

HERITAGE STATEMENT

Garage extension, revised fenestration, render to elevations, removal of chimney and removal of pedestrian gate entrance to south elevation. and additional landscaping alterations to 34 Manor Close, Havant. PO9 1BD

1 ASSESSMENT OF HERITAGE SIGNIFICANCE

The property is located in the heart of St Faiths Conservation Area on the southwestern corner of Manor Close. With the property being on the edge of Manor Close it also has boundaries onto The Pallant to the south and Prince Georges Street to the west.

Manor Close was built circa 1940's on the land of The Manor House, which was later a school and demolished in 1937. The properties now forming Manor Close are mainly two storey dwellings with pitched roofs and face onto a central pedestrian access path which has a gated access to the south from The Pallant. This property, 34 Manor Close, is one of two single storey properties to the south of Manor Close. The materials used within Manor Close are a combination of brickwork, render and tile hanging to facades and most original windows have now been replaced with UPVC.

The property is not listed, but is sited on the opposite side of the road to four Grade II listed buildings, being No. 1, 2 and 4 Prince Georges Street and St Faiths Church House.

The property was previously used as a Veterinary Practice for nearly 20 years and was approved with a change of use back into a dwelling in February 2024. The property appears to have been extended at some stage with the introduction of a single storey pitched roof extension to the southwestern corner, which was possibly erected when the property became a Veterinary Surgery as this provided the main Surgery entrance off the driveway.

2 ASSESSMENT OF IMPACT

The existing orientation to the main entrance approach into the dwelling is unclear and confusing, due to the existing three possible entrance approaches, being the main driveway approach from Prince Georges Street (with two visible doorways into the property), and the two pedestrian gated entrances, one from The Pallant to the south and the other off Manor Close pedestrian pathway. This confusion is possibly due to the previous use of a Veterinary Surgery. The proposal clarifies and confirms the main entrance and also allows for a clearly defined private amenity space to the southern aspect. This provide a significant improvement for the use as a dwelling.

The proposed garage extension provides a valuable covered parking space linking directly to the dwelling and accessed off the existing driveway to the north of the

property. The location of the garage ensures a direct link to the existing driveway access off the highway, negating the need for a revised vehicular access. The proposed location of the garage is currently occupied by high overgrown Pittosporum shrubs, a timber shed and pedestrian walkway. Siting the garage to the north also closes off the existing northern access through the property into Manor Close, improving privacy.

Privacy is also improved with the proposal to remove the existing pedestrian gated entrance within the brickwork boundary wall off The Pallant. The existing boundary wall facing onto Prince Georges Street and The Pallant is single skin facing brickwork approx. 1.5m in height and noticeably seen to have been infilled to possible areas of damage along the southwestern corner and to the northern edge adjacent to the existing driveway. The gated access through the wall along the southern boundary off The Pallant sweeps in from the pavement which exaggerates a form of 'entrance approach', which is really not required as this access is into the only private amenity space for the dwelling. It is possibly at one stage that this was the main access into the dwelling, but since the requirement for a driveway the main entrance in more recent years has been off the driveway. This existing gated entrance is also of no significant architectural merit with simple brick piers either side of a metal pedestrian gate. The proposal allows for infilling this gate in matching brickwork and revising the wall into a sweeping curve to follow the line of the highway. This existing redundant approach into the dwelling will therefore be obsolete.

There are no significant trees of merit within the property boundaries and the existing trees proposed to be removed are really large shrubs which have overgrown due to neglect and are proposed to be removed and replaced with future similar planting to provide some soft landscaping along the boundary brickwork wall.

The introduction of revised fenestration is required to allow for the improved internal layout and fenestration sizes, proportions and appearance would be in keeping with the other properties within Manor Close.

The change to the external appearance from a mixture of facing brickwork to render would be sympathetic with other properties within Manor Close. The render would also provide a cohesive appearance to the property, allowing for the proposed changes to fenestration openings to be covered, and eliminating the appearance of infilled brickwork to elevations, which could otherwise look unattractive.

The existing chimney appears to have originally been used for an internal boiler flue and not for an internal fireplace. The original boiler has since been removed and the chimney therefore redundant. The chimney is of no significant architectural merit and proposed to be removed to prevent future maintenance requirements.

No historic walls or structures are being removed within the proposals.

3 MITIGATION STRATEGY

The proposal improves and confirms the entrance approach into the dwelling and also provides a separation of public/private space for the suitable use as a dwelling.

The proposal retains equal materials and appearance assimilating the existing development style of Manor Close.

It is considered the proposal does not adversely affect the character, appearance of the overall setting within the Conservation Area.