Heritage Statement

Old Manor
Address
Old Manor,
Manor Road,
Upper beeding,
Steyning.
BN44 3TJ

Introduction

The Old Manor appears to initially have been the rear extension to the adjacent building The Old House. The extension was added to provide an attached kitchen wing comprising a two bay timber-framed building. The western bay, abutting the neighbouring house comprised a single room on each floor while the narrower eastern bay functioned as a smoke bay providing a large cooking fireplace within the ground floor room. The extant timber frame and form of the building suggests that it was added in the second half of the 16th century to the rear of the pre-existing house.

The building was modernised throughout its life, first by the addition of a first floor ceiling above the chamber creating a loft. The loft was at that stage or soon after partitioned to create a smoke-chamber fed from the smoke-bay that remained in use until its replacement with a mass-constructed multi-flue stack in the 18th century.

The attached kitchen wing was extended first to the north by the addition of a single storey outshot; the origin of the addition is undated but prior to the rebuilding of the east wall of the wing. The rebuilding of the east wall (in flint with brick quoins) was carried out in the 18th century in conjunction with the new chimney stack that provided a cooking fireplace on the ground floor and an additional fireplace above to heat the chamber for the first time.

As part of the 18th century programme of alterations a further extension of two-storey's in height was added to the south of the original wing. The addition was in flint with brick quoins and trim throughout although the external first floor elevation has since been concealed behind faux timber framing (of 20th century origin); the fabric remains extant on the interior within the roof space.

A further extension was added to the east of the kitchen wing comprising a single storey (with probable loft facilities) brick and flint structure (the east wing). The new wing was in situ by the issue of the 1842 Tithe map and the construction details are indeed consistent with an early 19th century origin. The east wing was further extended by the addition of an upper floor in the 1970s when the entire property was divided into the present two separate dwellings: The Old Manor and The Old House.

Further alterations were made in 2015/2016 with a single storey extension to the 19th century east wing, a compact single storey extension to the north outshot and the addition of two new dormers on the south side of the late 20th century upper floor of the house.

Statement of significance

The Old Manor retains substantial 16th century elements of a smoke bay building that may have been added as an attached kitchen to the neighbouring house. The building has then been extended as and when required to improve facilities over a period of some 400 years. There is sufficient surviving timber framed elements that with detailed analysis would allow a reconstruction of the original form and function of the building in particular if the adjacent range (under separate ownership) was assessed as part of an integrated survey.

The building is significant in the extent of the surviving frame, the remains of the smoke-bay and the early alterations all extant allowing the origin and development of the building to be 'read'. The insertion of the mass-constructed chimney stack in conjunction with the rebuilding of the east and south walls represents modernisation in line with the changing requirements of society: a move away from open fires and their smoke-bay successors to mass constructed multi-flue stacks that allowed heating of more than one room. The later historic development of the property is represented by the single storey eastern extension, in situ by 1840 and further adapted in the mid to late 20th century as part of the ongoing evolution of the building.

The aesthetic value of the building is represented externally by the flint and brickwork of the 18th and 19th century walls that although representing later phases of alteration, sit well with the later historic development of the eastern end of Upper Beeding.

The proposal

This is a retrospective Householder Planning Application for work already completed. There are no alterations to the Grade 2 listed building. The application is for an extension in height by means of a trellis to the existing 2 metre high timber northern boundary fence that runs parallel to Manor Road.

Works: The addition in height of a 600mm trellis to existing 2 metre high fence adjacent to a highway (Manor Road). The existing fence extends at a point starting 2.4 metres from the property's northern boundary continuous for 18 metres along the properties eastern boundary adjacent & running parallel to Manor Road. This 2 metre fence terminates in a position that aligns with the northern most elevation of the Old Manor.

Reason for undertaking the above works

The one & only reason for the above work was the discovery that we had extremely invasive bamboo. The bamboo hedge existed when we purchased the property in 2013 although then this was not an issue. The bamboo hedge had grown to approx 3 metres & was trimmed regularly & to us was not causing any problems, we certainly were not aware of its invasive nature until about a year ago when we noticed that the bamboo had started to lift parts
of Oak decking, that had been installed by a previous owner & was spreading under the whole area. The bamboo had also entangled the base & roots of beautiful large Budlia shrub & had spread into the grass verge of the property of the council's.

At this juncture we decided to call in a garden specialist & they confirmed we had extremely invasive type of bamboo. Their advice was to have the bamboo removed before it spread to the workshop & caused more damage. They also said that it could not be removed by hand & a mechanical digger would need to be employed, necessitating the removal of fence panels & some fence posts to gain access for the digger. At this point it was decided to renew the fence as it was quite old & was starting to deteriorate. Once the bamboo was removed & the fence installed our rear garden was now overlooked by houses on higher ground opposite & had lost the privacy that we had enjoyed since moving to the property. This loss of privacy was due to the unavoidable removal of the 3 metre bamboo hedge. It was then decided to try & replace some of the privacy by installing the 600 mm. trellis on the top of the fence.

Heritage Assets

The assets that may be potentially affected by these proposals are :
Listed Building (LB) & Conservation Area (CA)

Listed Building Assets

Part of this report has been extracted from the Heritage Statement submitted to HDC. In March 2015 with approved planning application DC/15/0609 & related discharge of conditions.

Location & Setting

1. Old Manor is situated in a conservation area on the west side of Manor Road, Upper Beeding towards the eastern extent of the village. The property occupies a triangle of land that comes to a point at the Southeast corner of the junction of Manor Road & Hyde Street. The property boundary adjoining Manor Road extends some 45 metres in length & is set back from the curb by a grass verge varying in depth between two & two & a half metres.
2. The house, Old Manor, is the rear wing of a larger house, converted in the seventies into 2 separate dwellings. The House sits well back from the road With a short driveway & to the north of the drive there is a workshop, previously a single story outbuilding that was converted into a garage in the mid nineteenth century & then into a workshop in 2016.
Old Manor has well established gardens to the south (front) & north (rear) of the building.
3. Old Manor is a grade 2 listed building with the adjacent range under the name of Old House on 15th March 1955 (list entry no. 1027185-Appendix 1) The building is described as much altered, T-shaped 17th century or earlier. A full historic & Heritage statement submitted with approved planning application can be viewed under that application DC/15/0609 dated
10/06/2015. The additions to those reports are the actual works that were carried out as a result of the consent given to the above application. These works undertaken during 2015 & 2016 comprise of the addition of two dormers to the eastern end of the southern elevation, a single story extension with flat roof & rectangular roof light together with large full height
Windows & tall burnt cedar front door with vertical copper strip all to the east elevation. The extension to north elevation comprises a single story rectangular section with a flat roof and a glass roof light to the front. The original flint short garden wall is preserved with full height French doors inset and offset to the right with full height glass windows set above the flint wall to either side and set in black metal frames. To the right of the

single wester most window, burnt cedar random sized vertical boarding extends up to the roof & abuts to
the the high flint wall of Old House, the adjoining property.

To the north & setback by 2 metres of the properties eastern boundary is the work shop (previously the large garage) with flat roof & predominately flint walls with brickwork to corners. To the south elevation a burnt cedar entrance door with vertical copper strip and vertical random widths of burnt cedar boarding is set to the east side with the remainder of this elevation with burnt cedar vertical random sized boarding. The north elevation of the
workshop has a wide random boarded burnt cedar door with vertical copper strip with and full height flint walls to the sides. To the south and running parallel to the workshop the black steel double gate with the normal width access gate offset to the eastern end & opposite
to the workshop door is attached via a black steel hinge plate to a tall brick pier. The western portion of the gate has burnt cedar narrow uprights attached to the 45 degree angled vertical steel to afford privacy to the rear garden. This end of the gate hinge plate is attached to the existing high flint wall.

Schedule of Works

Please note. The works described below has already been carried out. The works comprises the installation of a two metre softwood high fence to replace the existing old and damaged fence. In addition & to gain some of the privacy that the 3 metre high hedge afforded, a 600mm high softwood trellis was added making the total height of fence and trellis 2.6 metres. On the rear garden side the trellis is supported by 50mm x 30 mm vertical softwood battens at 900mm centres. In turn these battens are affixed to three 30mm x 30mm horizontal at 600mm centres starting from the top rail of the fence. The trellis comprises of 11x 40mm x 20mm battens at 14mm spacings. The trellis battens are 1800mm in length & are affixed to the uprights by means of countersunk rust resistant screws.

Impact on the Heritage Assets

Any impact to the grade 2 listed building is minimal as the there is no alteration or modification to the house or workshop. It is regretted that the hedge & shrubbery had to be removed as this provided privacy & shade to the rear garden and it is envisaged that a new hedge will be planted and eventually replace the trellis. The only affect on the asset is visual & to minimise this, the design of trellis was chosen as it is modern & befits the contemporary design of the approved building extensions carried out to the house in 2016 .