

## **Design and Access Statement**

No Design and Access Statement has been provided on the basis the applications for planning permission does not meet either of the requisite criteria:

1. *Major development: 10 or more dwellings or creation in excess of 1000 sqm non-residential floor space* (the planning concerns the change of use of a 1 dwelling).
2. *The provision of one or more dwellings or creation in excess of 100 sqm of non-residential floor space in a Conservation Area* (no additional dwellings will be created).

More broadly, the intention of future works will be to maintain and/or restore the historic features character of the Grade 2 listed building. These will be subject to one or more future applications for planning permission.

No additional dwellings will be created so existing access methods should be more than sufficient for the future occupants with forecast volumes of traffic lightly to be lighter than has historically been the case.

## **Heritage Statement**

The Manor House is Listed Grade II (listed 21st July 1975, English Heritage Building ID: 135319). It comprises a central section, which is described in the Listing as 16<sup>th</sup> Century, with a later frontage and 18<sup>th</sup> Century Victorian wings at each end. The grounds contain 1 tree subject to an individual preservation order and the east boundary wall, dating from the 16<sup>th</sup> Century is also included in the List of Building of Special Architectural and Historic Interest.

The main building is timber-framed house constructed of brick, rendering and a clay tile roof. The front of the house is the west facing aspect which is symmetrical west with slightly-recessed centrepiece and gabled wings of 2 storeys and attic. 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 19th Century) in the centre containing the windows with the remaining walling being exposed framing with rendered infilling. The wings repeat the front elevation.

The Manor House is one of the oldest extant buildings falling within the Old Bedhampton Conservation Area. It is typical of its immediate built environment as a detached property set within landscaped gardens and is bounded by properties developed on the lands once associated with the Manor House. As such, its historic role is unique in the immediate area.

The application for change of use will not impact directly on either the buildings or grounds of the heritage asset; no building works will be carried out as a consequence of this individual application.

However, it is the intention of the applicant (who is a prospective purchaser and future occupier), to carry out the immediate and near-term renovations required to restore the property to a state of good repair and this change of use would effectively secure the longer term preservation of the architectural and historic interest of this listed building. These works will be subject to one or more future planning applications, in line with building regulations and subject to guidance and the appropriate consents.

Areas of immediate concern are as follows:

- Cracks to the bricks and fallen window arches
- Pronounced leaning chimney stacks (north and south)
- Missing tiles and evidence of water ingress from the roof
- Condemned boiler
- Numerous sash windows evidencing a poor state of repair



Fallen window arches on western aspect of south wing



Crack to brickwork on southern aspect of south wing.

The success of this application is a condition of purchase of the property and a pre-cursor to the work required to rectify those issues outlined and those which subsequently emerge.