



Heritage Report

Loft Conversion and Roof Alterations

71, Langstone Road, Havant, PO9 1RD

Ms. D Clarke

6th April 2023

Critchley Architecture And Design Ltd
The Old Bakery,
34 North Street,
Havant,

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1.0 Generally

- 1.1 This Heritage Report forms part of a planning application for a Loft Conversion and Roof Alterations to: 71 Langstone Road, Havant, PO9 1RD
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

22103-	103A	Location and Block Plan
	212	Existing Floor Plans
	311A	Existing Elevations
	412	Proposed Floor Plans
	502D	Proposed Elevations
	612	Proposed Section and Roof Plan

- 1.4 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018) Section 189 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 works to the exterior of the building constitute new roof windows and a new window to the north gable elevation.
 - The existing roof covering and wall cladding materials will be retained.
- 3.2 A combined roof light and folding balcony on the west roof slope will be visible from the public highway. (Langstone Road).
- 3.3 No other changes are proposed to the existing house.
- 3.4 The character and setting of the house will be unchanged by the proposals.
- 3.5 The external changes proposed are all window and rooflight openings. Window frames will be a white finish to match the existing windows, and rooflights similarly grey frames.

4.0 Current State of Repair ---

- 4.1 The house is currently in a good state of repair.
- 4.2 Following permanent changes to working practice during Lockdown, the applicant is seeking to provide space for a home office without significantly extending the existing property.

5.0 Historic Context & Development ---

- 5.1 The house is part of a small development of similar houses built in the 1970's.
- 5.2 The house is the northernmost of a terrace of three houses.

- 5.3 Conservation Area status of the site derives from the adjacent Langstone Harbour, and the older housing on Langstone High Street, not from the architectural quality of the subject house.
- 5.4 The subject house and its neighbours do not contribute directly to the quality of the Conservation Area. They provide a buffer between the older High Street and the constant traffic of Langstone Road leading to Hayling Island.

6.0 Significance

- 6.1 **Architectural Interest:** *The subject house is not of special architectural interest.*
- 6.2 **Artistic Interest:** *The subject house is not of Artistic interest.*
- 6.3 **Historical Interest:** *The subject house is not of special historic interest.*
- 6.4 **Archaeological Interest:** *The subject house is not of any archaeological interest.*
- 6.5 The subject building has no aesthetic merit of itself. Its presence in the Conservation Area is neutral and unprepossessing. It has no characteristics traditionally associated with the locality.

7.0 Impact

- 7.1 The proposals have a minimal impact on the surrounding area.
- 7.2 The adjacent terraced house (No.73) has previously installed roof lights on the common east facing, and west facing roof slopes. The proposal adds two more roof lights to the east roof slope. The precedent for roof lights is established, and the addition of two more is a question of degree, not principal.
- 7.3 There are no overlooking issues created by the proposals.
- 7.4 The proposed window in the north gable will be a shower room, and will be obscured glazed. A similar gable window has previously been added to the matching house at the south end of the terrace (No.75).
- 7.5 The existing roof profile will remain unchanged.
- 7.6 As 3.2 above the rooflight/folding balcony on the west roof slope is visible from the highway. Although the west face is technically the frontage of the site, the orientation of the Conservation Area is to the east, and will not be impacted by the balcony element.

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.

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