

## Conservation & Planning Guidance Note: Manor Park Gardens Library Building

The Manor House Library has Grade II\* statutory listing designation, meaning that it is amongst the most important heritage buildings in country (5.5% are Grade II\*) and has a strong building character and architectural quality. Any building which has a statutory listing designation is protected from works taking place internally and external without Listed Building Consent. The building is also located within the Lee Manor Conservation Area, which provides further details of the character of the area and also provides protection to trees within the area.

The building is set back approximately 40 metres from the street with a landscaped area and parking to the front and to the rear the property faces into Manor House Gardens. Both the boundary walls along Old Road to the front and park to rear are Grade II listed. Manor House Gardens are also listed at Grade II within its own right as a 'Registered Park and Garden'.

Currently the building is used as a public library (use class D1) at basement and ground floor and as a registry office (use class B1) at first floor.

The property is located within a predominantly residential area, although within close proximity of the A20 and the commercial conveniences of Lee High Road. Parking within the area is restricted through a Control Parking Zone, although there is parking on site to the front of the property, however this is also limited.

Whilst the building has been somewhat modified in terms of extensions, it maintains its special listed status due to sensitive alterations that have retained the character of the property. In deciding applications for planning permission and listed building consent, the Local Authority will assess the particular significance of all identified heritage assets which may be affected by the proposal and the impact the proposal could have on the significance. Below are the main heritage and planning considerations any future occupier should be mindful of;

### Conservation

- It would be required that any proposal would require the input of a fully qualified Heritage Consultant, and Architect who specialises in Historic Buildings
- Any internal or external alterations to the property will require formal approval from Lewisham Planning and Historic England, which will take a minimum of 8 weeks for consent.

- Both the front and the rear of the building are considered to be principal elevations, given the relationship of the building to the front driveway and park to the rear. Therefore any use that requires outdoor space and/or parking would need to demonstrate that the setting of the building is not harmed and that it reveals or enhances the significance of the listed building, structures and the registered park and garden.
- Any proposed use must consider how the use will fit into the building with minimum disturbance to the building layout and special decorative or architectural features. Whilst the removal or alterations to non-original doors and walls may be acceptable, alterations to the original features should be limited and early consultation with Lewisham Planning is strongly advised.
- Uses of the building should seek to enhance and reveal the special features of the property and make best use of the space.
- Applicants seeking a use that would require new plumbing, mechanical ventilation and extraction equipment would need to provide details of how such equipment could be provided without affecting any historic fabric or detracting from the listed building or its setting.

### Planning

- Any external alterations or change of use to the building, beyond those currently permitted will require planning permission. Planning applications have a minimum 8 week timeframe and are required in addition to Listed Building Consent, however both application can run concurrently to avoid time delays.
- For both Listed Building Consent and Planning Permission the Planning department will carry out consultation with Historic England, National Amenity Societies, local residents, amenity societies and Councillors.
- Any change of use of the building would need to demonstrate that the use is compatible not only with the special character of the building and registered park and garden, but also the wider area. Notably any intensification of the current use would need to consider the impacts the development would have on car parking demand in the area and on site and also any noise that may arise from a proposed use.