

Heritage Statement

Annex to the Manor House, Sidcup.

The erection of a fence and gates to provide security for children and young persons.

1. The annexe is located within the curtilage of the Manor House, which is Grade II listed.

Late C18. Built by Charles Minshaw and originally called Place Green House. Two storeys. Five windows. Red brick. Three centre bays project with a pediment over. Painted stringcourses. Venetian window in the centre of first floor, set in a wide brick arch, with the centre second floor window above it in the head of the arch. Tetrastyle porch. Narrow windows flank the doorway with semi circular fanlight over. The wings are surmounted by a parapet. Their ground floor windows are set within round headed relieving arches. Glazing bars intact. Return elevations with 2 windows in semicircular bays and 2 windows with chimney stack between. Rear with single round-headed window over doorway, flanked by semicircular bays of 3 windows each. Tiled roof. Later extensions to east.

2. The annexe appears to be one of a number of single storey structures that were erected in the 1960's and located to the northeast of the Manor House.
3. It is currently leased to Sendtivate by the London Borough of Bexley.
4. The proposal is to erect a timber fence and gates 1.8m high to provide security for children and young persons using the Sendtivate facilities.
5. The use of a paling fence and will retain the view towards the north elevation of the annex.
6. The NPPF (2021) defines the setting of a heritage asset as the surroundings in which it is experienced.
7. This site is located a short distance away from the Listed Building and therefore would fall within its setting as part of the surroundings in which the heritage assets are experienced.
8. Owing to the scale and degree of separation the proposal it would not compromise the setting and status of the listed building.
9. Therefore, given the separation distances involved, the residual effect on the setting and heritage significance of the listed building would be neutral.
10. Given these factors, the proposal would not diminish the setting and heritage importance of the Grade II Listed building.
11. It would comply with Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.