

22 Manor Way – Heritage Statement

Proposal

A rear extension, construction of detached garage and replacement of windows throughout.

Site

The property, 22 Manor Way is located in the Onslow Village Conservation Area.

In its wider context Onslow Village is located between the A31 and A3 to the West of central Guildford. "The Village is situated on the high ground of the Hogs Back above Guildford, with wide ranging views as far as the Crystal Palace and the Berkshire Hills."¹

The area is predominately residential of medium density. Small areas of Onslow Village have been designated as conservation areas. Many of the boundaries in immediate proximity to the property have large mature trees and mixed and beech hedge boundaries.

The property is located on the junction between Manor Way and Abbots Close and appears to have been built as part of a development of three other houses in Abbots close.

The Conservation Area

Conservation areas are defined as:

"areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance". Designation 'provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an areas special interest'."

Onslow Village was designated as a Conservation Area on February 7th 1990. A detailed conservation area study and appraisal was approved as supplementary guidance by the executive committee in November 2003. The conservation area appraisal states the local character is defined as:

The Conservation Area is predominantly residential. Houses are one and a half and two storeys high, with light coloured render or red brick, there are also some bungalows. The buildings have uncluttered, steeply pitched clay tiled roofs with prominent gables and large brick chimneystacks rising above the roof level to create a distinctive roofline. The timber windows with small panes that still remain, and the close-boarded timber doors constructed to traditional designs, create a consistent linking feature throughout the properties. Natural materials and high quality craftsmanship were used in the design and building of the houses. The housing layout was carefully designed to create an overall picturesque appearance. Groupings are designed to emphasise particular features such as cross roads, road junctions and the natural topography. The curving narrow roads, elevated footways, green verges, prominent hedges and trees all add to the semi-rural theme of the village and they emphasise the strong relationship between the natural and built environment. ²

¹ ONSLOW VILLAGE CONSERVATION AREA Study and Character Appraisal, via GBC Website

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It contains detailed information on the character of the area and guidance for proposed works, a summary of which is listed below:

... we wish to conserve and retain:

- *Good quality building materials and traditional craftsmanship.*
- *Distinctive beech hedges, high quality planting and trees.*
- *Houses designed in groups to harmonise with each other and create attractive spaces.*
- *The use of render, painted white or cream and red clay bricks and red plain clay tiles.*
- *Features such as chimneys, porches and gables are used to add individuality to buildings and character to the area.*
- *Buildings have a traditional plan form (roughly 6 metres deep) with prominent uninterrupted roofs.*

And a summary on the guidance for proposed works to property is listed below:

- *Many of the houses were built as one of a pair or form part of a group.*
- *The extension should read as secondary and subordinate to the main house.*
- *Established views and planned gaps should be maintained.*
- *Addition should be in character and materials with the original building and the surrounding area.*

Proposed works & Heritage Impact Assessment

The proposed works include the following:

1. A proposed single storey rear extension.

This would be constructed from matching brickwork and matching tiled roof. There would be a small section of flat 'crown' roof although this would be concealed by the pitched tile roof.

In any case the extension would not be visible from the street or public realm. Utilizing a fully pitched roof would in our opinion create a very dominant roof to the extension and interfere with the existing fenestration. We also note that the modest crown roof forms are evident elsewhere in the conservation area with a similar crown roof at 21 Manor Way.

2. A single bay new detached garage.

This too would be constructed from brickwork walls and a tiled roof to match the materials of the main house. The garage is set back from the street and would be largely screened from the public realm by the existing hedges. Detached garages are a common feature in the conservation area and are present at 1,2 & 3 Abbots Close (forming the other three houses of the group). The scale of the proposed garage has been kept subservient to the house and in line with the other detached garages in the area.

3. Replacement of existing (and new windows) in UPVC.

We note windows have been replaced with UPVC in 2 Abbots Close (which forms part of the group of four houses 22 Manor Way forms part of). Similarly the windows of 17,19, 21 and 23 Manor Way are also UPVC. The window proposed is the Revival UPVC window system which replicates a period timber window.

Conclusion

Care has been taken to provide an extension which meets the clients brief while being subservient to the existing building, using complimentary materials, respecting the form of the property (and its part within a group), and maintaining the character of the area from the public realm. We therefore hope the council finds the proposal is in compliance with the spirit of the conservation area.