



Design, Access, and Heritage Report

Proposed extension to existing outbuilding/annex
to form additional living accommodation.

Langstone Lodge, 1 Langstone High Street Langstone, PO9 1RY

Mr and Mrs Denton

May 2024

Issue V2 – 27th August 2024

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1.0 Generally

- 1.1 This Heritage Report forms part of a request for a Householder Planning Application within a Conservation Area to Havant Borough Council to extend an existing outbuilding/annex at Langstone Lodge, 1 Langstone High Street Langstone, PO9 1RY.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

24018 -	101	Location and Block Plan
	201	Existing Ground Floor Plan
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	203	Existing Roof Plan
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	401A	Proposed Ground Floor Plan
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	503	Proposed Elevations

- 1.4 The National Planning Policy Framework (Department for Levelling Up, Housing & Communities, September 2023) Section 194 states that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be **proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance**. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.0 Definitions

- 2.1 The following definitions are used in this document (National Planning Policy Framework 2012):

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Conservation: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.0 Proposed Works Summary

- 3.1 The existing outbuilding/annex at Langstone Lodge is a much later development than the main house and of relatively modern construction. It does not appear in the historic maps included within the Heritage Report for associated application APP/24/00121 which puts its construction date later than 1960.



- 3.2 The existing building has a floor area of 103m². It is finished in face brickwork with plain tiles and cladding boards to the existing dormer.
- 3.3 The proposals add an additional 268m² of floor space and are proposed to be finished in materials that will match those proposed for the main house under APP/24/00121. This will be an overall enhancement to the setting of the heritage asset.
- 3.4 The roof of the current building is currently just visible from Langstone High Street through the entrance gates. The roof of the proposed extension will also therefore be just visible. The Site lies enclosed within its private grounds and is surrounded by a brick wall and mature trees, which provide a good level of screening from the surrounding streets. Overall the proposal will have minimal impact on the street scene.

Addendum due to design amendments dated 17th August 2024

- 3.5 It has been discussed with the Case Officer that additional justification should be outlined to explain the requirements for the proposal and it's legitimacy as an annex. Please find this outlined below:

The existing outbuilding already comprises a garage at ground floor level, and a one bedroom annex at first floor level.

We are proposing to extend the outbuilding to provide additional accommodation, all of which is ancillary to the main residence, Langstone Lodge.

There is a Planning Application currently submitted under reference APP/24/00121 for the demolition of the existing main house and erection of a replacement dwelling, designed to match the extended form of dwelling as approved in 2022. If Approved, the timeline (from the date of this report) for the re-build is estimated at around four years. The Applicant and his family must therefore find alternative accommodation until the replacement dwelling reaches a point where it is habitable.

There are two versions of the floor plans that have been submitted which show the same external design, with differing uses internally. In the short term, it is proposed that the outbuilding is used to house Mr Denton, Mrs Denton, their two children and niece. Once Langstone Lodge has been re-built then the outbuilding in this form will be surplus to requirement; it is then proposed to convert the space so that the ground floor is ancillary accommodation to the main house, and the first floor reverts to being an annex apartment.

The Case Officer has referred to the Supplementary Planning Document on Residential Annexes by the Peak District National Park Authority. This document defines ancillary use in section 2.9

"An ancillary residential annex can provide all the primary living accommodation that would allow it to be self-contained. However self-contained living accommodation would normally create a new planning unit (i.e. a new dwellinghouse).

The ancillary primary living accommodation together with the existing dwellinghouse must still fall under the definition of a Class C3(a) dwellinghouse, as outlined in the Use Classes Order and therefore it must be occupied as a whole by:

‘a single person or family (a couple, whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.’”

Although this is not adopted policy for Havant Borough Council, it provides a robust assessment procedure for legitimate annexes. We have been through this document and can confirm the following:

- The electricity supply water supply waste and sewage is all supplied via the main house even whilst it is uninhabitable. So whilst the house is uninhabitable the annex is only habitable because the service is provided from the house. Thus confirming that the annex cannot exist without the house.
- It is not proposed for the Coach House to be used as a self-contained dwelling at any point as although construction works will be being undertaken to the main house, it will still share access (secure and gated), garden and amenity areas, utilities, driveway and parking. Therefore, the Coach House will still be ancillary and dependent on the facilities of the main house to be able to function.
- This is no alteration to the existing situation in terms of use as there is already a lawful annex on the site (with its own kitchen, bathroom, washing machine, etc) which we are simply asking for an extension of.
- As per section 2.16 of the SPD, the proposed extension to the existing annex outbuilding is located within the Residential Curtilage of the main residence.
- The proposed extension to the annex is still subordinate in scale to the main residence, as outlined in drawing 601A.
- The annex does and will continue to share vehicular access with the main dwellinghouse.
- Both the main residence and the annex are within the same ownership.
- There will be a functional link between the main residence and the annex. In the short term, the annex will be occupied by the Dentons. When the work to the main house is completed they will move in to the main house and the first floor of the outbuilding will become a two-bedroom annex. The ground floor will be used as other ancillary rooms to the main residence, including the garage, boot room, games room, and offices for staff. There is also an Armoury proposed which is required because the daughter of Mr & Mrs Denton is currently shooting with the training team for Great Britain and requires her own firearms as part of this. We can provide copies of Firearms Certificates if required.

On 1st July 2024 the Chichester Harbour Conservancy provided a consultation response on the previous version of the design. The objection was summarised as below:

The proposed extensions would create a large, detached building beyond the size and character of an ancillary domestic building which would appear as a separate dwelling, remote from the main house. This would make the building more prominent as viewed from Langstone Meadows, which would be harmful to the natural beauty of the Chichester Harbour AONB / National Landscape, as well as the

character and appearance of the Langstone Conservation Area. The proposal would effectively involve the creation of a separate dwelling within the countryside, which would be contrary to established countryside policies including Planning Principle PP06 and Local Plan Policies CS11, CS12 and CS17.

As we have outlined above the criteria for the outbuilding as an ancillary outbuilding has been met. We have also assessed the impact of the extension from the view from Langstone Meadows and provide the following photograph:



The roof of the outbuilding will be visible from the footpath, as it is currently, but this is well screened by the planting and shrubbery located between the footpath and the subject site. The area of Langstone is a residential area, so this is not proposed to create new development, just simply extending the existing building that is already established on the site. The outbuilding will still be subordinate to the main residence, and other neighbouring properties, so that it will not be overbearing to the footpath. There are no rear facing first floor windows, so overlooking is not of any concern.

The Harbour Conservancy raises concern about this building being used as a separate dwelling as this would not be lawful without a subsequent Planning Application and does not form part of the current proposal.

4.0 Current State of Repair

- 4.1 As stated in the submitted Covering Letter, there is a Planning Application currently submitted under reference APP/24/00121 for the demolition of the existing main house and erection of a replacement dwelling, designed to match the extended form of dwelling as approved in 2022. If Approved, the timeline (from the date of this letter) for the re-build is estimated at around four years. The Applicant and his family must therefore find alternative accommodation until the replacement dwelling reaches a point where it is habitable.

There are two versions of the floor plans that have been submitted which show the same external design, with differing uses internally. In the short term, it is proposed that the outbuilding is used to house Mr Denton, Mrs Denton, their two children and niece. Once Langstone Lodge has been re-built then the outbuilding in this form will be surplus to requirement; it is then proposed to convert the space so that the ground floor is ancillary accommodation to the main house, and the first floor reverts to being an annex apartment.

- 4.2 The existing outbuilding/annex is in considerably better repair than the main house and is could be suitably extended and altered to provide accommodation as described above.

5.0 Historic Context & Development

- 5.1 By Medieval times, Langstone was the acknowledged port of Havant and continued to operate as a commercial port. The geographical position of Langstone made it a popular haunt for smugglers. Prior to a bridge to Hayling Island being built, the only way across the water was by boat or by an ancient wadeway which becomes visible when the tide is out.

In 1817, Butler states that “the hamlet of Langstone stands at the entrance to the ford or wadeway and contains three mills, twelve houses and a public house”. In 1824, the first road bridge to the island was constructed, as well as the section of Langstone Road from Langstone High Street southwards. This new link effectively by-passed the village which was therefore spared the consequences of increasing traffic volumes and development pressures and has remained largely unchanged.

The mid 19th C was a particularly progressive time for Langstone. As a result of the shipping and water activity in Chichester Harbour, the Admiralty built a coastguard station in 1860. This included a watch tower and a row of coastguard cottages as well as the Chief Officer’s house. The ongoing commercial activity also led to a railway line (located just to the west of the conservation area) from Langstone to Havant. This was opened in 1865 in order to transport goods brought in by ships northwards to Havant and then onto London.

The later part of the 19th Century saw incremental development occurring westward along Langstone High Street, with a few larger detached houses e.g. Langstone Lodge and Flint House being constructed at the periphery of the village. The decline of the coastal trade at Langstone during the 20th C coupled with the cost of replacing the eroded bridge across Langstone Harbour led to the closure of the railway line in 1962. The section from Langstone

to Havant is now used as a combined footpath, cycleway and bridle path. The early part of the 20th C saw a small number of detached and semi-detached villas being constructed in Langstone High Street. Most were associated with Langstone Lodge. The flint boundary walls date from this period. In the 1960's and 1970s, two developments, Tower Gardens and The Saltings, were constructed to the south of Langstone High Street. These developments were designed as small terraces to reflect the form of earlier development within the village.

- 5.2 Langstone Lodge is a part one, part-two storey building plus attic space, which has seen several extensions since its construction in the late 1800s. The exterior is part red brick and part cream rendered with Victorian sash windows. The roof is covered with red clay tiles. The building was originally built as a Victorian villa and has remained in residential use ever since. The outbuilding/annex that is the subject of this application is of modern construction as 3.1 above.
- 5.3 The Site is situated in the southern part of the grounds of 1.32 Hectares (3.26 Acres) with its principal southern access on Langstone High Street and a secondary western access to Langstone Road. The Site's immediate surroundings comprises Langstone Meadows to the east and Langstone High Street to the south. Langstone Road bounds the Site to the west and north. To the north of the Site is the former location of a pair of semi-detached cottages, which are Grade II listed (No. 59 and 61 Langstone Road), but were destroyed by a fire in 2018. Construction works have been in process to replace the buildings with one new residential property that will mimic the exterior of the destroyed buildings. The Site is situated within the Langstone Conservation Area (CA). Much of the Site is screened from Langstone High Street and Langstone Road by a 2.1 meter brick boundary wall and also significant tree cover around the entire perimeter.
- 5.4 The historic core of Langstone is acknowledged by Pevsner as a '*small, self-conscious, impeccably preserved Hamlet, with an intricate relationship between tidal water and buildings*'. The area's coastal position contributes strongly to its character with several points providing panoramic views of the marshes and the waters.

The CA now has a predominantly residential character and its original commercial origins have been surpassed. According to the Langstone CA Character Appraisal and Management Plan (CACA) (2011), the character of the area can change significantly dependent on the season and weather, due to its coastal location. North of the properties in Langstone High Street, the setting of the village has not altered significantly for the last 150 years with the field system remaining virtually unchanged. The CACA further notes several features that contribute positively to the appearance and special character of the area. These features include:

- Views and vistas
- Listed buildings and buildings of local interest
- Vernacular building styles, using locally sourced materials
- Wall and boundary treatments

- Open spaces

6.0 Significance

- 6.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

Architectural Interest: *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).

Artistic Interest: *Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right.*

Historical Interest: *To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

Archaeological Interest: *This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.*

- 6.2 Langstone Lodge lies within the Langstone Conservation Area and has been identified as a 'Positive Building' within the Langstone Character Appraisal and Management Plan (July 2011). It therefore comprises a non - designated heritage asset. The outbuilding/annex itself is of later construction and therefore of little to no significance other than in its relationship to Langstone Lodge. It has no great aesthetic or architectural merit.

7.0 Impact

- 7.1 Overall, the proposed works are likely to be of benefit to the heritage asset, both in facilitating the works to the main house and in improving the appearance of the setting. As the outbuilding is entirely separate to the main house and set well back against the rear boundary there is no risk to the heritage asset or any obstruction of key views.

8.0 Conservation Principles

- 8.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles are used throughout this document:
- 8.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.
- 8.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.
- 8.4 To understand the physical fabric of the heritage asset to be able to identify the full significance.
- 8.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.