

Heritage Statement

Address of site: The Old Rectory, Bidbury Lane, Bedhampton, Havant PO9 3JG

Grid Reference: SU702063

1. Schedule of Works

Construction of a patio area to the rear garden including the erection of a temporary wooden Gazebo.

2. Pre-application advice

No pre-application advice has been sought from Historic England regarding this proposal

3. What Heritage asset, including their setting are potentially affected by the proposal?

1. Scheduled monument (SM)	
2. Listed Building (LB)	✓
3. Conservation area (CA)	✓
4. Registered Park and Garden (RPG)	
5. Historic Battlefield (HB)	
6. Locally Listed Heritage Asset (LLHA)	
7. Archaeological Notification Area (ANA)	
8. Other non-Designated Heritage Asset (including below ground archaeology)	

4. What is known about the affected heritage asset(s)

House. Late C18. Brick, with a tile roof. Symmetrical front (north) of 2 storeys and attic, 3 windows. Red brick walling in Flemish bond with blue headers (colour washed), stone coping to parapet and brick dentil band, rubbed flat arches, 1st floor band. Sashes in exposed frames. Large stucco porch with blocking course, cornice, recessed arches at the side with arched windows (sashes), radiating fluted plaster panel within the front recessed arch, with an arched opening, having a radiating fanlight above a bow-shaped cornice, supported on Adam-style ¼-Corinthian columns, and 6-panelled door. The west elevation has a 2-storeyed ½ octagonal bay and a south side extension of 2 storeys, 3 windows, all in similar style. The east elevation is also of 3 windows.

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building

Despite numerous attempts I have not been able to accurately identify the exact age of the current building (anecdotal evidence (such as broken boxwood pulleys) in some of the sash windows suggests it may be earlier than the late 18th century described in the listing. The property remained in the ownership of the church until 1957 and has been in private ownership ever since.

We have been the custodians of the Old Rectory for the last 16 years and have made a number of structural improvements to the property to stabilise the structure and stop water ingress. None of the works conducted were carried out without listed building consent and have enhanced and protected the fabric of the building.

The work we propose is restricted to improving the garden amenity in an area which is close to the main house that was previously occupied by a very large mature Yew tree that was diseased. After felling the approximate age of the tree was noted to be in excess of 600 years. No other works (recent or historic) have been noted in the area that is proposed for the addition of a patio and accompanying wooden Gazebo.

4 (b) What research have you undertaken to understand the significance of the Heritage Asset affected?

Map Regression	✓
Local Planning Authority Sources	✓
Historic England Sources	✓
Other	

5. What is important about the affected heritage asset(s) ("the significance")

The Old Rectory forms part of a series of buildings that give context to the conservation area of Old Bedhampton. Its proximity to St Thomas church, which dates back to the 12th century and its scale in such a prominent location creates a unique picture of rural life in the 18th and 19th century.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

The addition of a patio area with a wooden gazebo will not have any detrimental impact on the significance of the heritage asset. The site is invisible from Bidbury Lane with the exception of a small part of the roof of the gazebo. It will enhance the appearance of the back garden and will be constructed with natural materials, which will be in keeping with the existing heritage asset.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

As this is a simple development of a garden patio with a wooden Gazebo, the critical aspect of the design is location as we wanted to take advantage of the evening sun as the Old Rectory grounds include many mature trees, whilst reducing the visual impact of the Lake House garage and carport. The use of natural materials is appropriate within the garden of a listed building and helps to tie the new patio area to the main house.