

APP/21/00134

Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Heritage Team Leader

Overview

Langstone Technology Park consists of four main buildings of modular construction with minimalist landscaping linking around the buildings.

The site is a 'campus style' industrial park with buildings dating from the early 1970s. Originally built for IBM it housed one of two manufacturing plants in the UK. Building 7000 and the first two bays of building 1000 were the first to be built on the site and appears in the In-house Arup Journal April 1971 the caption refers to the building being completed in 1970.

The buildings were designed and built by Arup with landscaping for the courtyard and grounds by James Russell. Design 39 Journal – VADS reports that 'the Financial Times award for industrial architecture 1972' was won by 'the new plant at Havant, Hampshire, designed by Arup Associates'. In terms of social history, the sites links with the development of the computing technology is of significance. Taking account of the above I would consider the Arup buildings to be non-designated heritage assets. It should be noted that building 6000 had been put forward to Historic England for listing. However, the building was not deemed to be not suitable for listing.

Proposal

Application for non-material change to Planning Permission APP/19/00703 relating to change to approved plans and amendment to proposed elevations to Buildings 1000 and 4000.

Assessment

It is my view that the proposed amendments amount to more than a non-material change. Whilst there is not statutory definition of non-material the external alterations vary significantly from what was approved on the previous application and cannot be labelled as a small or minor change.

Nonetheless, in regards of what has been submitted I have some strong concerns. From a heritage perspective the part demolition of the building was appropriate as the new design was considered appropriate and sympathetic within its context. It would have also allowed for some further natural light enhancing the internal space and made for an attractive entrance to buildings 1000 and 4000.

The proposals before me are a significant retrograde step backwards. The blank elevations clad in metal do not respect the heritage of the site or the appearance of the existing buildings. Prior to the submission of any further application I suggest the applicant looks to integrate a more thoughtful scheme that is in context with the rest of the site.