

THE MANOR HOUSE
Manor Road
Hayling Island

Proposed Alterations to
Service Yard



HERITAGE STATEMENT

August 2020

Michael Ricketts Associates

**The Manor House, Manor Road,
Hayling Island PO11 0QW -
Proposed Alterations to Yard:**

Heritage Statement – August 2020

1. Introduction

1.1 The Manor House is a substantial late Georgian house statutorily Listed Grade II, set in grounds on the north side of the junction of Manor Road (A3032), Havant Road and Church Road. It stands on a site once occupied by an ancient Grange managed by the Benedictines. Formerly known as South Hayling Manor, it was the house to Manor Farm adjacent to the north, which is now in separate ownership.

1.2 In October 2019, listed Building consent and planning permission (APP/19/00872 and APP/19/00871) was granted for the demolition of an existing garage and the construction of a new storage facility with roof structure [REDACTED]

[REDACTED] the adjoining yard to the house, together with the installation of a security gate. Since then, detailed investigations for the construction of the flat roof as designed spanning the open yard has raised a number of practical problems, including the necessary depth of the steel beams and loading. Thus, this follow up proposal for an alternative roof design for the yard, which would provide for a more practical application both in terms of visual impact and effect upon the surrounding historic walls. This application is for works is confined to the existing service yard only, as the previous submission.

1.3 This updated heritage statement should be read together with the revised Planning Statement, Design and Access Statement for the site produced by the applicant's architect's ADP Architects, together with any other documents, in support for the scheme as presented on any drawings and documentation on behalf of the client Mr. Ken Gladdis.

2. Planning and Heritage Policy

2.1 The following policy matters are relevant to any considerations concerning the site and its setting in relation to the main listed building, including the Havant Borough Local Plan (Core Strategy) 2011 and the Emerging Plan (up to 2036: National policy will be guided by the 1990 Act and the National Planning Policy Framework (NPPF – updated 2019).

3. Building Description and Context

3.1 The Manor House itself is set back on an extensive site on the north side of the Manor Road junction. The approach to its main drive is via a narrow, tree-lined access road which leads to the Manor Farm complex beyond. The house itself dates from 1777 and presents a two and a half storey, red brick, twin gabled elevation to a double-pile tiled roof with a central front door. At the northwest corner are a



The Manor House facade

low range of outbuildings and behind this a yard enclosed by 3 metre high flint and brick walls and containing a later three-bay garage. East of this service yard on the north side of the house the large walled garden has a dovecote and low barn running along the east side, with a further area of land extending to the north. The east garden at the back of the house is quite narrow, bounded by farm land, with the main area of the 'formal' lawns extending to the south, with a restored, stew pond adjacent to the access road.



Range of outbuildings at north end of the house



Approach to the yard from the front drive

Assessment

3.2 The setting to the house is spacious with lawns to the west of a gravelled approach crossed by the driveway from the road and extensive lawns to the south. The yard is not mentioned in the List Description (see section 7), but would appear to be contemporary with the house in part and with some 19th Century alterations and additions, including the later garage (probably 1960s). It is a relatively simple service enclosure, compared to the house, but nevertheless part of the historic layout. The main farm buildings, now separated from the main house and in different ownership, lie just outside the north boundary.

3.3 The yard is set behind the range of low outbuildings (an irregular trapezoid in plan), presenting simple, high mostly flint walled enclosure (although the north wall is brick), with the entry at the south west corner framed by flint and brick piers. The

yard laid to concrete

together with a garage and workshop for maintenance. The use of this service yard and the justification to cover the space in an appropriate way both for security and working is recognised by the present approved scheme.



Lat

4. The Proposed Design

4.1 General: The approved scheme proposed a flat roof solution to cover the existing yard, together with a central raised lantern. Detailed investigations for the construction have identified a number of structural issues and possible implications for the surrounding walls of the yard. This together with the practical need for a clear span over the space is thus the reasons for consideration of seeking an alternative solution.

4.2 The revised design for the yard only concerns the roof element and has attempted to maintain the low impact of the approved scheme, albeit with a different form of steel roof and omitting the lantern is described as follows and as shown on the architect's drawings.

4.3 Design of the Roof: The amended roof is a clear span steel portal frame independent structure at a 5 degree pitch supported on steel columns set inside the boundary walls on concrete pad foundations. The total height at the ridge is 4.07 metres and 3.4 metres at the eaves just above the top of the surrounding walls.

- The roof finish will be standing seam in terne-coated stainless steel or zinc, with combined gutter, verge and capping detail overlapping the surrounding walls.
- Flush-fitting industrial steel roof lights of a traditional design will provide necessary top lighting (such as by The Rooflight Company, Stella or similar).

4.4 Other Aspects of the Scheme: These largely remain unchanged from the previously approved scheme, as follows:-

- Garage: This 'modern' structure of no particular interest within the yard is to be removed.
- Surrounding Walls: Remedial works are to be carried out to the walls as part of the scheme, e.g. the top section of the flint wall on the west boundary.
- Gated Entry: The existing south

entry will have a traditional timber gate. [Redacted]

5. Justification

5.1 The approved scheme for enclosing the walled service yard recognised the need to provide a dependable means of security [Redacted]

[Redacted] ancillary to the amenity of the residence. [Redacted]

[Redacted] space for storage and maintenance, but respectful of the character of the historic buildings is the main reason for the proposal.

5.2 The amended roof design displays a different form to that presently approved, but still maintains a low profile (being subservient to the context) and continues to safeguard the surrounding walls of the

yard. Therefore, it is considered that any harm may be described as less than substantial.

6. Summary

6. [Redacted]

The reason for this second application is due to entirely practical reasons of spanning a roof over the service yard, which although being slightly higher at the ridge has the advantage of having an overall lower profile due to the roof slope.

6.2 The amended design of the roof structure is deliberately contemporary in order to be an honest adaptation of the historic structure and be respectfully subservient. The proposed roof being a separate steel structure in itself will put no loading on the existing surrounding walls and provides protection in the form of the capping with the overlapping gutters. The independence of the steel structure will also make it be potentially reversible.

6.3 The proposed works to the yard will also include necessary repairs to the surrounding walls themselves, in particular the top section of the west wall and remedial work to the existing flint walls. This will be part of a continuing programme of repairs and improvement to the property by the present owners, who over the last two years have restored the house and previously neglected grounds, improving the overall setting, including the immediate gardens and historic pond etc. The proposed amended scheme would appear to have no discernible impact or harm to the historic setting and it is hoped that the Local Planning Authority will support the proposed scheme.

7. List Description

Heritage Catalogue: L.B.

Grade: II

List Entry: 1340208

Date listed: 16-May-1952

Address: South Hayling Manor

National Grid Ref: SU 72160 00763

Details:

SU 70 SW HAVANT, MANOR ROAD,
Hayling Island 16.5.52. 7/31 South Hayling
Island

House. 1777. Brick, with a tile roof, symmetrical south elevation of 2 storeys and attic. 1.3.1 windows. Walls of blue header brickwork with red dressing; brick dentil eaves, formed above a projecting centrepiece as a pediment (containing a small circular window), quoins, rubbed flat arches, 1st floor band, red walls below ground floor cill level, stone cills, and plinth. Sashes in reveals. The west elevation has two gables, with 1 attic window above 3; red brick walls in English bond, rubbed flat arches, 1st floor band and plinth. Sashes. The entrance (at the fourth bay) has an arched opening with a fanlight above a flat-roofed open porch, having an open plan and 4 columns, 6-panelled door on 2 steps. Lower extension on the north side.

Listing NGR: SU6939395647/LBS

Legacy System Number: 135429

Associated records

Havant Borough Local Plan (Core Strategy) 2011;
National Planning Policy Framework 2019.
The Town and Country (Listed Buildings & Conservation Areas) Planning Act 1990;
Hampshire Records Office;
Ordnance Survey;

MBR/The Manor House, Hayling Island -
Heritage Statement: August 2020 Rev A.

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