

Heritage Statement include DAS

The Manor House,
Edward Gardens,
Bedhampton
Havant

April 2019



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1. Introduction

Background

- 1.1 Murphy Associates has been appointed by Richard Carlton to assist in the preparation of listed building applications for works to The Manor House, Edward Gardens, Bedhampton and to prepare planning applications where required. Additional resources have been brought forward through Ms Debbie Gardner of DGC (Historic Buildings) Consultants Ltd to assist Mr Carlton and to provide advice on methodologies, specifications and repairs. Although one of series of applications, the applicant's intention is to work with the Local Planning Authority to regularise and address works that have taken place to safeguard the special architectural or historic interest of the listed building, its character and appearance and with that, significance.
- 1.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the presumption in favour of buildings being preserved with special regard being paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.¹ The Act also indicates that *'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.'*²
- 1.3 Section 7 of the Act indicates that Listed Building Consent is required for *'any works of demolition .. for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...'*³ The limitation referred to in respect of Section 7 is therefore whether works, already carried and proposed, affect a building's character as a building of special interest.⁴ One therefore has to gain an understanding of the building to be in a position to assess if harm has or would arise.
- 1.4 The National Planning Policy Framework (2019) is aligned with this legislative requirement, as it requires that an applicant describe the significance of any heritage assets affected by proposals and where appropriate, any contribution made by their setting. 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.
- 1.5 It is considered that given the focus and containment of the aspects and emergency work to which this application relates, that there is no requirement to undergo a in-depth assessment of the regression and phases of the building but 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. This will require further layers of assessment given that the building is now exposed for more in-depth inspection and has revealed perhaps unknowns about the building's evolution.

¹ P(LBCAA) 1990, S16(2) and 66(1)

² P(LBCAA) 1990, S16(3)

³ P(LBCAA) 1990, S7

⁴ Mynors, c. and Hewitson, N (2017) 'Listed Buildings and Other Heritage Assets' p357

2. The Heritage Asset

- 2.1 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

- 2.2 The Tudor gate and wall is listed under a separate entry. The remainder of the garden is local interest. The details of the listing to the gateway/wall is attached as Appendix 1 which also includes the formal Historic England listing for the Manor House. Overtime, it has contracted in size and shape and has lost its former farm, associated buildings and deer park. Today, it is sits in a more suburban setting with modern development to three sides.
- 2.3 The building was previously assessed by The Architectural History Practice Ltd in 2016 and at that time, the Manor Trust was the owner. That report was prepared to inform the conversion of the Manor House to a single dwelling. The recorded details of changes that occurred during its use as a nursing home are not known but searches are currently underway. It is clear from Sales

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

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



Figure 1 - Incorrectly referred as 'The Old Manor House' by M Snape (1853 - 1930) engraving after sketch by M. Snape (*Papers and proceedings of the Hampshire Field Club*, vol. II (1892), opposite page 253)

General Overview

- 2.5 Bedhampton Manor was noted in the Domesday Book as being held by Hugh de Port from Hyde Abbey as with other Hampshire manors.⁵ 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

⁵ A History of the County of Hampshire: Volume 3, VCH 1908, pp. 142 -144.

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.

- 2.6 As there is a lack of information available, it is assumed that the Tudor brick wall that once enclosed the house may have been built by the Cotton family. In a document of 1632, the manor is described as containing '*a very faire mansion house or place built of brick and stones in the outside and covered all with slates*', as well as a '*farmhouse, a brew house, a dovecote, a barn, a stable and other outhouses beside two courts or 'gats'*' (i.e. land closely associated with a house). By that date, the medieval deer park (with an eight-mile fence) had been disparked. Later in the seventeenth-century the 1665 Hearth Tax listed the manor house, then owned and probably occupied by Richard Cotton, as having 15 hearths, which shows that it was a substantial building.⁶
- 2.7 From this and the inspection of the building, it is considered that the original form of the building was a three-bay timber frame construction, of a narrower bay width than presently seen, and most likely under a steep pitched thatched roof. It is considered that the building had an open hall to the middle bay, and at the northern inner wall of this room, there was a dais with scaring for fixed furniture with a door to each side – one concealed, one altered. The fireplace and stack serving both the end and central bays, is considered to be a later insertion which would have resulted in the open hall being floored over. The main stack served it reported as having 16 hearths in 1665. Therefore it is highly likely that it was significantly enlarged during the early to mid 17th century. The actual stages of change need to be appraised but that level of detail is not required for this particular application.
- 2.8 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.



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

⁶ Architectural History Practice, 2016, p6

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

- 2.10 According to the research undertaken by Architectural History Practice Ltd⁷, 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 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 ..."

- 2.11 It is thought that these relate to the changes to the building carried out during the Victorian period as the works were considered to have been completed by the time of the first edition OS Mapping survey dated 1858-9. The farm buildings were still shown on the 1845 Tithe map (Hampshire Record Office 21M65/F7/16/2). A tracing is shown below (Figure 4).

⁷ A copy of the report was provided to the current owner on his purchase of The Manor.

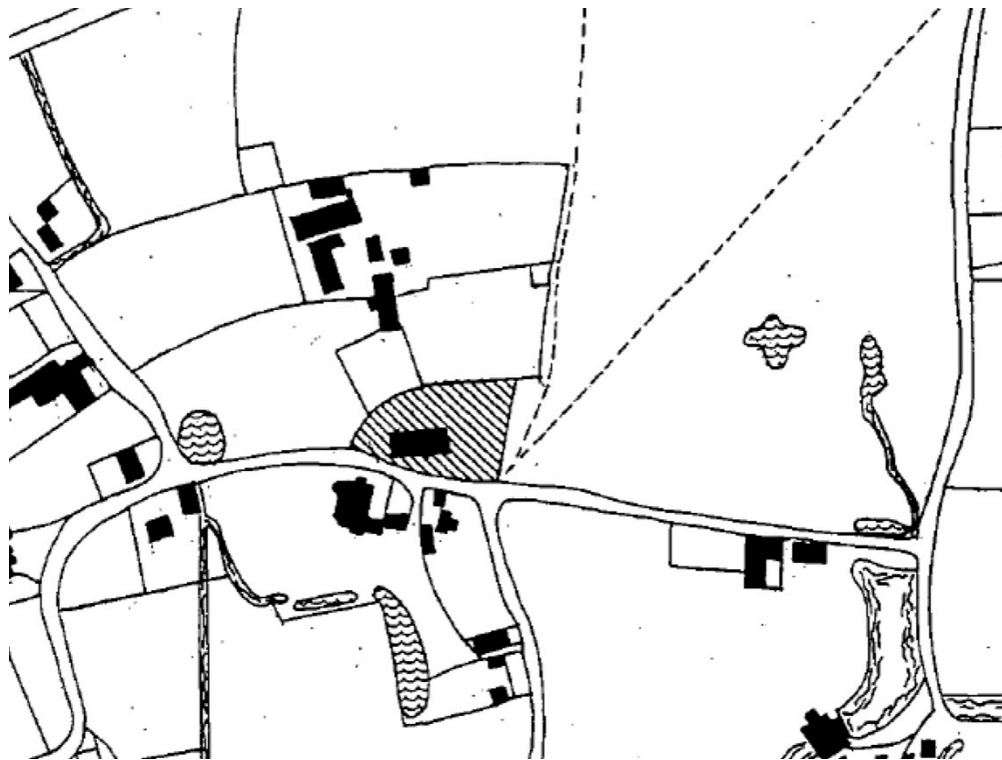


Figure 4 - Tracing of the 1845 Tithe Map

- 2.12 Woodthorpe Clarke's lease expired 2 years early in 1857 and it was occupied by Byran Ward Gibbons with a lease for 20 years. Strangely the 1861 Census refers to his occupation being Manor Farm. The annual rent increased and this is assumed to be due to a remodelling of the house and being described as a 'most excellent Residence.' The image of Charles Cotton's painting of circa 1860 shows the rear elevation from Bidbury Mead. It is notable that the cross-wings are evident but the central rear section shows two rising bays breaching the eaves line and having gabled roofs projecting from the main roof. It is not known if this is artistic license but it suggests that there were two full height bays when in reality the southern side has a canted bay to the ground floor only and a dormer of narrower proportions than that to the northern bay.
- 2.13 There are indications that there were attic rooms above the main first floor central chamber. Access arrangements would need further investigation given the changes of floor levels within the building. However, there is likely to have been a stair rising from the east side of the inglenook at first floor level to the attic as there is evidence of a doorway and screen at a higher level and scar marks for a floor, presumably requiring a 'step' up to it when examining the scarring to the inner north wall. At some point, the southernmost bay was removed and replaced by the current single storey arrangement (image not reproduced due to copyright but available in the Bedhampton Historical Collection, original in Portsmouth City Museums).
- 2.14 Mapping dating from surveys carried out during 1859 to 1866, published in 1870 reveals a more regular form than the 1825 mapping but this is likely to reflect further alteration and/or extension to the plan form to the north side. Fig. 5 shows the planted gardens to the rear of the Manor House. The main drive now leads off Bidbury Lane, with a more formal 'swell' in front of the west elevation to the Manor House. Two detached buildings sit to the north, one further away. The

formal arrangement of the gardens is clearly noted. As Bidbury Meads encircles the Manor House, it is considered that these lands were used for agriculture. This is not to say that lands elsewhere were part of the agricultural holding.

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



Figure 5 - 1870 OS mapping, surveyed 1859-69 (Source: NLS)

- 2.16 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.
- 2.17 The mapping for Figure 6, 1898 3rd Edition OS mapping clearly shows the formal drive of Bidbury Lane, gated, and leading to a front porch with criss-cross arrangement of the driveway leading to detached buildings to the north, presumably coach housing and stabling. There is no change between this and the 2nd Edition OS Map (not included). Apart from the small glass house to the south side elevation, the footprint of the main house is clearly shown with cross-wings at each end, that to the south slightly stepped due to the external stack; the cross-wings stepping forward of the main elevation and a projecting porch to the west elevation. The rear east elevation shows articulation and this is likely to relate to the rising square bays shown in Charles Cotton's painting. The northeast corner has changed since this date as has the arrangement of buildings to the north.

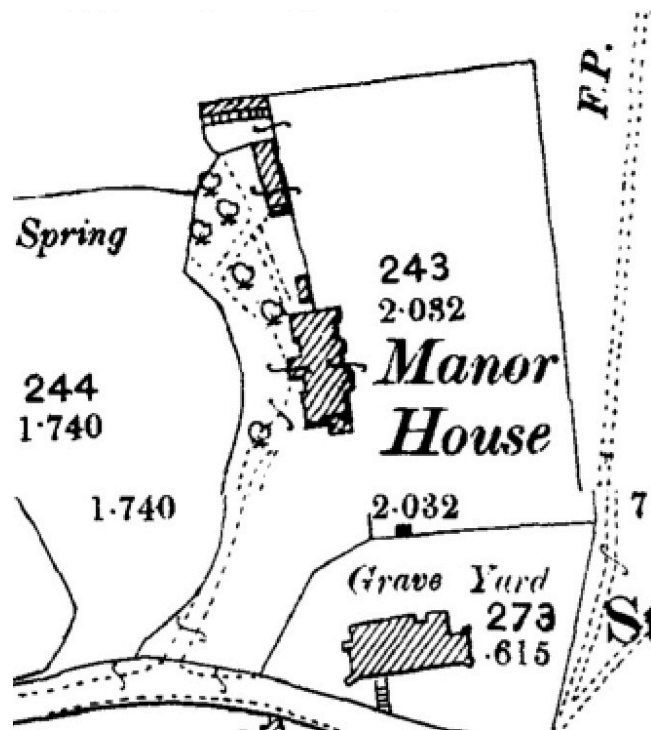


Figure 6 - 1898 3rd Edition OS Mapping (Source: NLS)

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

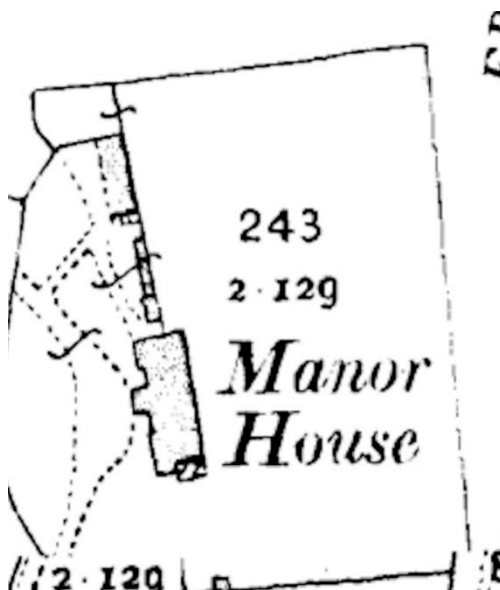


Figure 7 - 1910 OS Extract
(Map Source: NLS)

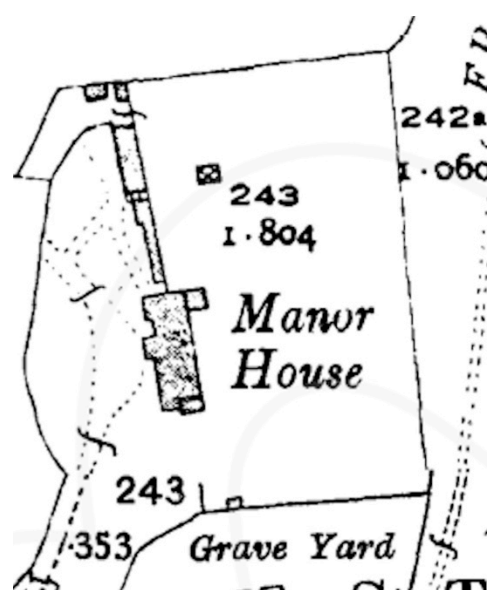


Figure 8 - 1930's OS Extract

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

National Records

80084 - Carrell of Havant, builders

Finding Number: 84M80/B63

Contract Work Ledger

1907 - 1913

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

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

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

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

- 2.20 Aside from reference to a Captain Watson, from other documentation, the whereabouts of the 'bathroom cottage' is not known by may it is noted that the outshot to the north east elevation was constructed in 1932 as a staff room. The Architectural History Practice Ltd indicate in their report that there was a window to the north wall that was moved to the east wall and private facilities were added to the north side. The same source refers to an additional stack being added during the 20th century to the west front of the house, just south of the entrance. This is suggested to be the stack relating to a corner fireplace in a first floor room, now only visible within the roofspace.
- 2.21 It is understood that there further changes circa. 1925 to the interior and once received from the archives, the details will be reviewed to ascertain if they shed light on the changes to the interior. Admiral H.E Williams is recorded as having passed away in June 1934⁸. After this is it possible that Ralph Dutton took up residency and remained in situ until it was sold in circa. 1940 to Maurice William Hill who sold it one year later on 27 August 1941 to the Portsmouth & Sunderland Newspapers Ltd who acquired it as backup offices during WWII. Although it is said that they never used the Manor as offices, there is evidence of access to this space with names and dates written on the south-facing wall including 1890, 1891, 1896, 1901 (? Giles) 1903 (R. Galway and S. Upfield, 1938 (? W Laycock, S. Hoare Nov) and up to 1946 (Landgord M J and Luckas MR). Later plans did not show an attic floor over this area.
- 2.22 The manor was sold again to Nellie Rosa Ringshaw in 1946 who sold it on two years later to Edward Hamilton Eyles and Rhoda Gladys Eyles who are known to have let the northern end of the house as a self-contained units of accommodation as it was served by a separate staircase. According to the research carried out by the Architectural History Practice Ltd there is some curiosity about the nature of mortgage reference indicates that the mortgage referred to the building having three living rooms, three bedrooms and one bathroom. Although this has been disputed, it is possible that the reference to the number of rooms reflects the fact that the accommodation may have been over three floors with the ground floor including three rooms,

⁸ Portsmouth Evening News, Friday 29 June 1934, p17

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

- 2.23 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).
- 2.24 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.
- 2.25 In 1963 the Eyles' obtained planning permission for a new house for their son (The Pilgrims) further reducing the holding.
- 2.26 With the threat of the demolition of the Manor House, the Manor Trust was set up with the specific aim of saving it.⁹ 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.
- 2.27 Although only garaging and a carport exist today, they bear a similar appearance to the 1961/68 plans. As a separate build, an extension was added to the staff room during the late 1960's presumably under the guardianship of the Manor Trust. It does not appear on the Site or Location Plans included in the drawings. Details of the 1961 and 68 extensions are shown in Appendix B.

⁹ <https://www.portsmouth.co.uk/news/people/bedhampton-manor-to-be-sold-after-being-saved-from-demolition-1-6489489>

- 2.28 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. A number of the changes are likely before listing in 1975 and afterwards is not known and requires further research.
- 2.29 However, examining available photographs, it would appear that a lot of modernisation works occurred in respect of the interior of the Manor House, including wall and ceiling finishes. As stated above, further research is required to ascertain the key periods of change and alteration but it is likely that each owner placed their stamp of change and personal tastes on the building. Functional requirements of a retirement home would also resulted in numerous changes.
- 2.30 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.

3. The Subject Areas of Work

- 3.1 The Plans, Method Statements and Specifications provide details of the emergency work that were agreed with the LPA in December 2018. Other repairs are also set out and included for the avoidance of doubt. The main areas of work sought to secure the building from the elements and to protect it from further break-ins, damage and thefts. Whilst not going into specifics, details of crime reference reports can be provided upon request. Also HBA may also be aware of the rise in break-ins and thefts report to the Police over the recent months.
- 3.2 As with many listed buildings, the external and internal finishes often conceal evidence of change and can confuse the interpretation of the building and its phasing. For instance, the ability to see the rafters over the main two bay timber framed range has revealed that a third medieval range to the north survives in part. This is evidenced by rafters with bridle joints that are evidence of an early and simple form of jointing providing strength to the roof. Bridle joints have been used since the 14th century, although that is not to say that this building is older than as stated - 16th century. Internal finishes can also conceal areas of where repairs are required but would not been apparent from an initial inspection and may not have been uncovered, leaving the fabric of the building to deteriorate. The details of the emergency and essential repair/reinstatement works are provided below.

Front Porch

- 3.3 Although the porch is a later addition to the building, it dates from the Victorian period when the north cross-wing and south cross-wing were added. It replaces an older porch that was narrower in width with a lower ridge height. That earlier porch is also considered to have replaced a more simple arrangement, perhaps a flat hood over the door itself. Nevertheless, the side walls of the porch are not correctly attached to the main west face of the building and needs to be tied in. A simple mortar fillet is not sufficient and therefore the spec and method statement set out a detailed solution and repair including helibars and an expanding mat. Unlike the main three bays of the front west elevation, the porch was not rendered. The brickwork is noted to be in need of repointing but also a partial removal of the top section above the drip mould and relaying. Repairs are also required using 'mortar' or through the reshaping of buff bricks to match.
- 3.4 Initially it was considered that the existing clay tiling should be reinstated. However, having evaluated the rafters, some of which require repair, and the pitch of the roof, it is considered that slate would provide a more suitable covering for this pitch. There is evidence of slate usage on the building – to a small external store to the north side. It has also been used on numerous buildings in Bedhampton, most likely due to its proximity to the sea and waterways when ships were laden with slate as ballast. In addition, the coming of the railway saw an increase use in slate for building. Therefore the use of slate is not considered to be inappropriate or unacceptable on this historic building and on a Victorian porch.

Render to front elevation

- 3.5 Although referred to as 'stucco' in the list description, from the fragments remaining on site, there were skims of cementitious render and a non-breathable masonry paint. Older images

show a white finish which is considered to be historically incorrect. It is recommended that the lime render is carried out after the tying in of the porch as it will conceal the expanding mesh. Also a downpipe will run down in front of the southern junction ensuring it is not seen. Also repairs should be carried out to the bricks including brick drip moulds where required before applying the first coat. The reader should refer to the separate specification and method statement for more detail and the notes contained in the submitted drawings. The intention is to use a more appropriate lime render and local sand reinstatement the original creamy buff colour of the natural render.

- 3.6 Although removed, the applicant's intention is to reinstate the rendered finish to the central bays. This parallel range is later than the original surviving timber framed bays behind. It is unlikely to have been of a timber frame construction but brick. During the early part of the 18th century timber as a principal construction material was being less popular, particularly amongst the more affluent in society who would have been exposed to new styles and architectural influences. Apart from the reception rooms, this range is of differing bay widths in comparison to the older timber framed sections. Internal inspections reveal that the window sizes and positions are 'imposed' in an attempt to create a symmetrical arrangement. It is likely that this change of fenestration and pattern was also during the Victorian remodelling of the building and most likely the brick face was not intended to be seen because the drip moulds are of inferior brick, unlike the buff specials to the porch and the cross wings.

Reinstatement of Rainwater Goods

- 3.7 The rainwater goods that were attached to the building was removed by the current owner, repaired and will be reinstated. The reader should refer to the method statement submitted separately. Unless there are changes, this actual aspect of the work did not need Listed Building Consent but and although agreed as emergency works, it was considered appropriate to regularise the matter.

Reinstatement of roof to single storey rear bay, repairs and new French doors

- 3.8 The roof of this bay was in a poor state and had already started to fail, letting in water with rot to the rafters. The intention was to make good and reinstate but with works halted, it was agreed in December 2018 that the works could be treated as emergency works. As the changes to the French doors require Listed Building Consent, it was considered more appropriate to include all works. The supporting method statement and notes on the drawings, provide more details of this aspect of the works.

- 3.9 Although the glazing to the French doors would change, it is considered that the configuration makes a positive contribution to the character and appearance of this rear bay and the building as a whole. The change would not affect the significance or special interest of the building.

Repair of main sash windows and reinstatement of rotten windows to match

- 3.10 It was agreed that the main 8-over-8 sash windows could be removed to a workshop, stripped, repaired, redecorated and reinstated to their original positions. Likewise, the Conservation Officer used discretion in agreeing that the rotten windows that fell out could be replaced with new like-for-like windows. Photographs exist of the configuration of those windows and this is

detailed on the submitted drawings. Overall, and despite the eclectic window styles, repair and reinstatement would not cause harm.

Reinstating tiling to the 20th century additions to the north east

- 3.11 This part of the ground floor contains two phases with the later northward projections dating from the 1960s. The roofing material plain clay tiling but largely manmade. It was agreed that reinstating the tiling would be acceptable as emergency works. At the same time, as it is effectively like-for-like, then ordinarily Listed Building Consent would not be required. There will be no harm to the special interest of the building.

Removal of modern paint finishes to rear elevation, central two bays – infill panels, timber framing and faux framing.

- 3.12 Although not included in the emergency works, the applicant has attempted to gently brush off the paint finishes to the rear area and in doing so, has revealed cement patching or brick/cement painted black to emulate timber framing. This was possibly carried out to 'repair' the framing but has caused more issues and exacerbated the decay by trapping moisture behind. Surprisingly, this was not identified in the earlier assessment, but reference is made to the restoration of the timber framing having occurred in October 1971¹⁰ Although with constant brushing a lot could be removed, it is considered that a poultice such as Peel-Away 1 and 7 should be employed, using test patches first. If the paint is modern, then Peel-Away will be sufficient but if older and lead-based paint, 1 and 7 will need to be used. If this is not successful, the use of a heat gun may be the appropriate method. Abrasive sand blasting is not recommended given the fragility of the timber framing. Once the paint is removed, the condition of the timber frame can be assessed. However, initial inspections would indicate that there would be a need to carry out traditional repairs (see note EE.08 and 09 on the submitted drawings). Once complete and to retain the appearance of the rear elevation it is suggested that the brick infill panels, following repointing, are redecorated with Keim paint or similar. Despite the plan showing one area for the paint removal, this is for the test patch. It is envisaged that all blackened timbers and cement be stripped.
- 3.13 It should be noted that the square bay rising up to the former attic will require new posts spliced in with the base turned to run with its grain horizontal. A more detailed method statement which will include tying back in can be secured by condition.

Re-roofing the external store and wc

- 3.14 Although not included in the suggested emergency works, the roofs to these two small areas are in need of attention. One is tiled with slate and the other plain tiles and quite rudimentary in nature. These structures were added in 1961 at the same time as the garaging (see narrative under Section 2). The canopy over the side door to the kitchen was already in place at this time. The external wc conceals an arched entrance that can be seen to the east of the fireplace to the room to which they are attached. As with the porch, due to their low pitch, it is proposed that they are reroofed in slate. As it has already been used in this location, in principle, it is considered that the works would not affect the special interest of the building.

¹⁰ Architectural Historic Practice, 2006, p29

Replacement of oak lintel to window head, first floor (to stair well) and timber piece to side of window serving bedroom to north of stairwell.

- 3.15 The removal of internal wall finishes not only revealed the construction of the building but also the fact that the current fenestration pattern was imposed on the building to create a symmetrical front elevation. The lintel above the stairwell window has rotted and has left the brick work around without reasonable support running the risk of causing slump. Technically on its own, replacing this with a lintel of seasoned oak of the same dimensions would be considered a repair. However for the avoidance of doubt, it is included in this submission. Where bricks need to be re-bedded and re-pointed, reference should be made to the method statement for brick repointing and specification for the lime mortar mix.
- 3.16 The 'supporting' timber inserted to the side of the window to the north first floor bedroom has partly disintegrated. It was typical of many buildings to find random pieces of timber inserted into brickwork for extra support. It requires removal and replacement with seasoned oak of the same dimensions with localised repointing as per the method statement and specification referred to above. At the same time, there are clearly areas where bricks need to be inserted where voids are present.
- 3.17 It is recommended that the voids where through to air, need to be filled and bedded in lime mortar before the external face is re-rendered.

4. Assessment

- 4.1 The significance of The Manor as an historic building is not being downplayed by the applicant or his professional team. The approach that has been adopted is to address those aspects that would seek to prevent further deterioration of the building and prevent any further ingress of water. For that reason and in liaison with the Council's Conservation Officer, emergency works were agreed by email in December 2019.
- 4.2 Since that time and from the beginning of the New Year, the building has been laser surveyed and additional sections produced. It provides a sound record of the building in its present form, with the timber framing now exposed. Murphy Associates and DGC (Historic Buildings) Consultants Ltd have visited the building on a number of occasions to inspect the building, prepare this submission and have provided various specs and method statements that follow good practice and guidance from Historic England and other specialists sources.
- 4.3 The content of this application seeks to regularise those aspects submitted as emergency works and also includes additional, specific and limited works of repair and reinstatement. It is accepted that this is the first step of a journey to address the internal plan form, wall, floor and ceilings plus coverings. At the same time this submission seeks to demonstrate the positive intentions of the Applicant to work with the LPA to safeguard the special interest of this listed building and ensure past inherited works that detracted from its plan form and understanding of its evolution are not repeated. This statement should be read in the interests of the building as it is now listed and at this present moment in time.
- 4.4 Setting aside other areas of concern and focussing on this application, the proposals are considered to accord with the statutory requirements set out in PLBCAA 1990, with the policy requirements of the NPPF (2019) which is aligned with the primary legislation. At the local level, the Core Strategy adopted in 2011 sets the requirements for the control of development to secure high standards of design and to protect and enhance the heritage of the borough. The criteria is set out in Core Strategy Policy CS11. Based on the nature of the proposals, it is considered that no impact would arise for the locally designated landscape. The changes to the front elevation would improve the overall character and appearance of this part of the Conservation Area. The proposals would not affect the setting of other heritage assets including the Tudor gate and wall and the listed church.
- 4.5 The 'changes' to the external appearance including slate to the two roof areas indicated, the design of the French doors to the rear and the reinstatement of a more appropriate buff/cream lime render, these works are to be considered under Policy CS11, criterion 4. 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. In fact and in respect of the porch, the roof covering would be more architecturally correct. The building's special interest would not be harmed by the repairs and proposals but would provide enhancement. 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.

4.6 In NPPF parlance, as harm would not arise, it is considered that the proposals should be supported. 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.

5. Conclusion

- 5.1 The LPA should bear in mind that the applicant/owner is seeking to engage with Havant BC to discuss works to the interior of the building including those elements/aspects of plan form and finishes that were inherited. The intention is not to undertake any abortive work but to better reveal and preserve the special architectural or historic interest of the building.
- 5.2 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) and adopted development plan policies. Subject to dialogue and conditions where appropriate, it is considered that the proposals presented would not cause harm and should be supported.

Appendix A – Listings

Manor House

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1091647

Date first listed: 21-Jul-1975

Date of most recent amendment: 06-Feb-1984

Statutory Address: Edward Gardens, Havant

Details

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

SU 70 NW 4/20

HAVANT, EDWARD GARDENS, Manor House

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

II

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

Listing NGR: SU7023706481

MANOR HOUSE BOUNDARY WALL

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1340187

Date first listed: 06-Feb-1984

Statutory Address: MANOR HOUSE BOUNDARY WALL, BIDBURY LANE

Details

SU 70 NW 4/21

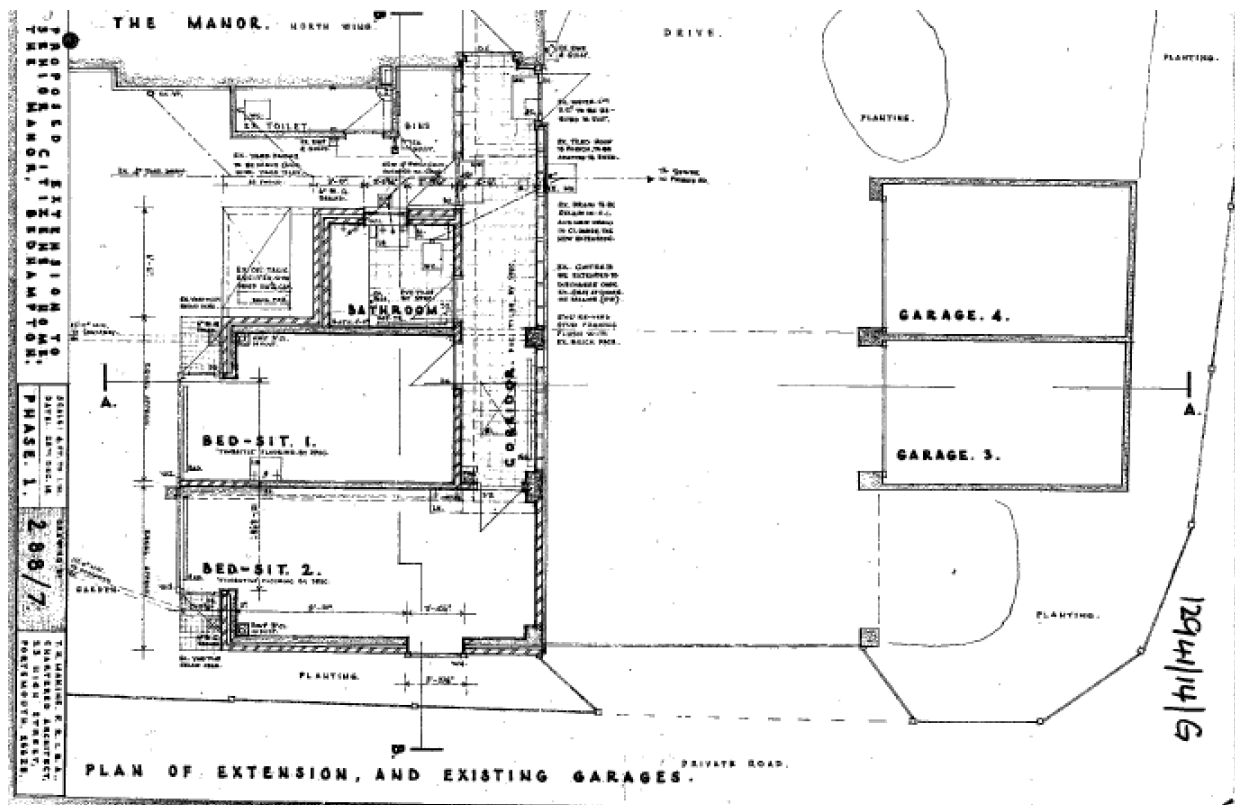
HAVANT, BIDBURY LANE Manor House Boundary Wall II

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

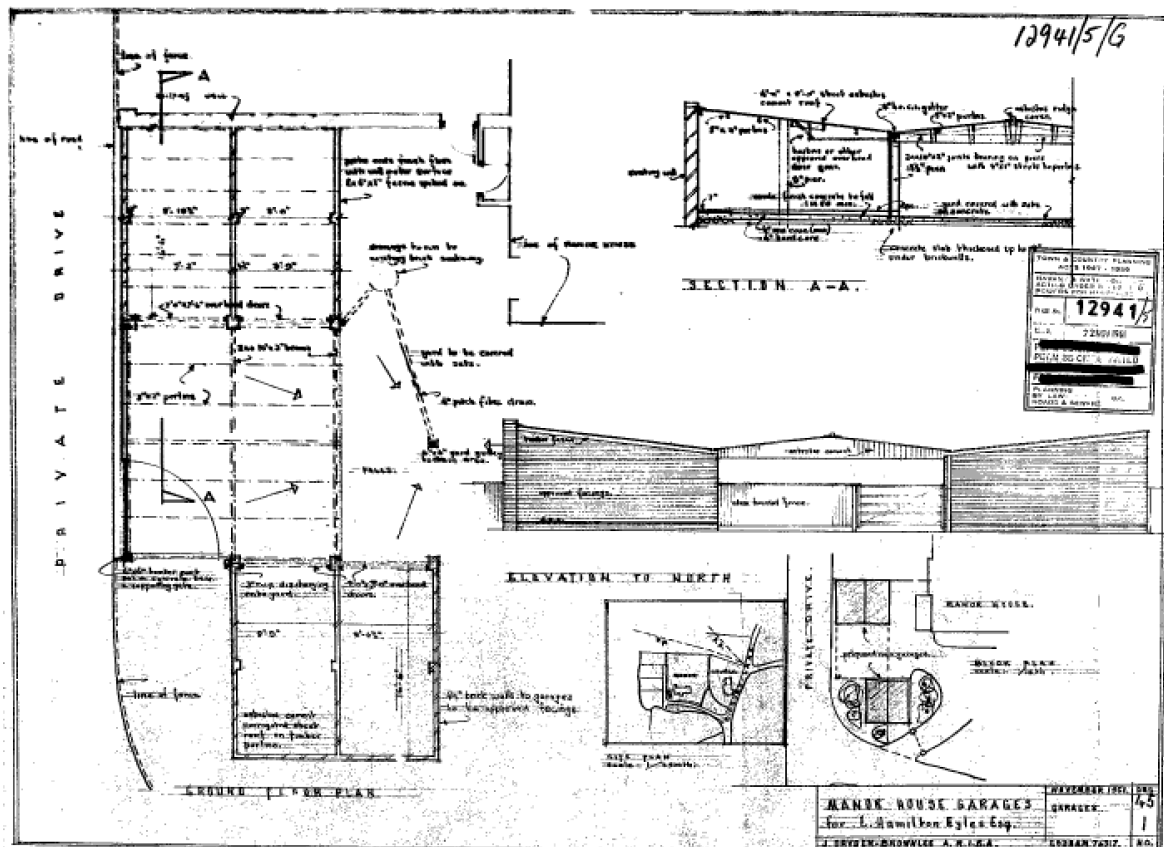
Listing NGR: SU7022406381

Appendix B – 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)



[illegible]

Appendix C – Design & Access

Overview

Amount: The amount of work proposed is proportionately and necessary. There is no increase in footprint, scale of mass.

Layout: No changes arising.

Scale: No changes arising

Landscaping: No changes arising

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, access arrangements are unaltered.

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