

Dear Mrs Wells

Firstly, I should say I went all over the inside of the cottages, including the attics, when they were up for auction and have known them since 1969.

I support Havant Borough Council's requirement for 59 and 61 Langstone Road to be rebuilt as a facsimile of how they were before the arson attack in 2018. They should be rebuilt to look as they did when they were listed in 1974. This means keeping the aspects of the cottages that make them distinctive, such as the privy block, the unusual wooden guttering and the timber elevations of the porch, and retaining the position of the chimneys and the brick areas in the side elevations of both cottages, together with the same number of chimney pots.

Height of proposed building The height of the cottages should also remain the same, in order that the proposed detached house continues to have the correct historic proportions in relation to the footprint. The proposed elevations show the replacement building to be about a metre higher than before the fire, which would presumably alter the pitch of the roof and the ratio of roof depth to cladding. It is important that the slightly squat appearance the cottages had before the fire is retained so that the dwelling maintains its late C18 appearance.

If all of the above changes were permitted the cottages would have the appearance of a modern timber clad building and its character, so appealing to the local community and as one of the most significant buildings in Langstone Conservation Area, would be lost. In historian John Morleys' book 'Old Langstone' (1983), architect RD Andrews states that ***the cottages come right at the end of a building tradition that goes back hundreds of years.***

Some compromise could be made, such as having two dummy chimney pots on each stack and the top of the door to the porch could be glazed to admit light, as these measures would not affect the overall appearance from Langstone Road. Improving the glazing bars in the main windows would also admit more light.

The Privies (see attachment)

The privy block is an important part of the history of the cottages. A precedent has been set, as when the Royal Oak garden was altered recently, the developers wanted to demolish the brick and tiled privy but the villagers managed to get it saved.

Porch

The reason for putting the porch door on the east side would have been to give protection from the prevailing winds.

Design Access and Heritage

The heritage report is well researched but I would point out that Charles Edmund Andrews was a naval officer and did not live in the cottages. He lived with his wife, children and two servants in a large C18 house in the High Street from c.1822 to 1845; only the former 1822 coach house, built by Andrews, remains. At that time the pair of cottages were part of this estate. The main house was demolished in the 1870s and the present Langstone Lodge was built on higher ground to replace it. The cottages then became part of the Langstone Lodge estate, although later physically separated from the bulk of the estate by the drive to the Edwardian farmhouse behind them.

The 1911 census shows eleven people crammed into the two cottages, including a cowman, a warehouse porter and a flour miller. They were also lived in by railway employees and became known as 'The Railway Cottages'

In 1974, when the heir to the Langstone Lodge estate tried to get the cottages demolished the local residents succeeded in getting them listed.

59 AND 61, LANGSTONE ROAD - Grade II listed on 15th November 1974

"This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Pair of houses. Late C18. Weather-boarded walls, and tiled roof. Symmetrical front (west) of 2 storeys, and attic, 2 window, ½-hipped roof, 2 hips above the rear extension. Casements. Side entrances, within a small porch on the south side.

My views appear to be supported by those who signed the two Hayling petitions and a straw poll of mainly Langstone villagers, which the LRA currently holds. The change.org poll was started by a High Street resident.

<https://www.change.org/p/havant-borough-council-save-the-railway-cottages>

Kind regards