

HERITAGE STATEMENT

THE GREEN COTTAGE, LANGSTONE



By T.R Hayes and J. Atherton

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EXECUTIVE SUMMARY

The Green Cottage is a grade II listed cottage in a prominent location. Preserving its historic significance and enhancing negative aspects of its visual appearance have therefore been a key priority since the project inception.

Set in an attractive location on the edge of Chichester Harbour, the building is believed to date from the late 16th century. Formed of two and a half bays with surviving original roof structure and cross frames. Significant phases of work are believed to have occurred during the 17th and 18th centuries, possibly with the addition of a rear outshot service area (shown on 1867 OS but replaced by the existing mid-20th century extension). The prominent two-storey brick built addition to the South-East dates from the late 1880s but has been heavily affected by modern intervention. A further phase of 'restoration' is believed to have occurred between the wars including removal of a section of original timber frame at Ground Floor level. Good quality fitted 'Tudorbethan' furnishings were also inserted at this time as well as the alteration and addition of fenestration. The crittall and aluminium windows are contemporary with the two major extensions dating to the mid-20th century.

The building is considered to be of high heritage significance although the significance of its component parts varies greatly (refer to Historic Building Survey Report). Several existing features are also considered to have a negative impact upon the heritage asset and its setting.

Alterations including modern fenestration and inappropriate repairs have combined to diminish the visual significance of the building and in particular the principal (east) elevation which overlooks the quay. The historic and architectural significance has also been compromised in part by extensions to the south (1960's) and west (1970's). It is felt that the manner of these additions also interrupts the understanding of the building and its development.

In considering these issues the project Architects, PH Design, have over the last two years developed a scheme which seeks to meet the needs of the Monk family while maintaining and where possible enhancing the understanding and significance of the heritage asset.

The main feature of the proposal is the replacement of the flat roofed side extension. Likewise, the extension to the west. The proposed demolition works only affect modern work or areas that have already been heavily altered and will have a minimal impact on the historic fabric. The proposed pitched roofs follow an earlier tradition for ancillary buildings on the site and will enhance the appearance of the building within the setting and in turn the character and appearance of the Conservation Area.

Though internal re-ordering works are proposed, these have been carefully designed to avoid undue harm to the most significant areas of the building. The replacement of modern features such as fenestration and inappropriate internal finishes will serve to enhance the visual appearance of the building. Carefully considered conservation repairs will also help to stabilise the building fabric and secure the future of the Heritage asset.

Having reviewed the drawings and information, it is felt that the proposals are consistent with national and local policies. We are therefore pleased to support the proposed scheme.

1. INTRODUCTION

- 1.1. This Heritage Statement has been prepared by Mr T.R Hayes *BSc (Hons)* and Jill Atherton *MCIfA* on behalf of Mr and Mrs Monk to assess the impact of the proposals on the significance of The Green Cottage (hereafter referred to as 'the cottage'). This document supports an application for Listed Building Consent and Householder Planning Permission.
- 1.2. The proposal has been designed by Mark Bone of PH DESIGN. A separate Design and Access Statement has been produced which makes a full assessment of the form, design & size of the proposal.
- 1.3. This statement forms part of a Householder Planning Application & Listed Building Application for;
 - Replacement of the existing single storey flat roofed side extension
 - Extension of the existing two storey rear addition
 - Alterations to the late 19th century side extension
 - Alteration and replacement of doors and windows
 - Internal alterations and re-ordering works
 - Conservation repairs to the existing dwelling.
- 1.4. The proposal seeks to provide improved and extended living and sleeping accommodation with a layout more suited to the needs of current and future family living. The proposal also provides improved facilities at Ground Floor level including an ambient disabled WC, fully accessible shower room and rehabilitation room. These additional facilities will enable more flexible use of the building by a wider range of occupants and visitors.

The current single storey extension is understood to be energy inefficient and suffers from damp issues related to poor construction and design. The proposed replacement seeks to remediate these issues and has been designed and detailed to provide high standards of sustainability and energy efficiency. Conservation repairs using lime to improve 'breathability' and improved natural ventilation of the building will also aid in achieving this aim.

Fabric repair and conservation works are also understood to be a major part of the project brief. Opportunities to resolve previously ill-conceived interventions such as the use of cement render / mortar and replacement of modern, inappropriate doors and windows is also understood to be a priority for the future wellbeing of the building.

- 1.5. The purpose of the report is to assess the significance of the building, and the impact of proposals. The report and ancillary *Historic Building Survey* will cover the following key issues:
 - A summary of the history and development of the building and its surroundings,
 - A statement of significance related to the building and its site
 - An impact assessment of the proposed works in the context of current planning policy.

The report should also be read in conjunction with the submitted drawings and supporting information.

2. CONTEXT AND BACKGROUND

2.1. Designations

The cottage is grade II listed and according to the listing schedule from Historic England the property was listed in July 1975. List Entry Number: 1091604 reads as follows:

House. Of C18 origin, but C19 and C20 exterior. Rendered and brick walls, tiled roof. 1 storey and attic, 2.3 windows. Hipped ½ dormers, late C20 casements and glazed door.

The property falls within Langstone Conservation Area which was designated in 1975 and last assessed under a Character Appraisal and Management Plan in July 2011.

The building also lies within the Chichester Harbour Area of Outstanding Natural Beauty. The proposal therefore takes account of relevant design principals.

2.2. Historic Background

During the later medieval period the hamlet of Langston had effectively become the port of the local town of Havant. Its main street lead from Havant in the North and then South via an ancient wade-way to Hayling (accessible only at low tide). This strategic location enabled the community to enjoy the passing trade from both the market town, the inhabitants of the island as well as vessels traversing the coast.

At the time the cottage was original constructed in the 16th century the hamlet, though modest in size, was already defined by ribbon development along the main street and along the harbour frontage.

Referring to Langstone in 1967, *O'Brien, Bailey, Lloyd & Pevsner* note the key features of historic interest;

There is a footpath along the irregular quay walls of brick and stone; motley buildings, mostly simple Georgian, some with a frontage to the waterside; old boundary walls with flint and brick. The Royal Oak, coldly whitewashed, is the focal point by the hard; it probably dates from 1727, the year of its earliest license, and makes a good group in views across the water that take in the curious bottle-shaped and black-painted former flower mill... A miniature street (High street) leads a short distance inland from the water, with a row of thatched brick C18 cottages and the Chapel of St Nicholas built in 1869... South is a long row of coastguard cottages with watchtower overlooking the harbour¹.

Following this description, several large housing developments have taken place within the village which has subsequently become part of the borough of Havant. Some such modern development abuts the site on its west side and has a relatively significant impacted on the view of the cottage within its setting.

For a full analysis of the development of the building within its setting please refer to associated *Historic Building Survey Report*.

¹ O'Brien, Bailey, Lloyd & Pevsner (1967) *The Buildings of England: Hampshire South*. P.360.

2.3. Historic Development of The Green Cottage

A full Historic Building Survey has been undertaken and is annexed to this Heritage Statement. This provides a full assessment as to the historic development of the cottage and should be read in conjunction with this report.

The suggested sequence of construction is briefly outlined as follows:

Late C16 - Part timber-framed dwelling with masonry walls

C18 - Extension and alterations including lean-to structure to rear

Early C19 - reordering and internal alterations including central chimney stack

Late C19 - Brick built two storey extension to South

c.1930s - Renovation, internal alterations and inserted doors and fenestration

c.1960s - Demolition of earlier ancillary buildings, construction of Flat roofed extension to south side, erection of annexe and alteration to fenestration

c. 1970s - Two storey extension to West side and further alteration to fenestration

3. RELEVANT LEGISLATION AND PLANNING POLICY

Planning policy relevant to this application comprises the 1990 Listed Buildings and Conservation Areas Act, and the National Planning Policy Framework (NPPF). Certain Core Strategy policies of Havant Borough Council are also relevant.

3.1. Listed Buildings & Conservation Act 1990

The protection of Listed Buildings and Conservation Areas are an additional system of control imposed by Planning (Listed Buildings and Conservation Areas) Act 1990. Under these provisions, there is substantive duty in relation to Listed Buildings and Conservation Areas (Section 66(1)) that when considering whether to grant planning permission for development which affects a listed building or its setting, decision makers are required to pay special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses.

3.2. National Policy

The NPPF defines listed buildings as designated heritage assets and 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.

In determining planning applications involving heritage assets, the NPPF requires planning authorities to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

3.3. Local Planning Policy

Relevant saved Core Strategy policies of Havant Borough Council are Policies CS11, CS16 and DM20.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that statutory and non-statutory designations should be used to manage development in or adjacent to listed buildings.

Policy CS16 High Quality Design provides design criteria for new development, including that which affects a listed building.

Policy DM20 Historic Assets provides that Planning Permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

4. SIGNIFICANCE

- 4.1. Assessing significance is a key principle for managing change to heritage assets and is embedded within current national and local planning policy.

Significance can be measured according to hierarchical levels; these are generally accepted as:

- Exceptional – an asset important at the highest national or international levels including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- High – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative – features that harm the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

4.2. Significance of The Green Cottage

The cottage is of high significance for its historic value and as an example of an 16th century house of moderate status. The building is also notable in the local landscape and Langstone Conservation Area.

The significance of different parts of the building do however vary; in particular the Architectural value has been diluted by modern intervention. Furthermore, the alterations that were undertaken during the 1930's, 1960's and 1970's have had an adverse effect on localised areas of the historic fabric including the original roof structure and masonry in areas.

Externally the roof over the original 2 ½ bay building preserves a considerable amount of character and perhaps retains some early tiles. Many of the other external features including the dormer and eyebrow windows are however of 20th century date. The early walls to the front (east) elevation have also been affected by alterations to window and door positions. Though this does not greatly diminish the significance, the modern aluminium windows detract from the appearance. The rear elevation has suffered a similar fate though the exposed stonework with brick quoins is of interest and is to be conserved. Internally the clasped side purlin roof structure was found to be largely in-situ and is therefore of high value. Likewise, many of the Floors, joists and cross frames are believed to retain a large amount of original or early fabric. The heavily moulded beam within the Sitting Room is also of considerable note. Later alterations including the early 19th century panelling and ledged

doors at First Floor level are also of moderate to high value in recording the later adaption of the space.

The two storey extension dating to the late 19th century holds less significance having been heavily altered during subsequent phases of development. Much of the brickwork above First Floor level appears to have been re-built using cement mortar and the roof structure is contemporary with the later flat roofed extension. The French doors and unusual windows facing east are also later insertions. The small east facing window with gauged arch over retains some historic value. The west wall of the structure has been entirely lost and the First Floor structure is also suspect.

The flat roofed extension to the south side (1960's) and the two storey extension to the rear elevation (1970's) have both adversely impacted on the historic fabric of the building. The appearance and architectural significance of the cottage is also disrupted by these additions. These elements are considered to have a negative impact on the heritage asset.

Overall the cottage is considered of high significance for the quality of the remaining historic fabric at the core of the building. The architectural and visual quality has however been compromised to some extent by modern additions and alterations.

For a more detailed analysis of the features of historic note and significance please refer to *Historic Building Survey Report*.

4.3. Archaeological Significance

It is not envisaged that the proposed works will impact upon any features of archaeological significance.

5. IMPACT OF THE PROPOSALS ON THE GREEN COTTAGE

- 5.1. The likely impact of the proposals and means of mitigation can be assessed against the specific elements of the scheme as outlined within the introduction.

These have each been assessed as follows:

5.2. **Replacement of existing single storey flat roofed side extension**

The existing extension is of poor construction suffering from damp ingress and salt-sub florescence and holds negligible aesthetic value.

Historic photographs dating to the early-mid 20th century show a detached pitched roof building in the location which by the 1960's had been replaced by a larger flat roofed extension.

The appearance of the proposed extension follows the earlier traditional form of the outbuilding on the site. The shallow pitched roof remains subservient to the main building with ridge and eaves set below the existing host building. The use of slate and a lower linking flat roof also serves to visually separate the extension from the main cottage.

The timber cladding to the walls respects the local tradition of vernacular, lower status buildings and ancillary accommodation in the area. This helps to reinforce the subservience of the replacement extension but also allows the phases of the buildings development to be clearly understood. Though the proposed glazing is modern in style this is felt to be a positive design decision as it assists in a straightforward reading of the extension as a modern addition.

It is understood that all materials and finishes will be of high quality and of appropriate character. Sample materials and panels are also offered for review by the Planning Authority to ensure that these details are entirely in keeping.

It is considered that the extension respects the character of the listed building and enhances its appearance within the wider setting.

5.3. **Extension of the existing two storey rear addition**

This extension seeks to provide a further bedroom, fully accessible shower room and well needed rehabilitation space on the Ground Floor.

The proposed accommodation is located to the rear elevation which reduces its visual impact, particularly from the most significant vantage points. The proposed form, painted timber fenestration and dormer window will all match those of the existing building. High quality materials including reclaimed plain clay tiles have also been chosen to remain in keeping with the character of the existing building.

The works involve localised demolition of modern fabric and will not affect the historic significance of the cottage.

5.4. Alteration works to the late 19th century side extension

Proposals to the exterior comprise alterations to the roofs, window and door openings.

The existing roofs are modern and of low significance. The works will be undertaken in accordance with good conservation practice guidelines and will not adversely impact on the historic fabric. Indeed, the proposed catslide roof in place of the existing flat roof would better define the outline of the original building. Associated conservation repairs to brickwork and masonry will also help to remediate poor quality modern intervention in this vicinity. The existing tiles will be salvaged and matching reclaimed tiles used to make up any shortfall.

The existing openings are largely the result of modern intervention and much of the brickwork at First Floor level is believed to have been re-built in cement mortar. The proposed alteration and adaption of fenestration will not therefore harm any features of historic significance. The proposed use of lime mortar and painted timber casements is felt to be sympathetic to the character of the building and will enhance the appearance.

The current arrangement of the space at First Floor level requires Bedroom 1 to be accessed via Bedroom 3 and a shared dressing room. This layout is not satisfactory for modern family use. The proposed staircase would remediate this issue by enabling independent access to the proposed Master bedroom.

Having considered the proposal and alternative options it is felt that this approach will result in the least disturbance to the historic fabric. The localised area of floor structure to be removed as part of the scheme is of late 19th century date and of limited significance.

5.5. Alteration and replacement of doors and windows

A number of the existing crittall and aluminium windows and doors are to be replaced as part of the proposal. The replacements will be painted timber to match the style and detailing of the timber windows on the east (front) elevation. This will enhance the appearance of the building and will have a positive impact on the significance of the heritage asset.

5.6. Internal alterations and re-ordering works

The internal works to the historic core of the cottage will have a minimal impact upon its significance. The partitions to be removed at First Floor level are modern while the proposed partitions will be formed using studwork with a minimal number of fixings in order to avoid harm to the fabric of the listed building.

The opening within the existing Bathroom is believed to be modern. Infilling this opening using appropriate conservation techniques will not harm the building.

5.7. Conservation repairs

A number of essential and desirable conservation repairs are proposed. These include lime render repairs to the east and west elevations, repointing of degraded mortar and localised repairs to the clay tiled roof covering. All repair works will follow best practice guidelines as set out by Historic England and will help to secure the future of the heritage asset.

6. CONCLUSIONS

- 6.1. The Green Cottage is a grade II listed building of high heritage significance although the significance of its component parts varies greatly. Several existing features are considered to have a negative impact upon the heritage asset and its setting. There is an opportunity to enhance the appearance of the building as well as a visual understanding of its historic development.
- 6.2. It appears that the proposals have been sensibly considered and respect the character, appearance and setting of the listed building.

The design and layout of the scheme has been carefully developed to take account of the significance of the building as well as the needs of the occupants. The use of high quality materials and finishes will also help to ensure that the proposals are visually successful. Proposed conservation repairs and replacement fenestration using sympathetic materials will enhance the visual and historic significance of the building and are commended.

- 6.3. Overall, it is believed that the proposal will preserve the significance of the heritage asset and will positively contribute to the character, appearance and setting of the Grade II listed building.

T.R Hayes & J. Atherton - January 2019

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