

**Proposed first floor side extension, single storey side/rear extension
with minor alterations
&
‘Garden Room with Roof Terrace’
to
16 Langstone High Street, Langstone, Havant. PO9 1RY**

DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT

1 ASSESSMENT OF CONTEXT

Following planning approval APP/15/00853 and listed building consent APP/15/00854 for a first floor side extension and single storey side extension along with minor alterations to 16 Langstone High Street, Havant, PO9 1RY the owner wishes to provide a further extension to infill the side courtyard to provide a more useable Garden Room space. The retained side courtyard of the property under the previous approval would have been used as a passageway and thorough-fair and it was considered this space could be more fully utilised if covered and linked to the property. This also would provide the possibility of an additional roof terrace above.

This statement therefore relates only to the proposed garden room extension.

2 HERITAGE

16 Langstone High Street is an end of terrace cottage linked to a terrace of three, located at the end of Langstone High Street, within the Langstone Conservation area and falling inside Chichester Harbour AONB and Flood Risk Zone 3. The property is grade II listed along with the neighbouring cottages of 17 and 18, and built circa 17th Century, of timber frame origin. The property, along with the adjacent cottage, has been modified with recent extensions to the rear and side, (approx. 15 years ago). The layout allows for 4 modest sized bedrooms but with a small and cramped first floor bathroom and en-suite. The kitchen area is also relatively small for the number of bedrooms provided.

3 PRE-APPLICATION ENQUIRY

Due to the sensitivity of the site an initial design for the garden room was submitted as a pre-application enquiry. This initial design allowed for a modern contemporary approach to elevation facades with glass doors and balustrade, using a zinc fascia and grey aluminium doors to allow for a thin frame/structure appearance to provide a near ‘transparent’ structure.

A site visit was made by the Conservation Officer (Pete Fellows) on 28th June 2017 who advised the infilling massing of the courtyard to provide a garden room with balcony above would not have any detrimental impact to the existing structure or environment. However he wished for the appearance to relate more with the existing cottage style, suggesting the inclusion of white painted timber doors and eaves detail. The glass balustrading was considered as an acceptable and appropriate material approach.

Following the meeting a formal response was received on 5th July 2017, ref: GEN/17/00630. The response only advised of possible overlooking issues from the balcony to the rear neighbouring garden, advising that screening may be necessary to address this along with comments to prevent loss of light to any windows to the side of the neighbouring property and not to overhang the boundary.

4 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE, MATERIALS & APPEARANCE

The design allows for utilising the courtyard side passageway as an extension to the house, but being fully glazed to retain a feeling of transparency and connection of being outside with the retained garden and courtyard. Glazing is used extensively to walls and roof to retain a visual separation of structure between the property and the neighbouring structure. The existing boundary wall is retained with internal planting to the garden room emphasizing an enclosure of an external courtyard space. The space is linked to the main house with glazed openings to the previously approved extensions. The roof space above the garden room is utilised as a roof terrace, being accessed via the rear bedroom from a new door opening to the side elevation, which includes a revision to the existing roof with a small gable to provide suitable headroom access above the new door.

The revisions to the existing structure are proposed to only those areas of previously extended structures, not the main original cottage.

Frameless glass balustrading is provided to the terrace to allow for the feeling of transparency to the structure. Doors are to be white painted timber with flush casement design in traditional cottage style detailing. Glazing bars are omitted from the new doors to the garden room to allow for large glass panels to provide greater transparency of structure. The eaves are to be painted white timber. The thickness of the eaves and roof structure has been kept to a minimum to reduce bulk to the structure with the use of hidden concealed fixings to the glass balustrade. The terrace deck is to be timber boarded and includes flush mounted walk-on style rooflights set at equal level to the timber deck. The flat roof weathering will not be visible as covered by timber decking but is to be fibre glass gelcoat finish surface with a painted grey finish. The flat roof is laid to slight falls towards a single valley gutter at the junction to the boundary wall, set within the roof structure with hoppers either end to receive the surface water run-off. All rainwater goods are to be black to match the existing cottage.

In response to the comments made within the pre-application letter response:

1. There is no overhanging to the boundary.
2. The property to the west has no windows on its eastern side. It extends approximately 1 1/2 metres at two storeys and 5 metres at one storey level before there is a single storey conservatory. There can be no loss of light to the property to the West since the amendment to the proposed extension is at a single storey level.
3. As for overlooking - the proposed single storey is adjacent to a wall without any windows. The neighbour's conservatory is 5 metres beyond the proposed extension. There is already a large tree in the garden which acts as a screen and in the line of sight from anywhere on the new proposed extension. There is an existing wall and screen up to the gutter level of the neighbour's conservatory. Standing on the extension would only allow one to see the roof structure of the neighbour's conservatory rather than into the conservatory.
If providing a screen, as suggested, it would take the eastern light from the neighbour's conservatory which would be more detrimental to the western property.

5 CONCLUSION

Considering the Grade II listed status and location, lying within a prominent position overlooking Langstone Harbour within an AONB and Conservation Area, any proposals should be carefully considered to respect such a location and status. The advice provided from the pre-application enquiry considered the proposals would not have any significant material impact on either the listed building(s) or the Langstone Conservation Area, and therefore, from a conservation perspective, were acceptable.

The doors and eaves details to front and rear elevations have been revised to be sympathetic with the existing cottage style as requested by the Conservation Officer and therefore are considered not to adversely affect the character, appearance or overall setting of the Listed Building or Conservation Area.

The design does not overhang, block out light, or allow for overlooking towards the neighbouring property and therefore has no adverse impact on neighbouring properties.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.

IMAGES OF SUGGESTIVE MATERIALS/STYLE FOR THE GARDEN ROOM & BALCONY

