

Heritage Statement

(Includes Planning & DAS)

The Manor House,
Edward Gardens,
Bedhampton
Havant



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1. Introduction

Background

- 1.1 Murphy Associates and DGC (Historic Buildings) Consultants have been appointed by Richard Carlton to assist in the preparation of listed building and planning applications, where required, in relation to The Manor House, Edward Gardens, Bedhampton. The subject matter of this application including improving the access arrangements to The Manor House, the definition of its boundary and improvement of the garaging arrangement to the north of the site.
- 1.2 As demolition now falls under the definition of 'development' and being within the Bedhampton Conservation Area, planning permission is required for the demolition of the structures that currently exist and for the erection of new structures. Planning permission is also required for the provision of new boundary walls/railings and gates as no permitted development rights exist for such works were forming the curtilage of a listed building. Planning permission is not required for the new access or crossover as Edward Gardens is a private road and unclassified.
- 1.3 This supporting statement seeks to demonstrate that the proposals presented would enhance this part of the conservation area and would not detract from the setting of the listed manor or other nearby assets.
- 1.4 The manor building was listed in 1975. Although present at the time of listing, it is considered that Listed Building Consent is not required for the removal of the existing garaging, being free-standing and not attached to the main listed building. If the local planning authority consider this not to be the case, then a separate but duplicate application for demolition only will be lodged.

2. Legislation & Policy Considerations

Heritage & Legislation

- 2.1 Under s72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 the local planning authority is under a general desirability to ensure the preservation or enhancement of conservation areas. Therefore, and strictly speaking, if a proposal 'preserves' rather than 'enhances', then it can be said that the statutory duty has been complied with. At the same time, it is recognised that a higher test is set in national policy, NPPF (2019) and this extends the remit to matters of setting. The requirement to have regard to the setting of the conservation area is implied by s72(1) because one has to experience the area in views to be able to define its special architectural or historic interest. The intent of the Act is not to prevent change or to preserve an area or heritage setting in aspic but to manage change in an informed manner.
- 2.2 S38(6) of the Planning and Compulsory Purchase Act 2004, provides for the determination of applications to be in accordance with the development plan, unless material considerations indicate otherwise. Therefore, any planning application is to be considered in the light of the effect of the proposed development on any building directly involved and on the surrounding area as these are material issues.
- 2.3 The National Planning Policy Framework (2019) is aligned with the legislative requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990. The NPPF (2019) sets a higher test which applies to all heritage assets whether statutorily designated or identified as being of local interest. It is also accepted that the duty contained in s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as the issue of the setting of the listed building requires special regard, considerable importance and weight as established by *Barnwell Manor Wind Energy Ltd v East Hants DC*.

Heritage & National Policy

- 2.4 The NPPF, Chapter 16, para 189 requires an applicant describe the significance of any heritage asset/s affected by proposals and where appropriate, any contribution made by their setting. The level of detail should be proportionate to the assets' importance, the scale of the proposals and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.5 Paragraph 192 sets out the policy approach to be taken by local planning authorities in dealing with applications which affect the significance of a heritage asset, including setting. At paragraph 193, it advises that decisions on applications should be made on the basis of the significance of the asset and the harm, substantial or less than substantial) that the proposed development would cause to the significance to the heritage asset, noting that significance expressly including interest derived from an asset's setting, which the NPPF defines as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

- 2.6 Although this proposal involves the demolition of the entire garage building and carport, it cannot be said that its loss would cause substantial harm as per paragraph 195, as they do no harm the significance of the asset/s concerned. Therefore and having regard to the nature of the proposed new building, with the statutory requirement expressed as a desirability to preserve or enhance, then the assessment therefore focuses on the relationship between the new building and the significance of heritage assets including the role that setting plays. Paragraph 196 refers to situations where less than substantial harm may arise and where it does, the harm must be weighed against the public benefits of the proposal including, securing its optimal viable use.
- 2.7 Paragraph 200 makes it clear that local planning authorities should look for opportunities for development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Therefore, proposals that preserve those elements of setting that make a positive contribution to the asset or better reveal its significance should be treated favourably. And it follows in paragraph 201 recognises that not all elements of a Conservation Area contribute to its significance.

Design & National Policy

- 2.8 Chapter 12 of the NPPF addresses 'Achieving well-designed places' indicating that 'good design is a key aspect of sustainable development' and creates better places. Planning policies are expected to be clear but at the same time, require decision making to seek to improve the quality of an area; for developments to be visually attractive in terms of architecture, layout and appropriate/effective design; be sympathetic to local character and history, including the surrounding built environment and landscape setting but at the same time not discouraging development. Development is required to establish or maintain a strong sense of place and create safe environments.
- 2.9 Paragraph 130 makes it clear that permission should be refused poor design should be refused where it fails to take opportunities for improving the character and quality of an area and the way it functions, or local design standards or guides in SPDs. At the same time it is made clear that where a development accords with expectations in plan policies, design should not be used as a valid reason to object to a development. In other words, the particular design preference of the decision-maker should not influence a decision.

Local Policies

- 2.10 Havant Borough Council's Core Strategy, 2011 sets overarching policies for the Borough. Core Strategy Policy CS 11 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; protects and where possible enhances statutory and non-statutory designated statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, buildings of local or historic or architectural interest.
- 2.11 Core Strategy Policy CS 16 'High Quality Design' requires development to embrace good principles of design, draw inspiration from and respects the local context; responds positively to the character and features of the area including local character; not to cause unacceptable harm to the amenity of neighbours; produces a positive relationship between buildings, streets and spaces.

- 2.12 Additional Development Management Policies of relevance may include DM11 'Planning for More Sustainable Travel' and DM13 'Car and Cycle Parking on Residential Development' but having regard to the fact that this is an existing dwelling served by a private road.
- 2.13 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'. Emerging Policy EH1 'High quality design' in part relates to garages, carports, outbuildings and boundary walls, fences or gates.
- 2.14 The Policy indicates that planning permission will be granted for development where it is designed to a high standard; demonstrates that relevant neighbourhood plans, local design statements and design elements of conservation area appraisals which identify local character and distinctiveness have been taken into account; demonstrates that inspiration has been taken from its local context; considers characteristics of height, massing, existing building lines; takes account of natural and built features including listed building, conservation areas and other heritage assets within or close to the development; makes a positive relationship to the area; and void over-dominance and does not cause unacceptable harm to the amenity of neighbours.
- 2.15 Emerging Policy E13 echoes national policy considerations but steps higher than the statutory duty requiring developments 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 acknowledged that harm cannot be avoided, accepting that mitigation must be proportionate to the impact and significance of the heritage asset.
- 2.16 Emerging Policy E18 relates to trees, hedgerows and woodland, acknowledging the fact that they are a valuable resource in terms of biodiversity and amenity. The policy indicates that development affecting trees will only be permitted where the development reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding visual interest and amenity; adequately protects existing trees including their root system prior to, during and after the construction process. Applications that threaten the retention of important trees are likely to be refused unless the benefits of development in that location clearly outweigh the impact of the proposal.

Supplementary Planning Documents

- 2.17 The 'Borough Design Guide' SPD (2011) supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the borough. It sets out expectations in respect of new development, seeks to assist in identifying and defining the distinctive character and qualities of the borough that should be respected, improved and enhanced. It is however, guidance and carries material weight. No specific guidance is provided in relation to detached ancillary garaging and outbuildings.

2.18 The draft conservation area appraisal is yet to be adopted but has been subject to a statutory consultation process. It seeks to:

- *define the special architectural or historic interest that justifies the designation of the conservation area;*
- *consider the historic and landscape setting of the conservation area;*
- *sustain or enhance the significance of the area in planning decisions;*
- *identify those elements that contribute positively to the character and appearance that should be preserved or enhanced for the enjoyment of this and future generations;*
- *identify issues that detract from the area's special interest, or affect its character, in order to inform the preparation of management proposals in future;*
- *raise public awareness of the qualities that make the Old Bedhampton Conservation Area a special place; and ensure that the conservation area is protected from harm.*

Other material considerations

English Heritage 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (2008)

2.19 Although published in 2008, 'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment' made clear that the historic environment is a shared resource that requires everyone to participate in (Principles 1 and 2), understand (Principle 3), and manage (Principle 4), and make reasonable, transparent and consistent decisions about change (Principle 5) and then document/learn from change (Principle 6).

2.20 Under the heading of "Understanding Heritage Values" additional considerations include the following values:

Evidential Value: derives from the potential of a place to yield evidence about past human activity etc. Evidential value therefore relates to the physical remains of a building/structure and it's setting, including the potential for below ground remains and what this primary source of evidence can tell us about the past.

Historical Value: derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Association with a notable family, person, event or movement gives historical value a particular resonance.

Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value' (paragraph 39-45).

Aesthetic Value: Relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

Communal Value: Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Communal value therefore

relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

- 2.21 Further advice on the values listed above is included under 'Understanding Heritage Values' and we are advised that people may value a place for many reasons beyond utility or personal association, for its distinctive architecture or landscape; connections with notable people or events etc. or for its role as a focus of a community and can be considered as cultural values that people want to enjoy and sustain for the benefit of present and future generations, at every level from the familiar or cherished scene to the significance of the place.
- 2.22 Paragraphs 76 - 77 refer to 'setting' as an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. It also continues to explain that the definition of settings of a significant place will be guided by the extent to which material change within it could affect the place's significance.
- 2.23 Context is seen as embracing any relationship between a place and other places, which also emerge from an understanding of the origins and evolution of an area and those relationships. Managing change is explained as conservation involving people managing change in ways that sustain, reveal or reinforce a heritage asset's cultural and natural heritage values.
- 2.24 Change is not however seen as being inevitable (paragraph 84) and it may not always be the case that a heritage asset is better revealed as this is very much related to how it is experienced, seen and interacts with the landscape.

Historic England 'Historic England Good Practice Advice Notes in Planning Note 2 – Managing Significance in Decision-Taking' (25 March 2015) (GPA 2)

- 2.25 Historic England's Good Practice Advice Notes were published to replace past guidance, and to support the implementation of national policy. Although not policy documents in their own right, they are material considerations in the assessment of applications relating to heritage assets. It is also to be read alongside other planning policy guidance and Historic England (formerly English Heritage) publications.
- 2.26 Paragraph 5 informs us that 'heritage assets include designated heritage assets and non-designated heritage assets identified by the local planning authority as having a significance justifying consideration in a planning decision.⁴ As well as those nationally listed buildings, we are also informed that 'non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.' Archaeology above and below ground, including SAMs and sites within Archaeological Notification Areas are also considered to be designated heritage assets.
- 2.27 Paragraph 6 of GPA Note 2 indicated that: "development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage asset they may affect."

- 2.28 We are advised that “ .. the significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest” In some cases one aspect may weigh more than the other and therefore significance needs to be considered holistically, particularly where there are other heritage assets both designated and non-designated to be considered in a structured approach as indicated in paragraph 6 which aligns with the policies and guidance contained in the NPPF and GPA3.
- 2.29 As with GPA 3, a structured approach is recommended to the assembly and analysis of relevant information but proportionate to the proposal and significance of the assets concerned.
- 2.30 It is accepted that heritage assets can be affected by direct physical change or by change to their setting. When heritage assets are identified, it is important for their significance to be understood, the extent of setting and the contribution it makes to significance. The case presented by the applicant/appellant is considered to accord with the advice contained in the NPPF and included the appropriately skilled professionals to do so.
- 2.31 The NPPF, explains that ‘substantial harm is a high test which may not arise in many cases’ and this is such a case. It draws attention to cumulative impact of incremental small-scale changes which may have an effect on the significance of a heritage asset as much as larger scale change. However, and bearing in mind the content of GPA 2, the pertinent point that the LPA should have considered and had regard to is the role of setting, past change and if the area can accommodate further change without causing harm.
- 2.32 It explains that ‘change to heritage assets is inevitable but it is only harmful when significance is damaged.’ This is not a case where the significance of the Conservation Area is damaged or the physical fabric of designated and non-designated heritage assets is damaged. This is a case where there is no harm to significance in that regard and therefore it is a matter of setting and the role that setting plays.
- 2.33 Design and local distinctiveness is referred to under paragraph 53, summarised in a series of bullet points, including inter alia, history of the place; relationship of the proposal to its specific site; significance of nearby assets and contribution of their setting; general character and distinctiveness of the area in its widest sense; density; topography; views; current and historic uses and urban grain.
- 2.34 [Historic England ‘Historic England Good Practice Advice Notes in Planning Note 3 -The Setting of Heritage Assets \(2017 2nd Edition\) \(GPA 3\)](#)
Although preceding the revised NPPF, the contents of the 2nd Edition, published in December 2017 is still considered to be relevant and a material consideration. This Note provides advice on understanding setting and how it may contribute to the significance of heritage assets. It recommends a staged approach to the assessment of setting, noting the contribution of a view or views, to significance and the ability to appreciate that significance.
- 2.35 As with the Framework the document defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is also described as being a separate term to curtilage, character and context

(paragraphs 7 & 8).

- 2.36 As with previous renditions, it explains that whilst setting is largely a visual term (paragraph 10); that views can be valued for reasons other than their contribution to heritage significance, for example, related to the appreciation of the wider landscape and in some cases, little or no association with heritage assets. It is the way in which a heritage asset is experienced in its context and surroundings.
- 2.37 The way in which an asset is experienced can also be affected by other environmental factors. Setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings. In urban environments, the extent of setting, the number and proximity of heritage assets in urban areas mean that the protection and enhancement of settings is intimately linked to townscape and urban design considerations.
- 2.38 The guidance emphasises that setting is not a heritage asset (paragraph 9), nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset. However, as noted in this statement, the setting falls within the designated Lewes Conservation Area and the South Downs National Park. Again the ability of the setting of a heritage asset to accommodate development can vary depending on the sensitivity of the setting to accommodate change without harm to significance (paragraph 17). As a result paragraph 18 indicates that 'conserving or enhancing heritage assets by taking their settings into account need not prevent change.'
- 2.39 The staged approach is considered to be appropriate for this site and includes:
- Step 1 - identify which heritage assets and their settings are affected;
 - Step 2 - assess the degree to which these settings and views make a contribution to significance of heritage assets or allow significance to be appreciated (see checklist);
 - Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on significance or the ability to experience it;
 - Step 4 - explore ways to maximise enhancement and avoid or minimise harm;
 - Step 5 - make and document the decision and monitor outcomes.
- 2.40 Enhancement is referred to as including, inter alia:
- introducing new views that add to the public experience of the asset, including setting.
- 2.41 Options for reducing harm are referred to in Paragraphs 39 and 40. It is explained that measures can include design adjustment, appropriate but not an over-reliance on planting as it can be seen as only mitigating negative impact, rather than removing impacts. Design quality in itself may be an important consideration in determining the balance of harm and benefit.

3. Summary of the Proposals

- 3.1 This application seeks to create a more formal access to the Manor by closing up the existing vehicular accesses, formation of a new entrance aligned with the main west facing entrance porch with metal gates and piers. The end of each splay would also be marked by a brick pier. The western boundary would be defined by a low brick wall surmounted by metal railings. The railings would return to abut a new garage building with the low wall continuing northward to accommodate planting to better improve the space between the building and edge of Edward Gardens which was a former vehicular access on the corner.
- 3.2 The new garage building would replace that which currently exists. The building would have a staggered L-plan form comprising one garage of approximately 7.225 metres by 3.8 metres, under a roof with an apex of 3.55 metres. The south facing elevation would be gabled and the north would be hipped. This part would be abutted by a combined double garage with a workshop and storage area, measuring 11.55 metres in length and 5.8 metres in depth, hipped at both ends with a catslide to the north side. This aspect of the building is positioned to ensure adequate access from the new entrance with the garage doors facing south.
- 3.3 It is indicated that the elevations would be clad in timber weatherboarding, stained. The low-pitched roofs would be covered in slate with clay tiles to the ridge and hips.
- 3.4 Due to the position of the garage, it is envisaged that the coniferous tree on the corner of Edward Gardens would be removed. As a result, the applicant has indicated willingness to replant a tree of a suitable species and size in another location, to be agreed by way of a planning condition with the LPA.
- 3.5 It is pointed out that the existing buildings were added in the late 1960's and were originally designed for garaging, storage as well as additional bed sitting rooms associated with the increase in the number of residents of the Manor Trust Care Home. Planning records indicate that the structures were altered and now present themselves at two pairs of garages with a linking carport.
- 3.6 The garaging would read as ancillary structures, subordinate to and not competing with the main listed house. Overtime, their appearance would soften, particularly as new planting becomes more established.
- 3.7 With reference to the proposed boundary treatment and new access, historic plans and planning records demonstrate that the access to the Manor was predominantly from the west and was influenced by the use of the land around. By the mid to late 19th century, the emphasis was more on the approach from the south to the west elevation, leading directly to the front door. By the early 20th century a much wider forecourt was provided which continued northwards to the farm buildings. A large part of the garden area was separated off for the construction of a new house to the west during the 1950s. The remaining outbuildings to the north were removed and gave way to the formation of Edward Gardens with its 4 detached houses.

- 3.8 This area saw the removal of the farm and ancillary outbuildings with incursions arising with the development of Edward Gardens including 4 houses in the late 1960's. 'Tall Trees' was introduced to the south and the drive was relegated to a 'slip' off Edward Gardens. With the construction of the garaging building and the additional bedsit units, an access was provided on the bend on Edward Gardens. Later this was removed and filled in and access was provided through the carport. Both accesses exist to this day and would be stopped up following the completion of the proposed access.
- 3.8 On that note it is considered that the new entrance with gates and railings would provide a more appropriate setting to the forecourt, containment of the site and a more befitting approach to the Manor. Overall it is considered that the proposals would improve the setting of the listed Manor House and this part of the Conservation Area.

4 Assessing the Impact on Heritage Asset/s

- 4.1 Having regard to the legislative duties, National and Local planning policies and good practice guidance, the applicant has sought to consider the heritage assets that exist focusing on those where the application site forms part of their setting, the role that setting plays and if harm would arise. The focus of the assessment is on the significance of the Manor and the role that setting plays. Although setting is not a designation in its own right, the setting of the Manor is largely within the designated Conservation Area. The part of the site in question is also within the land noted as being a Locally Listed Park & Garden. It is also within the more removed and perceptual setting of the Church of St. Thomas but the nature of this northern part is such that the significance of the listed church would not be harmed.
- 4.2 Assessed as a whole, the appraisal notes the origins and evolution of the manor of Bedhampton and the presence of a Manor. Of key interest is that earlier mapping shows the presence of a Deer Park to the north of the Church of St. Thomas that is of early origins. The Deer Park contained fishponds, a rabbit warren and keeper's lodge providing for the Lord of the Manor's plate. The surviving remnants that formed part of the Old Manor House grounds is recognised as a locally listable Historic Park & Garden. At this time Bidbury Mead was part of the manorial demesne land.
- 4.3 Overtime with disemparkment and as road networks and lanes improved, the area saw a rise in the number of units and as a consequence the landscape and function of the land evolved and changed. For example, the Manor House and its estate included a greater amount of land with a farm to the north. In addition, the Church of St. Thomas, the Manor House, Bidbury House and the Rectory, as well as Brookside House and The Elms, formed a loose nucleated rural settlement, the sense of which, although still readable, has been eroded. This is certainly the impression that has arisen with the introduction of Bidbury Lawn (1950s), Edward Gardens and the 4 houses (1960s) and 'Tall Trees' (late 1960s). There views and glimpses through and around this part of the conservation area of key listed buildings, including from Bidbury Mead, the intrusions are less apparent from afar and are more noticeable in the immediacy and largely within this part of the conservation area, namely north of Bidbury Lane, on the approach along Edward Gardens. It is on this progression that the frontage to the Manor, its garaging and the four houses in Edward Gardens are noted as being later introductions that add little to the special historic or architectural interest of the Conservation Area.
- 4.4 It should be noted that the draft Conservation Area Appraisal identifies the Manor House as a building that contributes to the character and appearance of the Conservation Area, within Character Area 1. Paragraph 5.17 indicates refers to the fact that the 'lands associated with the manorial estate have been severed from any association with the house, the building and its associated boundary walls retain visual prominence within the street scene and contribute positively to the character of the area.' The remaining grounds of the Manor House are identified as a Locally Listed Historic Park & Garden.
- 4.5 The draft Conservation Area Appraisals does not make any assertions that the garaging arrangement to the north is positive in its contribution to the character or appearance of the Manor House or this part of the Conservation Area or any other heritage asset, designated or

non-designated. In fact, it is considered that the garaging and carport are clearly negative and detract from the character or appearance of this part of the Conservation Area. They are considered to be harmful and intrusive to the overall significance and setting of the statutorily listed Manor House and the perception of the quality of the surviving gardens and to the setting of St. Thomas’.

- 4.6 At present, it is considered that the setting of the Manor House and this part of the Conservation Area have been comprised by the late 1960s structures and therefore present an opportunity for change and improvement without compromising the significance of the Conservation Area, the Manor, its surviving garden and listed wall and the Church of St. Thomas.
- 4.7 The area in question is within the immediate setting of the Manor whose significance overall, is considered to be high. However, the access, the forecourt, boundary treatment and ancillary buildings are considered to detract from that significance – particularly its historic character and appearance. The changes to the north and west are recorded in archived documents, planning histories and recollections of the Manor. Although this arrangement preceded the listing of the building and designation of the conservation area, it clearly presents an opportunity for improvement/enhancement as opposed to a position of ‘preserve’ as required by legislation.

Significance of the Manor

- 4.8 The Manor is identified in the National List as:

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

4.9 The significance and special interest of the Manor can be summarised as:

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 range, originally of three bays but now with two bays clearly having survived various alterations and extension, particularly around 1843, then c.1881 when it is referred to as having been in a poor state requiring rebuilding. 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. Parts of a timber-framed north wall are visible throughout the house and the roof structure in particular gives vital information about the extent of alterations and extensions. 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.

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 due to the exposed box timber frame, the presence of a possible ghost northern bay 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 which unfortunately was found to be cement over brick infilled, 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.

In its previous condition, the building was largely read as being extensively subdivided and had limited aesthetic value. Over time and as the building is understood, it has the potential to be improved aesthetically. As a result, it is considered that it has a medium-low aesthetic value. The garaging arrangement and front boundary treatment is also considered to contribute to its low aesthetic value.

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 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.

- 4.10 Setting of the Manor: As indicated previously, the setting of the Manor has changed considerably over time and is clearly evidenced in key mapping. In the 1840s, the farm buildings near the Manor were demolished, with only some surviving up to the 1960s. One of the main periods of change occurred with the arrival of the Portsmouth to Havant railway in 1847. By the 1860s, the setting of the Manor was still semi-rural while the immediate setting was within a walled garden.
- 4.11 Residential development in and around the village increased in the twentieth century and the recreation ground was laid out in the 1930s to the east of the property. The immediate setting was very much altered in the 1950s and 1960s, when plots to the west, north and south of the Manor were sold for residential development and the northern section of the Tudor wall and a coach house were demolished to make way for the new houses.
- 4.12 As indicated in paragraph 4.3 the Manor retains its garden to the east bounded by the Tudor wall, with a view beyond to the recreation ground (the former Bidbury Mead). These elements contribute positively to the setting of the Manor. To the north of the Manor there are now four modern houses and to the south there are two houses which separate the Manor from the churchyard. Within the surviving manor grounds are the offending garages and carport that have also changed since their early form. To the east is a pavilion, public facilities and cricket score board serving the recreation ground. Overall the reduction, encroachment and introduction of the garage building detract and cause harm to the immediate setting of the Manor.
- Assessing the effects of the proposed development
- 4.13 A description of the proposed development has been provided in preceding section of this report. Before that the statutory duties, national and local planning policies of relevance and policy expectations have been identified.
- 4.14 As indicated from the outset, the designation as a listed building or indeed the fact that the Manor is within the Conservation Area does not imply no change. The statutory duty is expressed as a desirability to preserve to enhance and as such preserve would be interpreted as doing nothing and retaining the current position. If the structures were removed, this would be a change and in that regard, as they are considered to be harmful, it should follow that there removal is supported. As such the applicant/owner proposes to improve this part of the site and its frontage and considers that the works would not detract from the role that this part of the site plays in contributing to the significance and setting of the heritage asset directly affected.
- 4.15 Mapping evidence attached provides evidence of how the site and this part of Bedhampton evolved over time (see Appendix B). It is clear that as well as the setting having changed over time. It is however clear that the northern part of the grounds of associated with the Manor were

ancillary service and farm buildings. Although extended and having had a cross wing added to the former north end of the building, this was over a period of time and phases. Despite changes that arose during the Victorian appearance, enlarging and gentrifying the building, the northern end retained a series of outbuildings. And the presence of buildings was evident through to the present-day. Therefore the status of this area of the manor site, although more visually exposed since the development of the 4 dwellings to the north and formation of Edward Gardens, this was and remains the functional part of the grounds. It would not therefore, be inappropriate for new functional buildings to be placed in this location being historically correct.

- 4.16 It is accepted that the buildings, as per the current arrangement, will be visible and in views of On that note and having regard to Core Strategy Policies CS 11 and 16, and emerging policies EH1 and 13, it is considered that the proposed garaging represents an improvement to the northern extremities of the site. They adopt a more traditional form with pitched and hipped roofs and are of a scale that is more appropriate to this historic building and the historic setting. Being of a softer appearance with weatherboarding and slate, dual pitches and the roof of the western garage being turned 90 degrees, the expanse of the ancillary building is further reduced and noticeably so with the valley between the two elements, offering glimpses of the listed building behind. Ensuring that any ancillary building is not overly dominant, the applicant made the conscious decision and at much expense to keep the pitch of the roof as low as possible which meant that slate was the more appropriate roofing material to use. The pitched roofs lead the eye toward the listed building and at the same time create improved containment and security for the northern part of the site.
- 4.17 It should be noted that the use is not without historic precedent as it can be seen on the northern additions to the listed building and on other buildings within the village. This is not surprising as an early reference was made in a document of 1632 describing the manor as containing '*a very faire mansion house or place built of brick and stones in the outside and covered all with slates*'. Again not unusual given the position of Bedhampton to the sea and sea faring trade where ships were often laden with slate as ballast. Also the arrival of the railway in the 1840s saw the more rapid transport of building materials including slate.
- 4.18 Although the garaging will most likely result in the loss of an existing conifer, it is considered that it can be compensated for, not only in terms of the appearance of this part of Edward Gardens which will arise but also the additional planting within the planting bed that would be formed between the garage and western boundary and along the northern boundary. Planting between the back of the garaging and boundary of the site would also soften the appearance of the buildings – this is not the same as trying to screen the garaging as it is consider that this is not appropriate and could not be achieved. Should the LPA require the planting of a replacement tree, the applicant is willing to agree a specific location and species by way of a condition as per mitigation required by emerging Policy EH18.
- 4.19 In any event and as per the advice contained in the NPPF, existing adopted and emerging policies EH1 and EH13, the proposed garaging is of an appropriate scale, form and mass for this location, and would read as an ancillary building that would be readily assimilated into the streetscene and historic environment. On that basis it is contended that the proposals represent an improved over the current arrangement and enhance the immediate area.

- 4.20 Likewise, the provision of a new entrance and more formal approach to the Manor and its forecourt would ensure it is better appreciated in an improved setting. The splay takes account of the fact this is private road but also by having railings, visibility and transparency is provided to ensure the 'public' view of the building is not intruded upon and at the same time, the slender nature of the rails are simple and without fuss. No issues for other road users as views through would ensure the safety of other road users including vehicles and pedestrians is not affected. The provision of railings along this boundary assists in expressing the function of the space that it contains in comparison to the more functional nature of the northern part where vehicles would be garaged. A direct benefit is that the site and grounds of the Manor would gain improved containment and security for the site, building and occupants.
- 4.21 This is a case where the approach to the site and proposals are informed by heritage significance and present a design that is of a high standard that acknowledged the character and appearance of the site whilst ensuring that the proposed garaging is sufficiently subordinate yet appropriate for the needs of the current owner. It is clearly a significant improvement over the existing arrangement and would be a marked improvement. As such it is considered that it improves the outlook for neighbours, their amenity, experience and enjoyment of this part of the conservation area and its key listed buildings.
- Harm?
- 4.22 A compelling and informed case has been presented to demonstrate that the proposals represent an improvement of this part of the Conservation Area and the setting of the listed Manor. As such and as acknowledged by statute as well as national and local policies and material guidance, designated as a heritage asset does not prevent change. It embraces positive change where no harm arises and where the significance of the heritage asset is respected and where appropriate, better revealed. The role of the northern part of the site has historically been more functional than the area immediately in front of the western elevation. It is also appreciated that with the passage of time, change and reduction in the extent of its grounds, the western part and main address of the listed building was compromised, particularly when the new road – Edward Gardens, was formed. It cannot therefore be said that the proposals are harmful when clear improvements would be derived and at the same time public benefits in terms of the contribution to the identity of this part of the Conservation Area, particularly with the removal of the unsightly shambles that currently exists.
- 4.23 Should the LPA consider harm would arise, it cannot be anything more than less than substantial harm as defined by the NPPF. The proposals have already factored in mitigation in terms of the mass of the buildings and overall ridge height, due to the cognisance and acceptance of the sensitivities of the historic environment.
- 4.24 Should the LPA consider further mitigation is required, we would encourage active engagement with the applicant and his agent to enter into positive discussion to arrive at a mutual agreement on the way forward.

5. Conclusion

- 5.1 The LPA should bear in mind that the applicant/owner is seeking to engage with Havant BC to improve and better reveal the special architectural or historic interest of the building. This is a time consuming process and whilst the LPA may be of the opinion that the entire focus of the applicant should be the main listed building, the proposals contained in this submission are four-fold. Firstly the proposed treatment for the western boundary would improve the main address of the listed building and site to Edward Gardens and in glimpsed views northward along this private road. Secondly, the proposals would see the removal of the existing poor quality buildings erected before the Manor was listed. Thirdly the arrangement would provide for better storage of materials and equipment required for works on the main listed building as well as the parking of his vehicles (break-ins and theft have already been reported to the Police) and fourthly, providing containment and security for the site and listed building.
- 5.2 Based on the nature of the proposals, it is considered that no impact would arise for the locally designated landscape. No harm would arise to or affect the setting of the listed Church and on that note, this part of the Conservation Area would be visually improved. With the stated position in mind, it is clear that the works outlined would not harm the listed building or its special interest thereby according with the legislative duties of s16, 66 and 72 of the PLBCAA 1990, the policy requirements of the NPPF (2019), adopted and emerging development plan policies. 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 take that stance and would not cause harm. From a legislative and policy stance, it is considered that the proposals represent a positive step forward to the improvement of this listed building and renewed interest in its special interest. In NPPF parlance, as harm would not arise, it is considered that the proposals should be supported.
- 5.3 Should the LPA consider harm would or has arisen, it is considered that it cannot be any more than less than substantial. It is acknowledged that any level of harm must be given great weight in the decision-making process. In the planning balance, the NPPF allows for the consideration that less than substantial harm can be outweighed by the public benefits. In this case, it is considered that the presence of the building and its contribution to the Conservation Area is a public benefit – it is experienced in public views and contributes to the character and appearance of this area. As such, the works would improve its appearance and as a consequence, the public appreciation of the area. The works would also contribute toward the sustaining of the building for future generations to experience and enjoy. As a result, it is considered that any perception of harm can therefore be overcome by the public benefit. Should this not be the view, then the LPA is requested to enter into positive dialogue with the applicant and his agent to allow any concerns to be expressed and duly addressed.

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

CHURCH OF ST. THOMAS

Grade: II

List Entry Number: 1340186

Date first listed: 16 May 1952

Date of Amendment: 16 April 2010

Statutory Address: CHURCH OF ST THOMAS, BIDBURY LANE

Details:

HAVANT

100/4/22 BIDBURY LANE 16-MAY-52 Bedhampton Church of St Thomas (Formerly listed as: BIDBURY LANE Bedhampton CHURCH OF ST THOMAS A BECKET) (Formerly listed as: LOWER ROAD Bedhampton ST THOMAS' CHURCH)

II Parish church. C12, extended in C14. Chancel restored and N vestry added 1869-70 by Edward Augustus Gruning (1837-1908). Nave restored and N aisle added 1878, again under Gruning. Vestry extended 1993.

MATERIALS: Flint and rubble with ashlar quoins. Red tile roofs.

PLAN: Nave with a N aisle and S porch; chancel; vestry infilling the NE angle between aisle and chancel

EXTERIOR: The W window is of early C14 style, with three cinquefoiled lights; possibly re-set. The S elevation of the nave has late-C14 moulded arch to doorway; to W and E of this are contemporary windows of two and three-lights respectively, each with trefoiled lights and tracery. At E end of S wall is a round-headed low side window with a segmental rear-arch, which would have lit an altar in the nave. Above this is a narrow square-head window which would have lit the rood-loft. N aisle has reused late C14 two-light window, similar to W window on S side of nave. The chancel has E window of three trefoiled lights, with two quatrefoils in the head, c1370, and N and S windows of the same date, with square heads and two-light trefoiled tracery. S wall also has a square-headed window of two shouldered lights, probably of C13 date. To W of this is a square-headed low side window. A Mass clock, or scratch dial, one of three

originally on the S elevation, is still visible on the face of the buttress between the nave and chancel, a medieval form of sundial to mark out Mass times. In the N vestry there is a re-used trefoiled C14 light.

W bellcote of 1878 which replaced a wooden belfry, corbelled base on the E face seems older. It contains one bell by Clement Tosier, 1688. There are diagonal buttresses to nave and chancel. INTERIOR: The nave roof has plain tie-beams and trussed rafters. There is a three-bay arcade of 1878. There are no traces of the S nave altar, but the remains of a C15 niche on the N of the chancel arch mark the site of a corresponding N altar of the nave. In the wall above the W jamb of the S doorway is a stone corbel, which may have carried a beam supporting a W gallery (removed 1869-70). The font, near the S door, is part of the 1869 restoration and was designed and presented by a Mr Cox of Warblington House. With a square bowl and a central and four angle pillars of C12 style, the angle pillars being of yellow marble, it incorporates a Norman bowl and stem, found in the rectory garden.

The church's most significant feature is the semi-circular, slightly depressed c1140 chancel arch, of square section except for a thick roll-moulding on the W side, and two outer bands of flat relief decoration, one in double lozenge pattern, the other with two bands of sawtooth pattern. The responds have on the W angles inset shafts with scalloped capitals. The abacus has a hollow chamfer below, and is continued as a string on the W face, and on the E face of the S respond are parts of a string of different section, perhaps not in situ. In the SE angle of the chancel is a C15 cinquefoiled piscina with a stone shelf. A wall monument to the Rev St John Alder, who died in 1864, shows two angels in relief, holding an unfurled banner with the inscription, all in a moulded trefoiled recess. There are two attractive tablets of c1780 and c1800 high on the west chancel wall, above the arch, with pediments and urns.

HISTORY: Although there are no accurate records of the church's original dedication, it is traditionally thought to have been 1132. The oldest parts are the chancel arch of c1140; the lower parts of the S and W walls may be of the same date. The chancel seems to have been rebuilt in the C13, and probably lengthened about 1360-70. The line of the N wall, however, has probably not been altered, and the wall may contain older masonry in its W portion.

SOURCES: <http://www.bedhamptonparish.org.uk/> accessed 08 July 2009 <http://www.british-history.ac.uk/report.aspx?compid=41945> accessed 08 July 2009 <http://www.churchplansonline.org> accessed 08 July 2009 Pevsner, Nikolaus & Lloyd, David, 1967, *The Buildings of England: Hampshire & the Isle of Wight*, pp 98-99

REASONS FOR DESIGNATION: The Church of St Thomas, Bedhampton is listed at Grade II for the following principal reasons: * It is of special architectural and historic interest for its C12 and later medieval fabric, including a number of C14 traceried windows * The interior is notable for the C12 chancel arch

Listing NGR: SU7022406381

Appendix B – Summary Overview & Map Regression

Bedhampton Manor was noted in the Domesday Book as being held by Hugh de Port from Hyde Abbey as with other Hampshire manors.¹ 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 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 disemparked. It is not known if this manor survived but the rear north-south range to the centre of the building suggests its origins was as a three-bay timber box framed building, dating from the late 16th century. Post 1550 open hall houses are rare and it is more than likely that if this was a replacement building, that as a new build at that time, it would have incorporated an inglenook fireplace with the central bay or parlour, floored over. 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 indicates that it was a substantial building.² It has been initially thought that the building had an open hall to the centre but further research carried out at the Weald and Downland Living Museum suggests otherwise.

There are no fixed rules to which aspect timber framed buildings would have had the high end and the low end. In this case, it is considered that the high end was to the north and low end to the south. This may be due to the orientation of the building, its aspect and views over the landscape. Within the building there is evidence of fixed bench against the inner north wall of the parlour (central bay) with door to each side, one blocked, the other altered.

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.

¹ A History of the County of Hampshire: Volume 3, VCH 1908, pp. 142 -144.

² Architectural History Practice, 2016, p6

² Architectural History Practice, 2016, p6



Figure 1 - 1797 Pen and Ink map showing The Manor House (Source: NLS)

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. 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 to the west side where the two access tracks converge before continuing up to and past the west elevation of the house to the east-west access and the farm buildings.



Figure 2 - 1825 mapping (Source: BHT)

The farm building were still shown on the 1845 Tithe map (Hampshire Record Office 21M65/F7/16/2). A tracing is shown below (Figure 3).

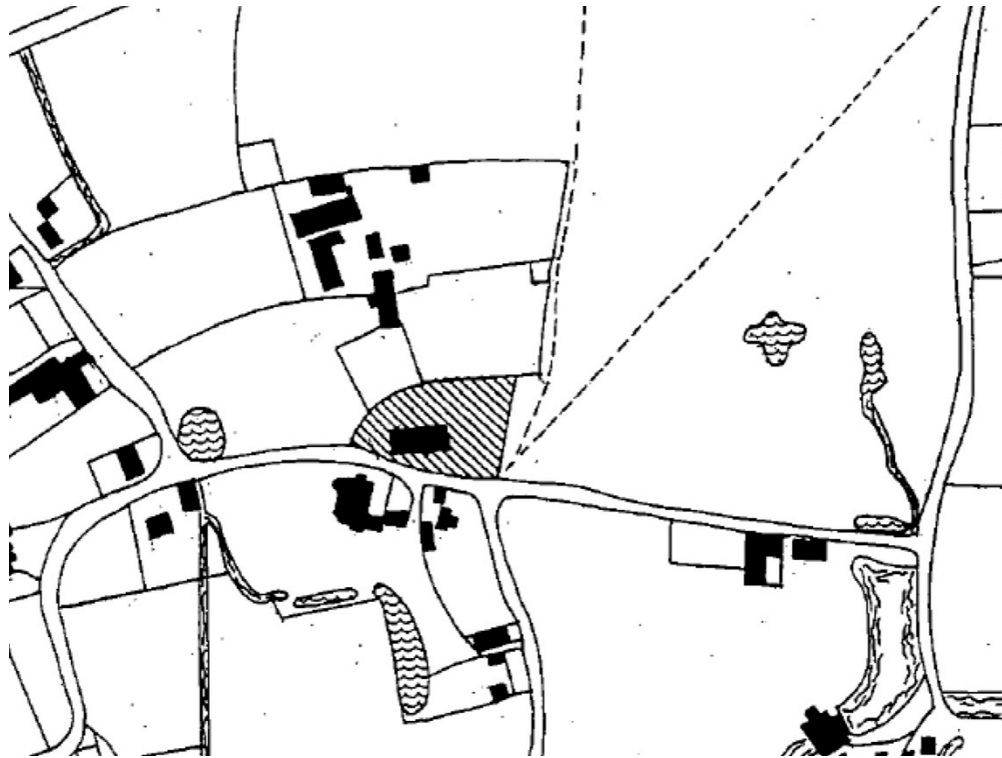


Figure 3 - Tracing of the 1845 Tithe Map

According to the research undertaken by Architectural History Practice Ltd³, 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. Attention is drawn 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 ..."

Woodthorpe Clarke's lease expired 2 years early in 1857 and it was occupied by Byran Ward Gibbons with a lease for 20 years although he moved to Manor Farm according to the 1861 Census. By the time of the first edition OS Mapping survey dated 1858-9). It is understood that the work to the Manor has been carried out by this time. An 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.

Mapping dating from surveys carried out during 1859 to 1866, published in 1870 (see Fig. 4) reveals a more regular form than the 1825 mapping and reveals formal planted gardens to the rear of the Manor House. The main drive now leads of Bidbury Lane, with a more formal 'swell' in front of the west elevation to the Manor

³ A copy of the report was provided to the current owner on his purchase of The Manor.

House. Two detached buildings sit to the north, one further northwards and its therefore appears that the farm buildings were largely removed as per the 1845 lease agreement.



Figure 4 - 1870 OS mapping, surveyed 1859-69 (Source: NLS)

By 1871, the Manor was tenanted by Byran Ward Gibbons who was noted as farming 830 acres employing 25 men, 10 boys and 8 women. His son was a merchant farm, 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.

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 mapping for Figure 5, 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, now increased to three, presumably providing coach housing and stabling. There is no change between this and the 2nd Edition OS Map (not included).

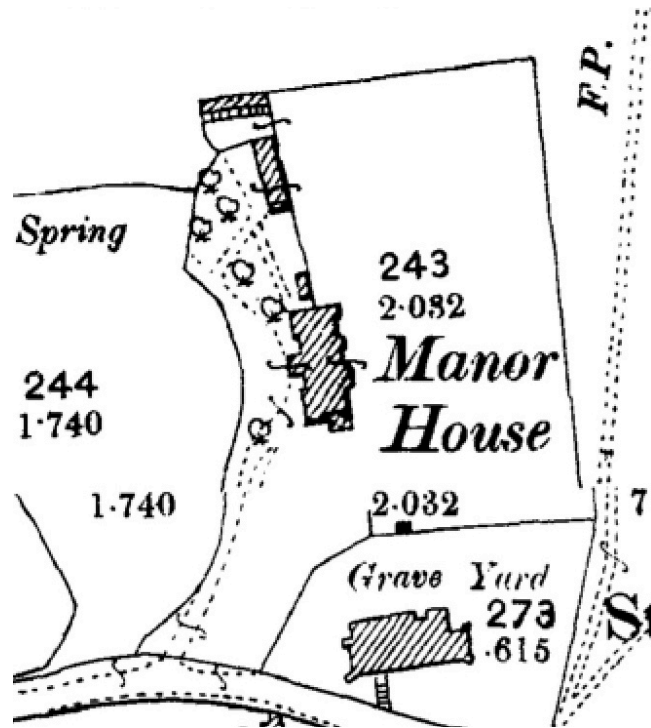


Figure 5 - 1898 3rd Edition OS Mapping (Source: NLS)

By 1907 the building immediately to the north of the Manor increased in size extending further northward and one building has been removed. This can be seen in the 1910 OS Extract (see Fig 6). 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 Williams. The Census of 1911 indicated that the house had 14 rooms with 10 occupants and mapping details indicate that c.1930, a number of small buildings including a greenhouse was added to the northern area.

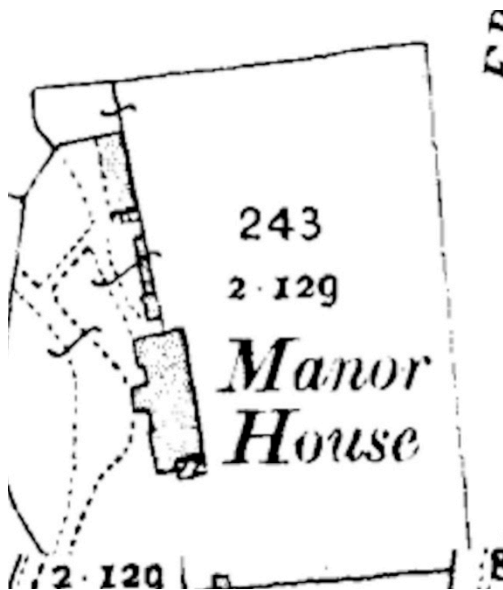


Figure 6 - 1910 OS Extract
(Map Source: NLS)

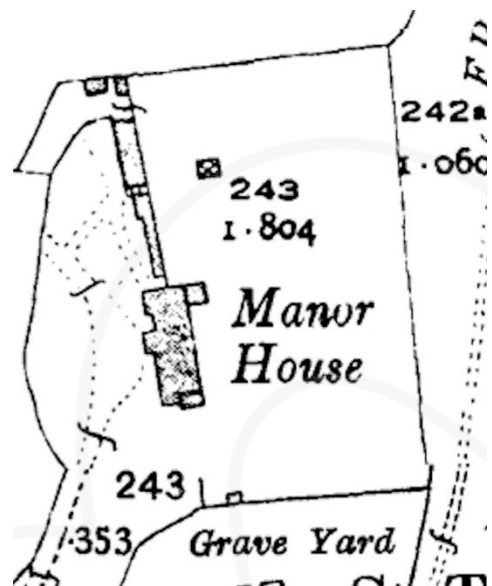


Figure 7 - 1930's OS Extract

After the death of Admiral H.E Williams in June 1934⁴, it is 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 on one year later on 27 August 1941 to the Portsmouth & Sunderland Newspapers Ltd who acquired it as backup offices during WWII.

The manor was sold again to Nellie Rosa Ringshaw in 1946 who also 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.

Aside from various alterations, an extension to the NE corner of the main house and a small addition to the north side, presumably a roof over the side door and changes in ownership, noted changes to the grounds see the introduction of Bidbury Lawns to the west on a triangular t is noted that there is no significant change to the area to the north. 1950s mapping reveals that the access drive emanating from Bidbury Lane remained unchanged, leading to the northern group of building which are clearly in close proximity to the northern elevation.

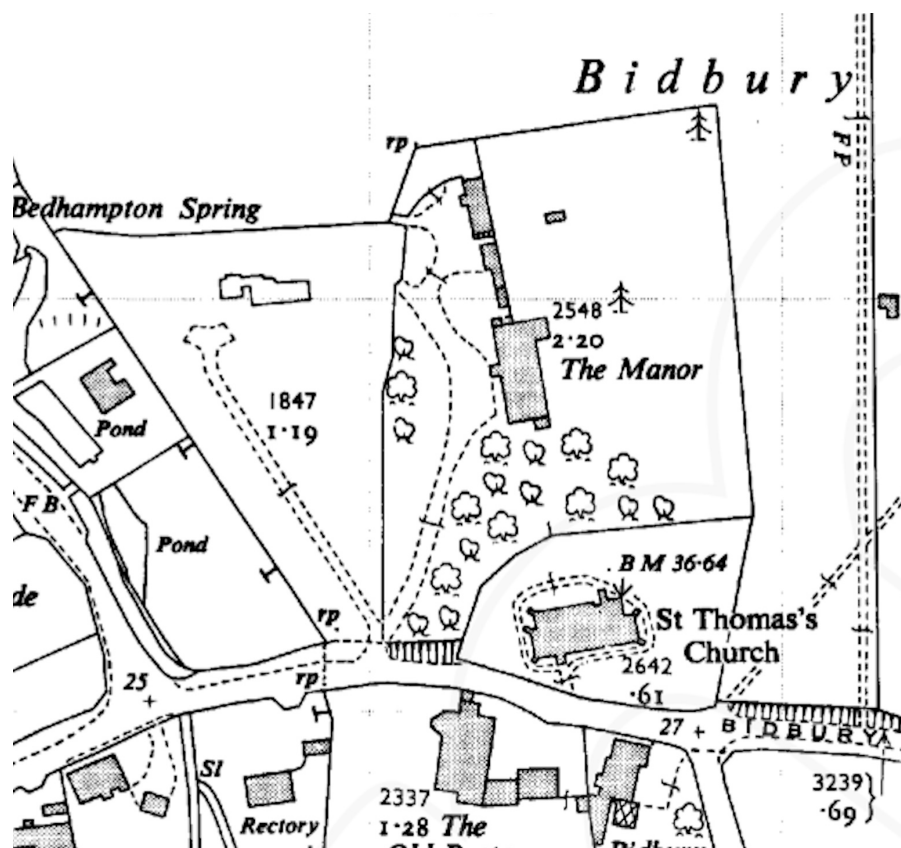


Figure 8 – 1950s OS Map Extract

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

⁴ Portsmouth Evening News, Friday 29 June 1934, p17

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.

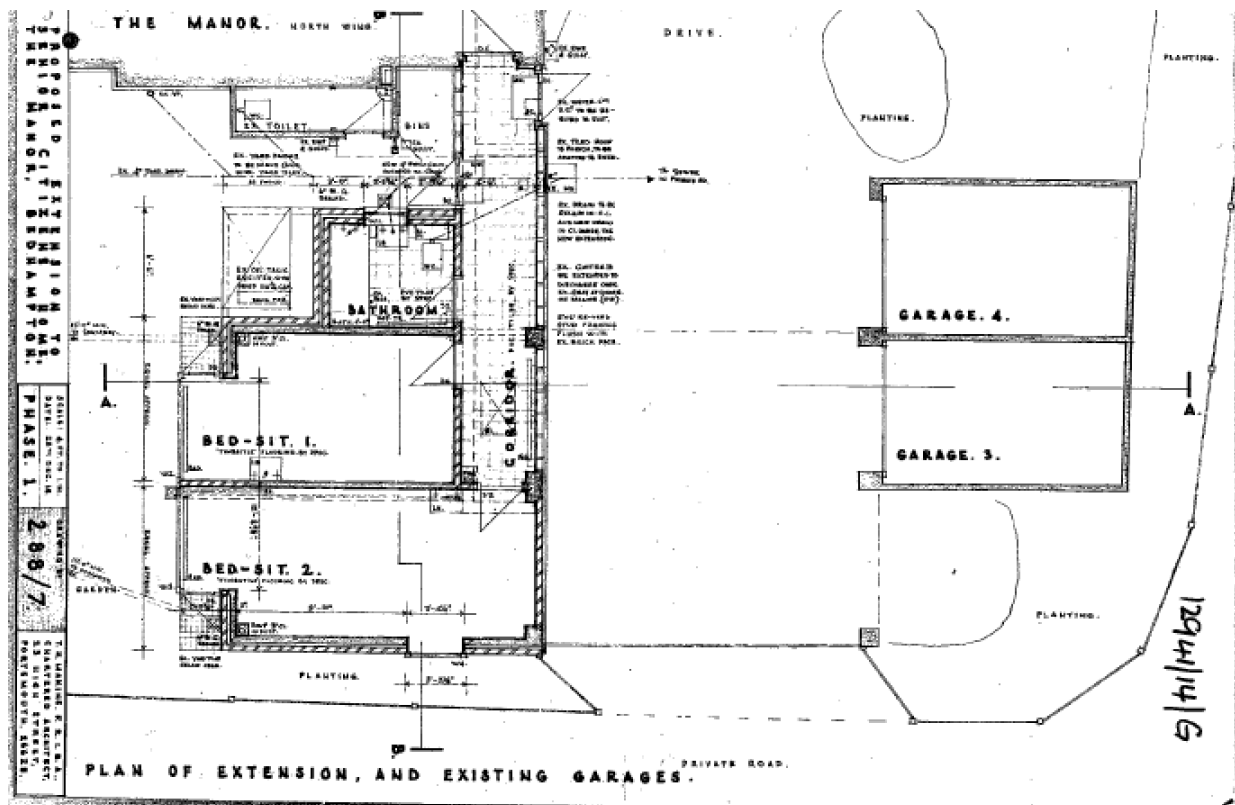
With the threat of the demolition of the Manor House, the Manor Trust was set up with the specific aim of saving it.⁵ They were able to secure ownership. Part of the price arrangements including the Eyles retaining land to the south to build a home for themselves, Tall Trees. The Manor Trust established 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 C – plans state 'as existing and propsoed) 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 C.

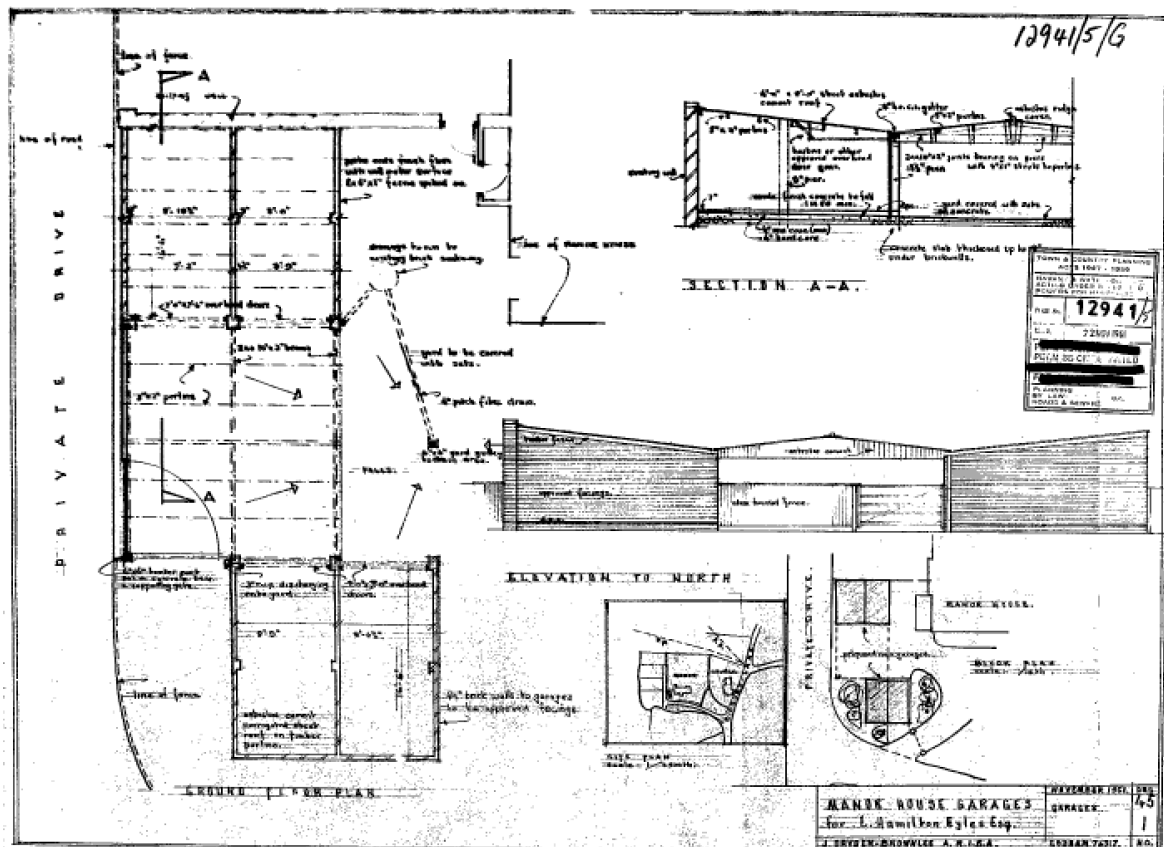
⁵ <https://www.portsmouth.co.uk/news/people/bedhampton-manor-to-be-sold-after-being-saved-from-demolition-1-6489489>

Appendix C - 1961 and 68 plan extracts

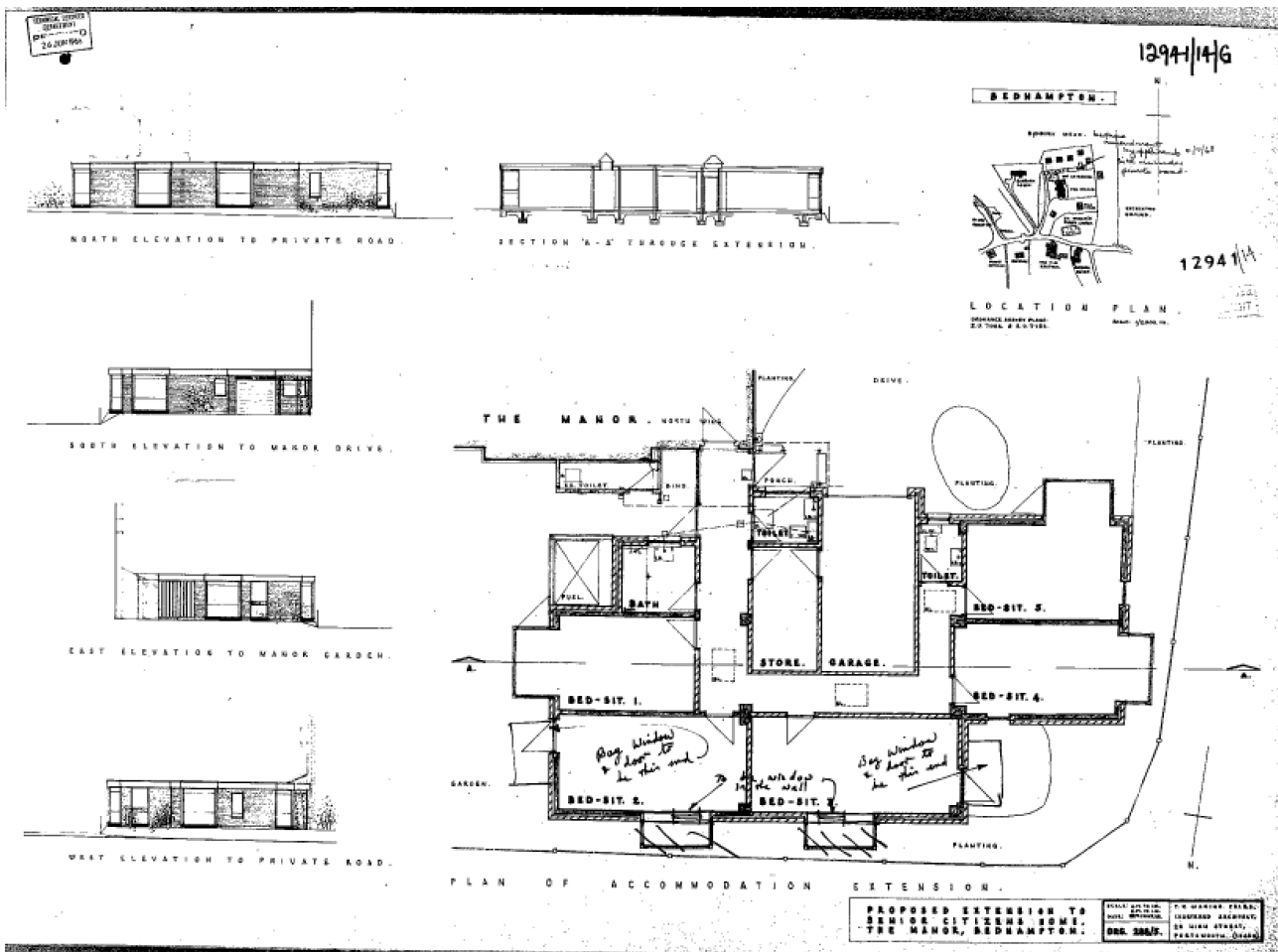
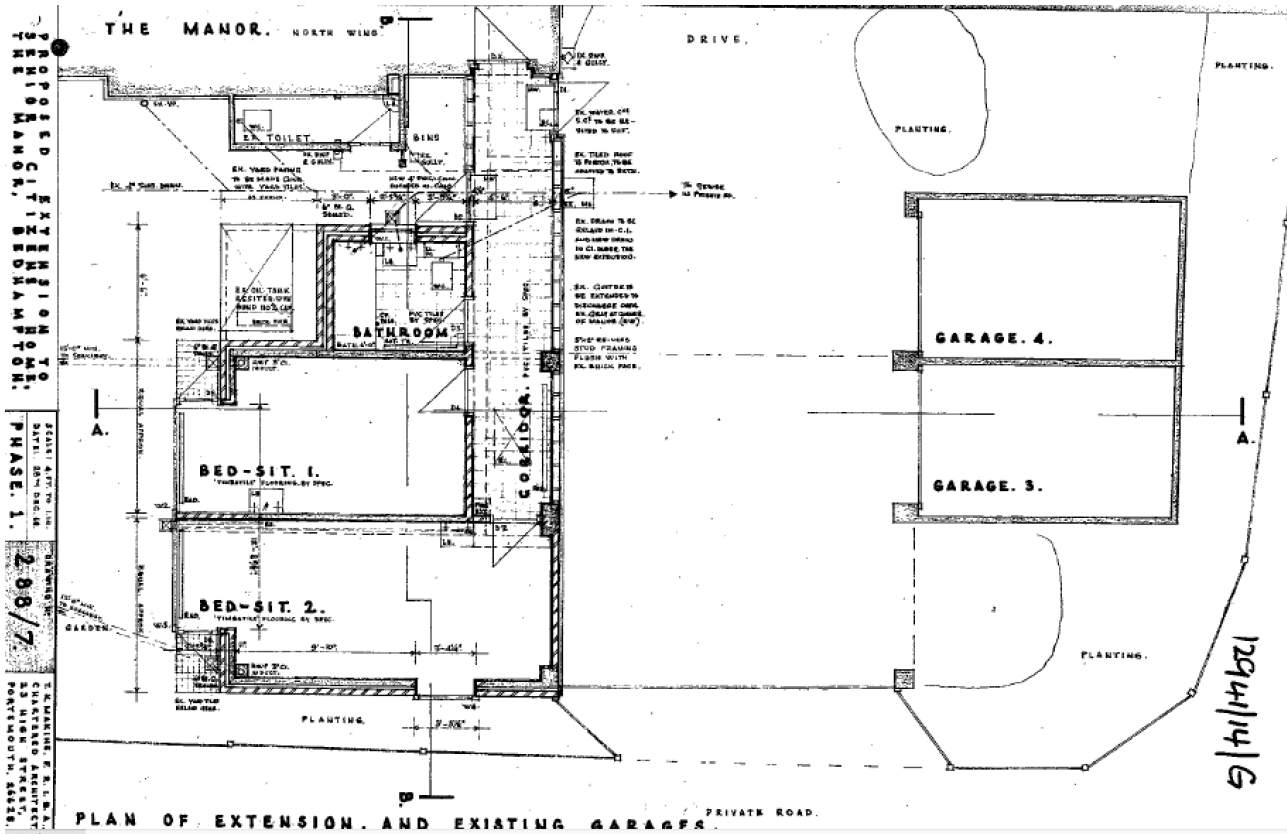
1961 (2 bedsites and two garages – roof spanning between the two)



1961 Amended (Note the entrance is on the curve of Edward Gardens)



1968 showing the existing arrangement and as proposed (below)



Appendix D – Design & Access

Overview

Amount:

The amount of work proposed is considered to be proportionate to a dwelling of this size. The proposals, particularly the garaging and storage, takes account of the existing arrangements on site which are negative in their appearance and nearing end of life.

There is a marginal change the amount of site coverage but this is shown to deliver benefits for the site as a whole and the functional quality of a new building.

Layout:

Minimal change arising. The new building seeks to move slightly to the west and north avoiding impinging on gap between the existing building and the northern elevation of the listed building. The eastern section of the proposed building is slightly less than the footprint/coverage of this part of the existing building.

The layout also seeks to provide an improvement arrangement to the north west corner where in 1961 there was a previous vehicular access as shown in the plans attached as Appendix C. The layout actively seeks to ensure that the demise is contained and secure and at the same time the layout functions.

Scale:

Scale is a manifestation of footprint and storey height extruded to the ridge height. However, attempts have been made to reduce scale and mass by with low pitched roofs incorporating a mix of gables, hips and valleys. Visually the scale is further reduced through the use of materials. It would read as a subordinate and ancillary structure when silhouetted against the main building to which it relates, the host.

Landscaping:

As indicated 1 no. tree on the bend of Edward Gardens would be removed with compensatory planting offered to the area west of the garaging and north of the railed area, along the back of the garaging and if required, another tree can be planted within the manor grounds to offset and mitigate against its removal. Apart from the new low boundary walls surmounted by railings and entrance gates, no other changes are envisaged.

Appearance: The appearance of the roof to the porch, the French doors and roof to attached small store have been explained in the body of this document. This also includes reference to the change of the colour to the render which would be more appropriate than the painted white finish.

Use:

Residential

Access:

For the purpose of this application 2 no. existing accesses would be stopped up and a new access formed along the western boundary as set out in the accompanying drawings for the reasons explained within the supporting statement.

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