

Heritage Team Response

Date – 18/6/2024

APP/23/00852

Application site – The Golden Slots, 1 East Street, Havant

FURTHER RESPONSE (ORIGINAL RESPONSE ON 21/2/24) FOLLOWING THE SUBMISSION OF AMENDED PLANS / ADDITIONAL DETAILS

The original heritage consultee response (21/2/24) advised that in principle, there is no objection to the proposed change of use and subdivision of space however, the originally submitted application was lacking in detail on the following elements:

- Ceiling heights as part of conversion – is insulation / sound proofing being proposed? If so, what type?
- Any further insulation being proposed? If so, what type?
- Are the existing vents to be replaced? If so, with what?
- Are any new vents proposed? If so where and what type?
- Will all existing window and door architraves be visible internally? The plans show stud walls cutting off certain parts of the frames – can this be clarified please?
- In the 'Social' space, it is unclear if the section of new wall abutting the chimney breast is a wall, screen or railing – please clarify? (*This has been clarified as being a railing which is acceptable*).
- Is there to be a method statement for internal and external repair including a schedule of works? i.e. particularly the windows which are all currently fixed shut?

With regards to the proposed extension, further details were required in the form of:

- External materials samples and / or details
- Details of all new windows / doors / roof lights – please note uPVC frames will not be supported.

Further details have been submitted in respect of the above which are as follows:

Ceiling heights:

Plans have now been submitted which show that approximately half of the floor area of the main listed building, propose to lower the ceiling heights to allow for internal ventilation duct work and rockwool insulation (200mm) to be installed and then concealed. The ceiling heights around the windows and doors will be mostly retained, other than 300mm (approx.) to allow for insulation (not ductwork). Overall, whilst the lowering of the ceiling heights in part of the building is not ideal, the height of the original space can still be retained, particularly around the windows and doors. This would result in less than substantial harm at the lower end of the scale.

Air vents (internal and external façade):

Some external air vents are to be bricked up, details of this will be required which can be dealt with at condition stage.

Existing windows and architraves internally:

These are to be retained and plans have been submitted to reflect this retention.

Secondary glazing:

Secondary glazing will be required for noise reduction purposes. As the windows are a fairly unique design and shape, it is very likely that bespoke secondary glazing will be needed. Details of this need to be provided but can be requested at condition stage

Method statement for repair (internal and external): (signage, repair work to brickwork, guttering, carriage lights, painting etc:

This will need to be provided to ensure that the new use of the building seeks to repair and retain important features. This can be conditioned.

External materials for new extension (roof tiles):

These can be requested via condition.

Conclusion

NO OBJECTION subject to the following conditions:

1. Prior to installation, details of all secondary glazing to be provided and agreed in writing.

Reason – in the interests of protecting the architectural significance of the designated heritage asset.

2. Details and / or samples of all new external materials to be used on the new extensions hereby approved, including finish colour of render panels, to be submitted prior to above ground construction.

Reason – in the interests of protecting the architectural significance of the designated heritage asset and character of the St Faiths Conservation Area.

3. Details of any new windows and external doors (including roof lights) to be provided and agreed prior to above ground construction. Details to include:

a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,

b) full size glazing bar section,

c) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason – in the interests of protecting the architectural significance of the designated heritage asset and character of the St Faiths Conservation Area.

4. Prior to above ground construction, a detailed method statement outlining the repair to the external façades of the main listed building incorporating the elements listed below, shall be provided and agreed in writing by the LPA:

1. Repair and renovation of each individual door and window, including details of paint finish.

2. Repair to or removal of any existing signage and details for making good the façade.

3. Details of repairs to external brickwork, carriage lights, voussoirs, guttering where required.

Reason – in the interests of protecting the architectural significance of the designated heritage asset and character of the St Faiths Conservation Area.