

The Manor, Edward Gardens, Old Bedhampton, Havant, Hampshire, PO9 3JJ

Chapter 12 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 128 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This statement is in accordance with this guidance.

Site and surroundings

Comprises a large detached dwelling and outbuildings situated within a large plot located on the south and east sides of Edward Gardens which is a cul-de-sac that runs north and west from Bidbury Lane. To the south of the site are two detached dwellings dating from the post-World War II years and to the north a row of four detached dwellings probably built in the 1960s/70s. To the east is the Bidbury Mead Recreation Ground.



Figure 1. The frontage to Edward Gardens.

Relevant planning history

Planning permission (LPA Ref: APP/15/00388) was granted in 2015 to convert this property from a care home (Class C2) to a single dwelling (Class C3).

The proposal

To construct a separate dwelling and detached garage on land forming the easternmost part of the existing curtilage of the The Manor.

Heritage assets

The property is a grade II listed building (see Appendix A for list description) and is located with the Old Bedhampton Conservation Area. These are both designated heritage assets as defined in the NPPF.

Significance of heritage assets

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. The English Heritage (now Historic England) document titled *Conservation Principles* identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential. The application property has values covering all of these areas as does the conservation area.

Analysis of old maps show that the curtilage of The Manor was much more extensive in 1870 (Appendix B). Since the end of World War II six additional dwellings and associated curtilages have been created (see Appendix C).

The Manor has a high level of significance drawn from its age, external appearance, layout and as part of the historic development of Old Bedhampton. It may be the oldest surviving dwelling in the area with origins dating back to the sixteenth century. The original dwelling was the central section and gable ended wings were added in the nineteenth century. The external appearance is largely Georgian but some exposed timber framing survives on the rear elevation (see Figure 3). The older sixteenth century brick wall still exist to the eastern boundary, including a Tudor

arched entrance. There are a number of notable listed buildings nearby to the south including St Thomas's Church, the Old Rectory and Bidbury House.



Figure 2. An image of the original timber framed manor.



Figure 3. View of rear elevation from the recreation ground car park.

Impact on heritage assets

The application proposals would have some limited impact on the setting of the listed building and the character and appearance of the conservation area. The main important view of the frontage from Edward Gardens would remain unchanged. It is not considered that the proposed development would have any impact on the setting of the listed buildings to the south, including St Thomas's Church, due to their considerable distance away from the application site and the two post-war dwellings between the site and nearest listed building, St Thomas's Church.

The sixteenth century boundary wall enclosing the site to the east would be retained, including the Tudor entrance. The proposed dwelling would be significantly smaller than The Manor and comparable in size to the modern dwellings in Edward Gardens. As such The Manor would retain its part as the dominant building in this part of the conservation area. Rear views of The Manor are mainly from the recreation ground car park and to some extent the rear of The Manor would be slightly obscured, however, the retention of the old boundary wall and vegetation would mean that this view from the east would be only marginally affected.

In terms of the conservation area the proposed dwelling would form a logical end-stop in Edward Gardens together with The Spinney to the north. The traditional design and the use of contextually appropriate materials would help the harmonious integration of the proposed dwelling into the conservation area.

Heritage and planning policy

Policy CS11 in Havant Borough Council's Core Strategy refers to the built heritage. Paragraph 4 states that *planning permission will be granted for development that protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to

help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

It is considered that the proposed development would be in accordance with the relevant policies in the Core Strategy.

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development and confirms that proposals should be approved provided they accord with the development plan. Furthermore, there are chapters in the NPPF that relate to a wide choice of high quality homes, good design and the historic environment that are relevant to the proposed development.

It is considered that the proposed development would comply with guidance in Chapter 12 of the NPPF. The proposal is consistent with advice in Paragraph 131, as it would result in conservation through a carefully considered development that would make a positive contribution to local character and distinctiveness.

Paragraph 133 and 134 suggest that where development would cause harm to the significance of a designated heritage asset permission should usually be refused unless there is clear and convincing justification or public benefits. It is not considered that any harm would be caused to the heritage assets that are the listed building and conservation area as a result of the proposed development. The setting of The Manor would be protected and the character and appearance of the conservation area preserved.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015) is the most up to date guidance relating to setting. The extent of setting is explained in this document as follows:

The NPPF makes it clear that the setting of a heritage asset is 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.

Paragraph 12 of this document sets out a method to assess the impact of development on heritage assets as follows:

Step 1: identify which heritage assets and their settings are affected:

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore the way to maximise enhancement and avoid or minimise harm.

It is not considered that the application site plays a major part in the setting of The Manor. The main important view is the frontage that would be unaffected by the proposed development. There would be sufficient rear garden space retained for The Manor to ensure that the views from the rear are protected. Furthermore, the older rear boundary wall would be retained. It must also be recognised that the curtilage of The Manor has been reduced in size by post World War II development and the application proposals merely seek to continue this in a sympathetic and non-harmful way.

The English Heritage (now Historic England) Conservation Policies and Guidance (2008) provides comprehensive guidance on the built heritage.

Paragraph 138 advises that New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*

- d. the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

Assessment

The application proposals should be seen as a continuation of the development of this part of Old Bedhampton in a way that respects its special interest.

The proposed dwelling would form a logical and sympathetic termination of development in Edward Gardens.

Important views of the frontage of The Manor would remain unchanged.

The sixteenth century boundary wall and Tudor arched entrance would be retained and repaired where necessary.

Appropriate external materials would be utilised to ensure a sympathetic integration into the conservation area.

There is already precedent for development within the original curtilage of The Manor.

Appendix A

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

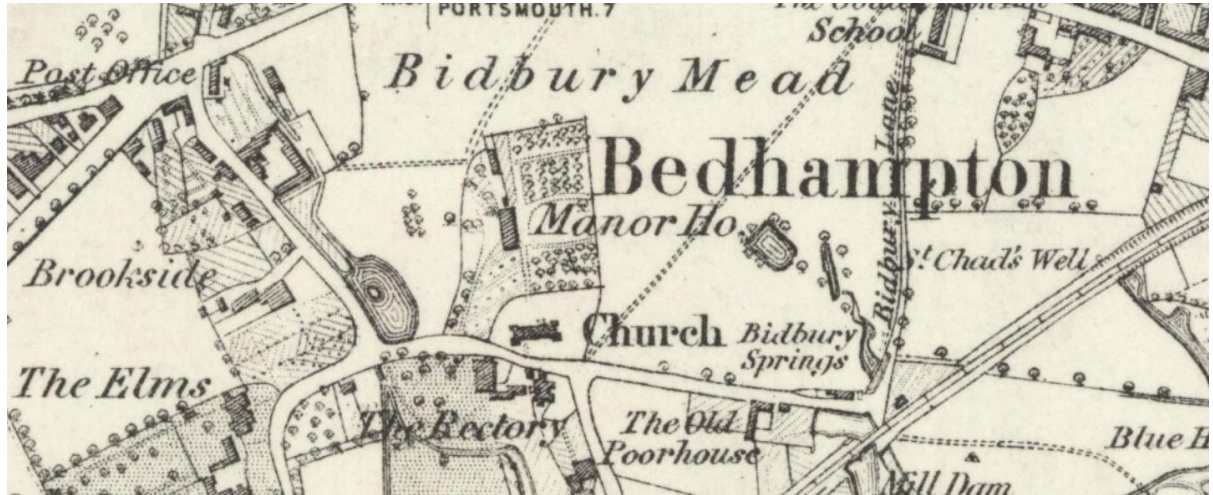
II

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

Appendix B

Circa 1870



Circa 1945

