain unaltered, apart from where works have been agreed under other LBCs*

Use:

Residential

Access:

N/A .

Murphy Associates (UK) Ltd registered in England, Trading as Murphy Associates.
Company No: 6993572. VAT No: 934 4436 20
www.murphyassociates.co.uk m. 07825005297 e. info@murphyassociates.co.uk

Offices in Hove, Sussex and Newry, Northern Ireland

