

BUILT HERITAGE STATEMENT

Langstone Lodge, 1 Langstone High Street
Langstone, PO9 1RY

00116
Langstone Lodge
Langstone High Street PO9 1RY
Thorp Design
January 2024

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1.0 INTRODUCTION

This Built Heritage Statement has been prepared by RPS Consulting Services Ltd (a Tetra Tech Company), on behalf of Thorp Design in relation to the proposed demolition of Langstone Lodge, 1 Langstone High Street, Langstone ('the Site') and its replacement with a new residential dwelling of a similar size and scale.

The rationale for the proposed demolition and rebuilding is the current poor structural condition of the building, which would be unfeasible to remedy through building repairs. A structural survey of the building was undertaken by Hockley & Dawson, Consulting Engineers, in October 2023. The relating report highlighted various structural deficiencies, caused by previous, poorly executed interventions.

Particular areas of concern relate to *the removal of all vertical roof support except for the rafter bearings on the wall plate, which have left the structure vulnerable*. Further structural vulnerability derives from *the alteration of the load bearing masonry, particularly given its relatively exposed location*.

Langstone Lodge lies within the Langstone Conservation Area and has been identified as a 'Positive Building' within the Langstone Character Appraisal and Management Plan (July 2011). It therefore comprises a non-designated heritage asset. The principal heritage issue concerning the proposed development is therefore the likely impact of the loss of the positive building on the Langstone Conservation Area and the impact of any proposed replacement on the special interest of that area.

This report includes an appraisal of the relevant legislative framework and planning policy at national, strategic and local levels, with special regard to policies that relate to developments affecting the significance of built heritage assets, including conservation areas. This report will also provide an overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage assets and an assessment of the potential impacts of the proposed development on that significance.

This report satisfies the requirements of paragraph 200 of the NPPF and provides sufficient information to enable the Local Planning Authority to reach a decision about the suitability of the proposals in relation to built heritage.

This Built Heritage Statement was informed by desktop research and a Site visit in November 2022. It should be read in conjunction with the submission drawings and other supporting documents that accompany the application. All photos, maps and plans are for illustrative purposes only.



Figure 1: Site Location

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 72 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving the character and appearance of conservation areas.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, December 2023)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 200 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 201, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' paragraph 205 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss,

substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 207 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 209 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

Paragraph 212 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 213 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with the Good Practice Advice in Planning Notes (GPAs) published by Historic England. GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Taking includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2019, 2nd Edition), HEAN2: Making Changes to Heritage Assets (February 2016), HEAN3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEAN4: Tall Buildings (December 2015).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;

- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

HEAN:1 Conservation Area Appraisal, Designation and Management (February 2019)

The purpose of this Historic England Advice Note is to provide information on conservation area appraisal, designation and management to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF)

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

2.3 LOCAL PLANNING POLICY & GUIDANCE

Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Havant Borough Core Strategy (adopted March 2011)

The relevant Core Strategy Document was adopted in March 2011 and forms part of the Local Plan for the Borough of Havant. The Core Strategy sets out the overarching policies for the provision of new development in the Borough until 2026.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
4. Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
6. Incorporates partnership working with conservation organisations to

improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.
8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.
9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.
10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.
11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

Havant Borough Council Langstone Conservation Area Review Character Appraisal and Management Plan (July 2011)

This document serves to:

- Identify the significant features which contribute towards a conservation area's character.
- Provide a clear historical and visual assessment of the place and generate awareness of the area's significance to key stakeholders.
- Provide residents with a clear understanding of what is important about the conservation area.
- Provide the Council with valuable information which can guide and inform planning related decisions in that area.

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

Langstone

By Medieval times, Langstone was the acknowledged port of Havant and continued to operate as a commercial port. The geographical position of Langstone made it a popular haunt for smugglers. Prior to a bridge to Hayling Island being built, the only way across the water was by boat or by an ancient wadeway which becomes visible when the tide is out.

In 1817, Butler states that “the hamlet of Langstone stands at the entrance to the ford or wadeway and contains three mills, twelve houses and a public house”. In 1824, the first road bridge to the island was constructed, as well as the section of Langstone Road from Langstone High Street southwards. This new link effectively by-passed the village which was therefore spared the consequences of increasing traffic volumes and development pressures and has remained largely unchanged.

The mid 19th C was a particularly progressive time for Langstone. As a result of the shipping and water activity in Chichester Harbour, the Admiralty built a coastguard station in 1860. This included a watch tower and a row of coastguard cottages as well as the Chief Officer's house. The ongoing commercial activity also led to a railway line (located just to the west of the conservation area) from Langstone to Havant. This was opened in 1865 in order to transport goods brought in by ships northwards to Havant and then onto London.

The later part of the 19th Century saw incremental development occurring westward along Langstone High Street, with a few larger detached houses e.g. Langstone Lodge and Flint House being constructed at the periphery of the village. The decline of the coastal trade at Langstone during the 20th C coupled with the cost of replacing the eroded bridge across Langstone Harbour led to the closure of the railway line in 1962. The section from Langstone to Havant is now used as a combined footpath, cycleway and bridle path. The early part of the 20th C saw a small number of detached and semi-detached villas being constructed in Langstone High Street. Most were associated with Langstone Lodge. The flint boundary walls date from this period. In the 1960's and 1970s, two developments, Tower Gardens and The Saltings, were constructed to the south of Langstone High Street. These developments were designed as small terraces to reflect the form of earlier development within the village.

The Site

The following map progression illustrates the historical development of the Site from the late 18C onwards:



Figure 2: 1791 Milne Map

The 1791 Milne Map (Fig. 2) depicts the location of the hamlet of Langston at the main road junction, which connected Havant with Hayling Island. The route was then only passable via the ancient wadeway at low tide.



Figure 3: 1840 Havant Tithe Map

The 1840 Tithe map (Fig. 3) shows the Site undeveloped. It formed part of tithe parcel 836 of the Havant Tithe Map and comprised pasture land, which was owned and occupied by a Charles Andrews.

3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

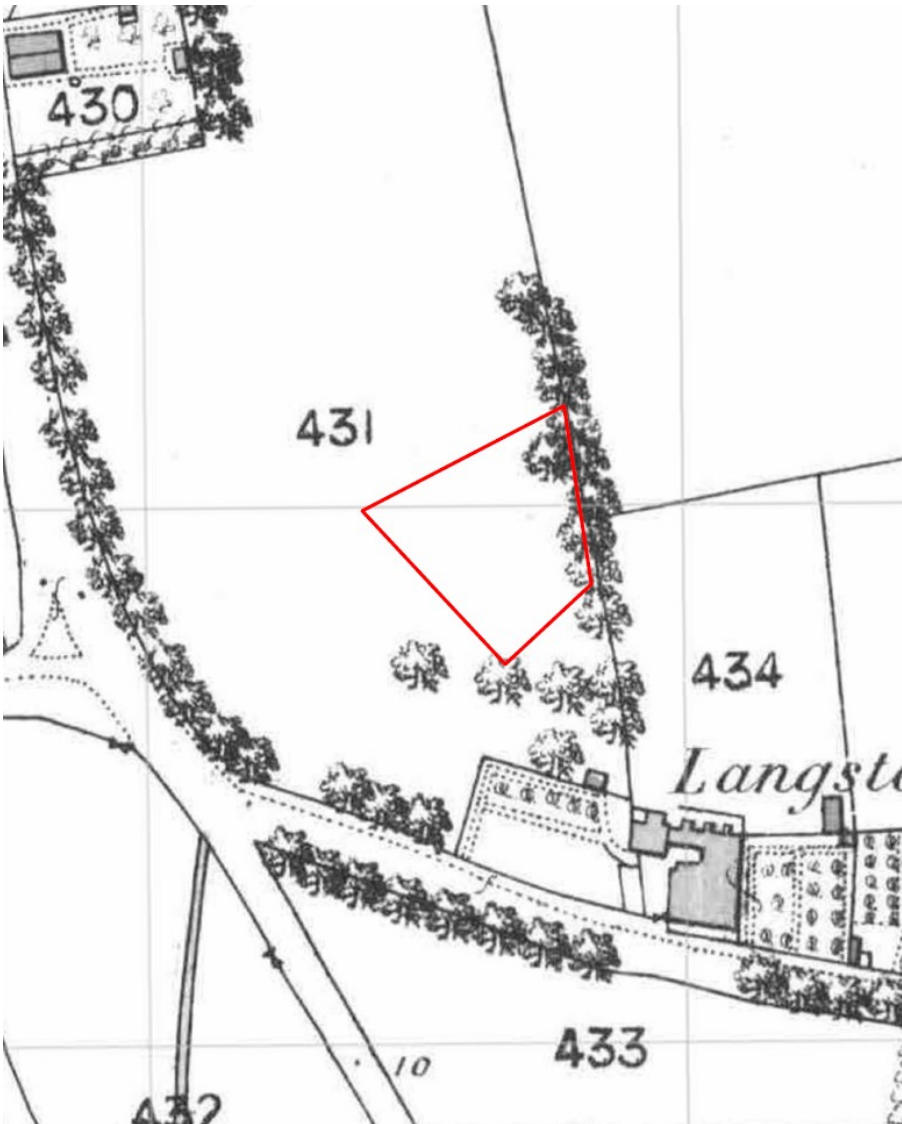


Figure 4: 1866-69 Ordnance Survey Map

The Site remained undeveloped by 1866-1869 (Fig. 4). The Langstone station building had been constructed to the northwest of the Site and Langstone Villa with extensive gardens lay to the southeast.



Figure 5: 1897 Ordnance Survey Map

Langstone Lodge is first depicted on the 1897 Ordnance Survey Map (Fig. 5). This map shows a substantial detached building within the Site, surrounded by private gardens.



Figure 6: 1909 Ordnance Survey map

Langstone Lodge had been extended to the northeast by 1909 (Fig. 6). The Site and the immediate surroundings remained otherwise largely unchanged.

3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION



Figure 7: 1969-74 Ordnance Survey Map

A further small extension (northwest elevation) had been constructed by the late 1960s (Fig. 7). The building remained situated within private gardens. A large packaging plant had been constructed to the south of Langstone High Street.



Figure 8: 1999 Aerial Image

The 1999 aerial image (Fig. 8), shows the Site largely unchanged. The packing plant to the south had been demolished and replaced with residential properties.



Figure 9: 2022 Aerial Image

The 2022 aerial illustrates that the Site and its immediate surroundings had remained largely unchanged.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT

Site Assessment

The Site comprises Langstone Lodge and parts of its extensive private gardens. Langstone Lodge is a part one, part-two storey building plus attic space, which has seen several extensions since its construction in the late 1800s. The exterior is part red brick and part cream rendered with Victorian sash windows. The roof is covered with red clay tiles. The building was originally built as a Victorian villa and has remained in residential use ever since. The Site area is 0.12 Hectares (0.3 Acres).

The Site is situated in the southern part of the grounds of 1.32 Hectares (3.26 Acres) with its principal southern access on Langstone High Street and a secondary western access to Langstone Road.

The Site's immediate surroundings comprises Langstone Meadows to the east and Langstone High Street to the south. Langstone Road bounds the Site to the west and north. To the north of the Site is the former location of a pair of semi-detached cottages, which are Grade II listed (No. 59 and 61 Langstone Road), but were destroyed by a fire in 2018. Construction works have been in process to replace the buildings with one new residential property that will mimic the exterior of the destroyed buildings.

The Site is situated within the Langstone Conservation Area (CA). Much of the Site is screened from Langstone High Street and Langstone Road by a 2.1 meter brick boundary wall and also significant tree cover around the entire perimeter. The upper storeys of Langstone Lodge's western elevation are visible from Langstone Road, which forms the western boundary to the CA.

The photographs depicted in Figures 10-19 show the Site in early November 2022.



Figure 10: The north-east elevation of Langstone Lodge in 2022



Figure 11: The south-west elevation of Langstone Lodge in 2022



Figure 12: View of the south-east elevation, providing the main entrance to the house in 2022



Figure 13: View of the north-west elevation of Langstone Lodge in 2022

4.1 SITE ASSESSMENT



Figure 14: The building has been extensively modernised, but retains some original features, including the original fireplace surround.



Figure 15: Some of the original plasterwork survives, including the coving in the original range of the building.



Figure 16: Original coving, window shutters and panelling



Figure 17: The original staircase



Figure 18: Interior of the 20th century extension



Figure 19: Converted attic space

4.2 IDENTIFICATION OF HERITAGE ASSETS

Identification of Built Heritage Assets

A plot of all designated built heritage assets within a 200 metre radius of the Site is provided as Figure 20. This radius is considered proportionate to the scale of the proposed development and is sufficient to understand its potential built heritage impacts.

Where a built heritage asset is separated from the Site by extensive intervening distance and has no visual, historical or functional relationship with the Site it is considered to have no potential to be affected by the proposed development.

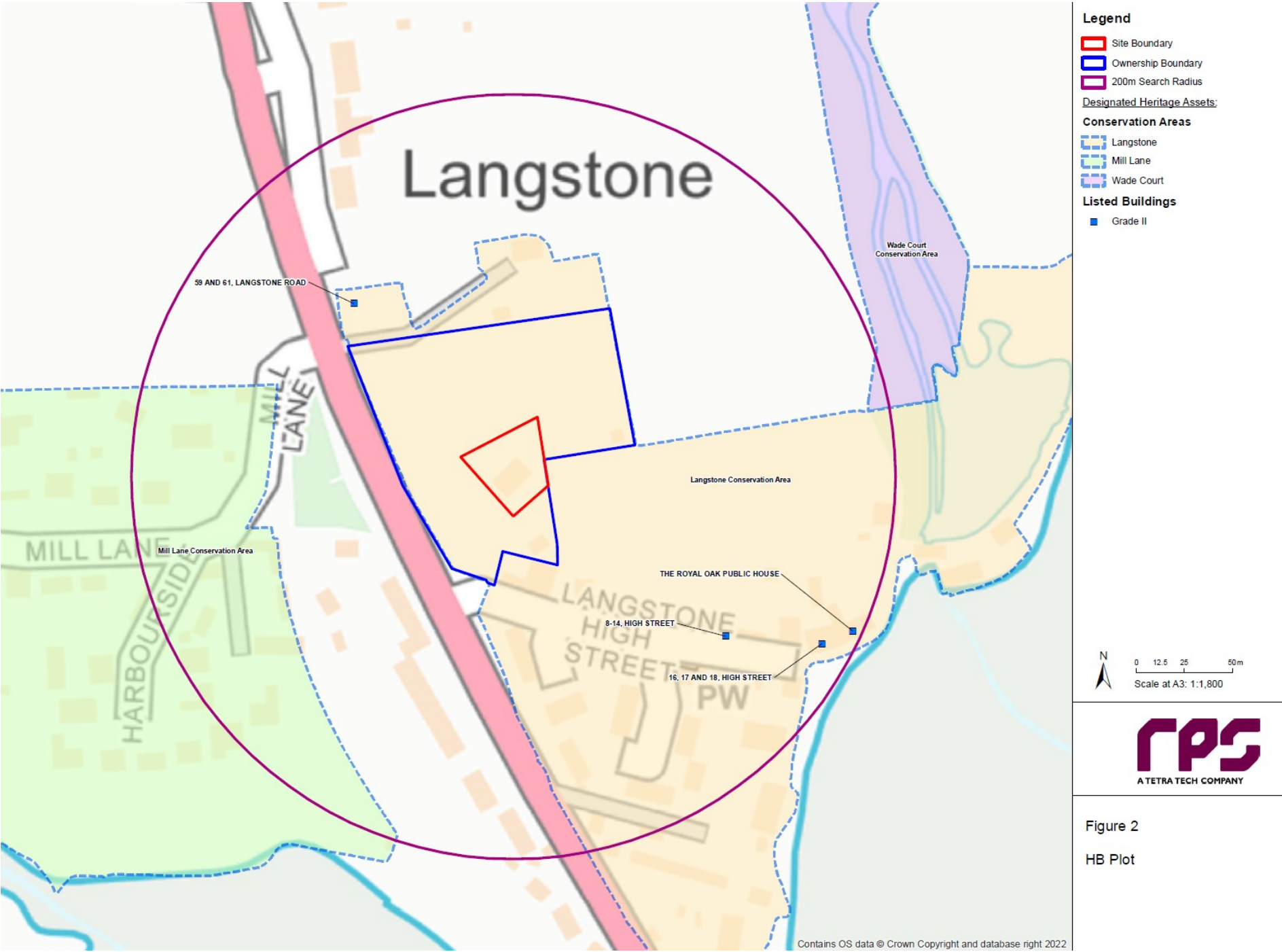
The Site is located within Langstone CA and lies approximately 100 metres southeast of 59 and 61 Langstone Road, a grade II listed building. However, this building was entirely destroyed in a fire in 2018 and is currently being rebuilt.

The Mill Lane CA also falls within the search radius, but is visually separated from the Site by the Langstone Road, extensive tree coverage on the east side of Mill Lane and the buildings and gardens aligning the south side of Langstone Road. It is therefore considered that the proposals would not have the potential to affect the significance of Mill Lane CA.

There are three additional Grade II listed buildings to the southeast of the Site, comprising 8-14 High Street, The Royal Oak Public House and 16, 17 and 18 High Street. These buildings are separated from the Site by Langstone Meadows and extensive tree coverage around the perimeter of the Langstone Lodge grounds. As these buildings do not share a visual or known functional and historic connection with the Site, they have been scoped out from further assessment.

Langstone Lodge is not statutorily or locally listed but the Langstone CA Character Appraisal and Management Plan (2011) identifies it as a *Positive Building*. This classification describes *any unlisted buildings in the conservation area which make a notable positive contribution to its special interest. Buildings identified as positive, can be described as those which although not considered to be outstanding examples of buildings from the period of time they were built and therefore not listed, remain to be good examples of historic buildings where their style, setting, historical association and / or building materials are worthy of local level recognition in an assessment of the special interest of the area.*

The CA character appraisal further states that Langstone Lodge is a building which could be considered for inclusion on the list of Buildings of Local Interest. The significance of Langstone Lodge and the Langstone CA are assessed in section 4.2 of this report.



4.2 CONSERVATION AREAS: LANGSTONE CONSERVATION AREA

Langstone Conservation Area

Description and Significance

The historic core of Langstone is acknowledged by Pevsner as a ‘*small, self-conscious, impeccably preserved Hamlet, with an intricate relationship between tidal water and buildings*’. The area’s coastal position contributes strongly to its character with several points providing panoramic views of the marshes and the waters (Fig. 21).

The historic development has a strong linear form, with buildings set close to or immediately abutting the High Street. These buildings and Coastguard Cottages, slightly set back from the waterfront, have a tight urban grain. A looser set of historic buildings frame the harbour. This historic street pattern and arrangement of buildings is a distinct characteristic of the area and is depicted in early OS maps. An account of the village’s history is provided in section 3.1 of this report.

The linear pattern has been maintained as development extended westward along the High Street. On the northern side of the street, buildings sit close to the road with the sense of enclosure reinforced by a variety of boundary walls.

The CA now has a predominantly residential character and its original commercial origins have been surpassed. According to the Langstone CA Character Appraisal and Management Plan (CACA) (2011), the character of the area can change significantly dependent on the season and weather, due to its coastal location. North of the properties in Langstone High Street, the setting of the village has not altered significantly for the last 150 years with the field system remaining virtually unchanged.

The CACA further notes several features that contribute positively to the appearance and special character of the area. These features are illustrated in Figure 21 and include:

- Views and vistas
- Listed buildings and buildings of local interest
- Vernacular building styles, using locally sourced materials
- Wall and boundary treatments
- Open spaces

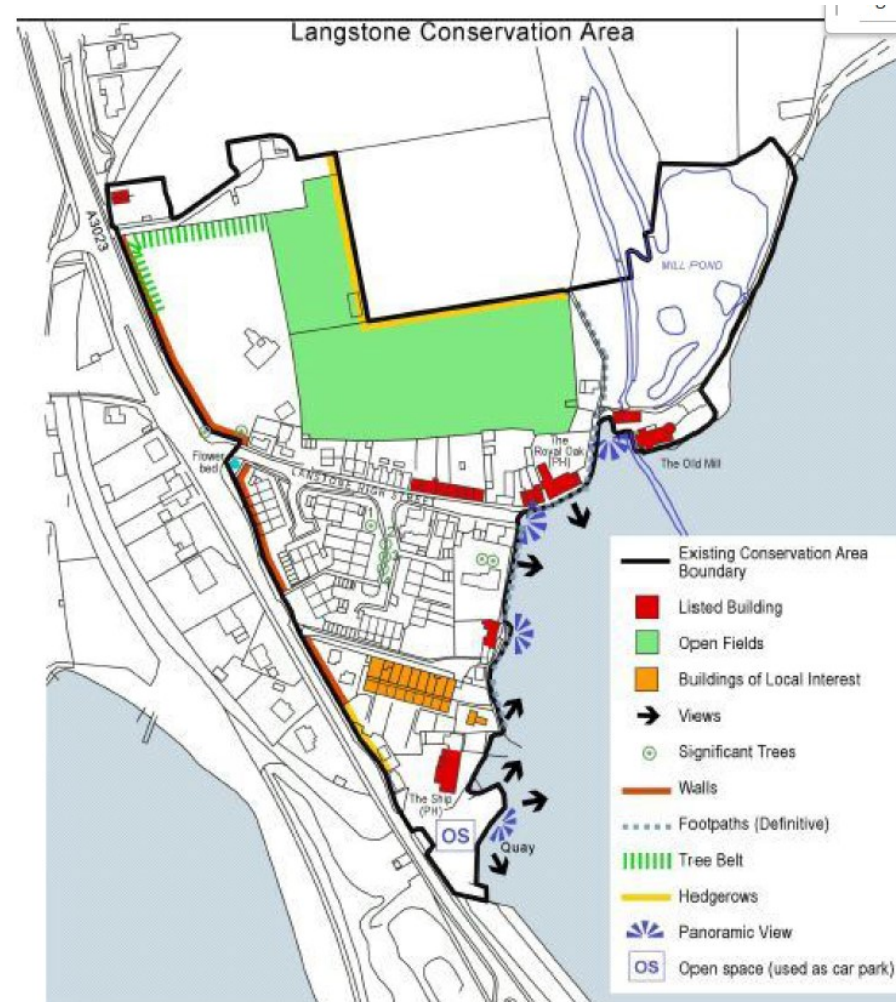


Figure 21: Langstone Conservation Area outline and key elements (Source: Langstone Conservation Area Character Appraisal and Management Plan, 2011)

Contribution of the Site to Significance of Langstone CA

The Site lies enclosed within its private grounds and is surrounded by a brick wall and mature trees, which provide a good level of screening from the surrounding streets. Glimpsed views can be caught of Langstone Lodge through the entrance gates from Langstone High Street, although the building lies set back from the road, fronted by a private drive and sat within its surrounding gardens. More direct views of the building can be gained from the Langstone Road, where the building’s south-west elevation can be seen protruding from the boundary wall that surrounds the grounds.

Langstone Lodge is mentioned in the CACA, which identifies the lodge as a ‘Positive Building’. These buildings can be described as those *which although not considered to be outstanding examples of buildings from the period of time they were built and therefore not listed, remain to be good examples of historic buildings where their style, setting, historical association and / or building materials are worthy of local level recognition in an assessment of the special interest of the area.*

The CACA further notes that ‘*as a result of its well preserved appearance, materials and historic setting, it is considered that Langstone Lodge is a building which could be considered for inclusion on the list of Buildings of Local Interest.*’

4.3 LANGSTONE LODGE

Langstone Lodge

Description and Significance

The current condition and appearance of the building has been described in more detail in section 4.1 of this report. In addition, a structural survey of the building was undertaken by Hockley & Dawson, Consulting Engineers, in November 2023.

It is estimated that Langstone Lodge was constructed around 1875, as one of three houses along Langstone Road by the family of George Robert Mountain, Rector of Havant from 1826 to 1846. Langstone Lodge is first depicted on the 1897 Ordnance Survey map. The other two houses were Woodfield (c.1830), situated at the top of Langstone Road, and Langbrook, which was built circa 1850 by Mrs Mountain and used as a 'Wrennery' in WW2.

Langstone Lodge has seen various alterations and extensions over time, with some of the earliest changes illustrated in the map progression Figs. 3-9 of this report. Originally, the building had a veranda that extended in an L-shape from the south-west elevation around to the front entrance positioned on the south-east elevation (Fig. 22). This veranda has since been removed (Fig. 23). The first key extensions were added to the building on the north-east elevation, by 1909. The more recent planning history (from 1992) is outlined in Appendix B of this report. The more recent key changes include new dormers on the north-east elevation and a single storey extension to the south elevation. Most recently, planning permission was granted for the *demolition of existing single storey additions; extensions and alterations including part single, part two storey extensions to NE elevation with terrace; and single storey to NW elevation; repositioning of the main entrance stone portico* in 2021 (APP/21/01322). Although buildings works were started, they have now stopped due to significant structural and stability issues (Fig. 24).

The building has been extensively modernised internally and retains only a modest level of original features, which themselves hold a very limited level of architectural and historic interest. These include an original staircase, plasterwork and panelling, as depicted in Figs. 14-19. The building's historic and architectural interest, therefore predominantly relates to its façade and external features.

The CACA (2011) describes the building as *a large detached dwelling set in a large plot which is accessible from a shingle driveway leading up from Langstone High Street. It was thought to have been built in 1875 as one of three large houses to be built at that time on Langstone Road. The boundary of this property forms the boundary of the conservation area with Langstone Road. It is a well preserved house from that period and is arranged over two storeys with pitched roof dormer windows on the front roof slope. It is of brick materials with a cream painted render frontage and bay window at ground floor level with Victorian sash windows. As a result of its well preserved appearance, materials and historic setting, it is considered that Langstone Lodge is a building which could be considered for inclusion on the list of Buildings of Local Interest.*

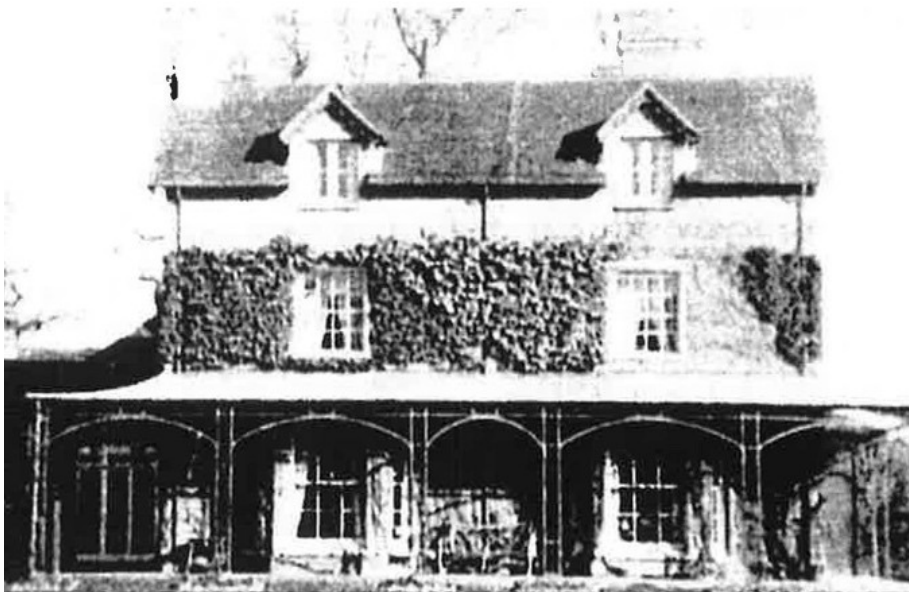


Figure 22: View of the south-west elevation of Langstone Lodge with veranda in the early part of the 20th Century



Figure 23: The north-west elevation of Langstone Lodge in 2022



Figure 24: The north-east elevation in October 2023



Figure 25: The north-west elevation in October 2023

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

The structural condition of Langstone Lodge has been described in more detail in the structural survey undertaken by Hockley and Dawson in November 2023.

The report concluded that the condition of the present building within the Site is currently unsafe and continued use was not possible without significant repair and investment. It is therefore proposed to demolish Langstone Lodge and replace it with a new residential building.

The design of the new building will closely follow the design of the existing building. Figures 26-35 illustrate the existing versus the proposed new building.

The proposals will lead to the loss of the existing building, which is identified as a positive feature of the conservation area. This will therefore lead to a degree of harm to the significance of the conservation area through the loss of historic interest. However, the design of the new building means that the architectural interest of the conservation area, and the Site's contribution to this, will be maintained with the external appearance of the building providing an improvement from the current situation.

The proposals will therefore lead to harm to the significance of the conservation area which, when considered in the context of the conservation area as a whole, will be "less than substantial" in magnitude. This harm should be considered in the context of the numerous changes seen to the building through the 20th and 21st centuries and the current and the structural defects, which collectively mean that comprehensive repairs and stabilisation works would be unduly hazardous. The demolition and reconstruction of the building is therefore necessary and it is recommended that a programme of Historic Building Recording, to be secured by condition, is undertaken in advance of this demolition.



Figure 26: Existing south-west elevation



Figure 27: The proposed south-west elevation of Langstone Lodge in 2022



Figure 28: Existing north-east elevation



Figure 29: Proposed north-east elevation

5.0

PROPOSALS & ASSESSMENT OF IMPACT

5.1

DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT



Figure 30: Existing south-east elevation



Figure 31: Proposed south-east elevation



Figure 32: Existing north-west elevation



Figure 33: Proposed north-west elevation

5.1 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

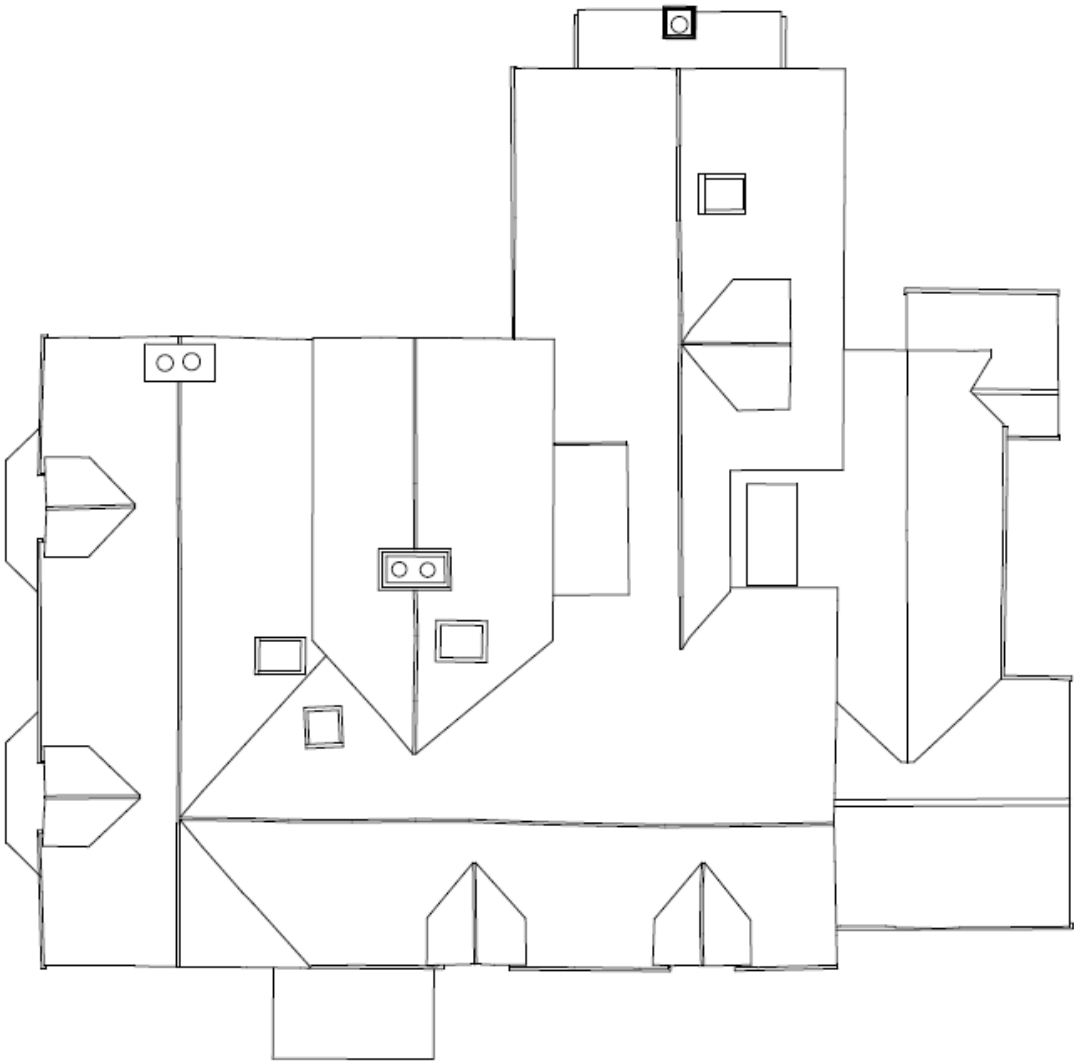


Figure 34: Existing Roof Plan

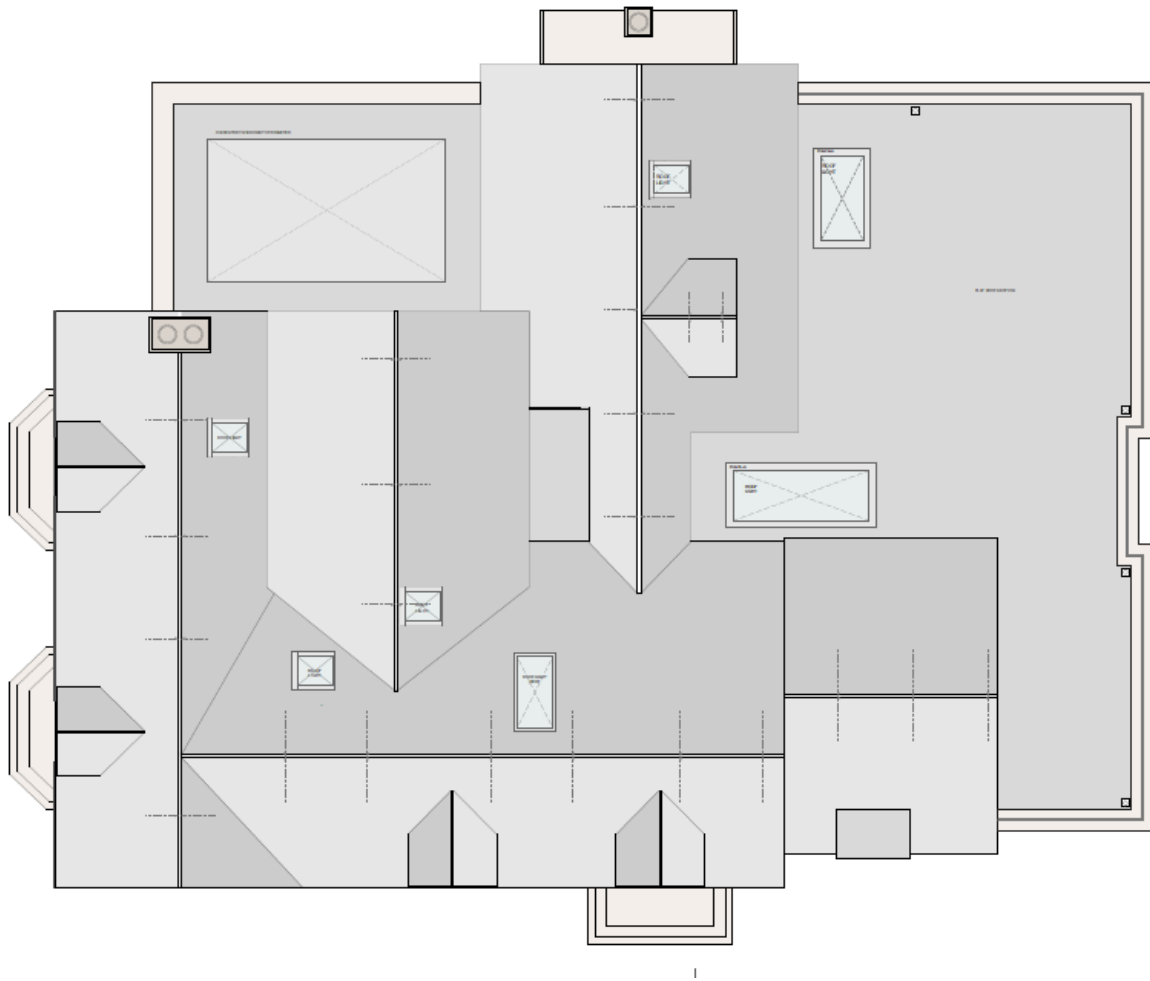


Figure 35: Proposed Roof Plan

APPENDICES

APPENDIX A: REFERENCES

References

Griffiths, A. (2009) Discover Hayling & Langstone—The gateway to Hayling.

Havant District Council (2011) Langstone Conservation Area Appraisal and Management Plan

'The parish and liberty of Havant', in A History of the County of Hampshire: Volume 3, ed. William Page (London, 1908), pp. 122-127. British History Online <http://www.british-history.ac.uk/vch/hants/vol3/pp122-127> [accessed 17 November 2023].

General Searches

British Library <https://www.bl.uk/>

Heritage Gateway <https://www.heritagegateway.org.uk/gateway/chr/>

London Metropolitan Archives <https://search.lma.gov.uk/>

The National Archive <https://www.nationalarchives.gov.uk/>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

The Historic England Archive <https://historicengland.org.uk/images-books/archive/>

The Genealogist <https://www.thegenealogist.co.uk/>

Britain from Above <https://www.britainfromabove.org.uk/>

Cambridge Air Photos <https://www.cambridgeairphotos.com/>

Hampshire Records Office <https://www.hants.gov.uk/librariesandarchives/archives>

Havant District Council <https://www.havant.gov.uk/>

APPENDICES

APPENDIX B: PLANNING HISTORY

Conversion to two dwellings Ref. No: 92/51864/001 Status: Withdrawn	Ref. No: 02/51864/010 Status: Decided	Ref. No: APP/20/00006 Status: Decided
Use of office above garage for marketing company and retention of dormer to north elevation of ga... Ref. No: 93/51864/002 Status: Decided	Renewal of temporary planning permission 00/51864/009 to allow the continued use of garage and lo... Ref. No: 03/51864/011 Status: Decided	Holm Oak (marked tree 2 on plan) Reduce by 2.5 metres south/south west and south east sectors. S... Ref. No: APP/20/00007 Status: Decided
Renewal of planning permission ref: 93/51864/2 to continue use of office above garage as marketing Ref. No: 94/51864/004 Status: Decided	Notification of intention to reduce to 2 metres 3x Holly trees and 3x Laurel trees. Remove 1x Sy... Ref. No: 04/51864/012 Status: Decided	Replacement windows in south west elevation. Ref. No: APP/20/00072 Status: Decided
Continued Use of ground floor of garage as offices, insertion of patio doors in rear elevation an... Ref. No: 95/51864/005 Status: Decided	Erection of a timber framed garage for 3 cars, including the felling of a tree within Langstone C... Ref. No: 06/51864/014 Status: Withdrawn	Crown reduce all northern sectors of 1No. Beech (T2) by 2.8m to leave crown width of 9m from cent... Ref. No: APP/20/00758 Status: Decided
New dormer on north east elevation (Retrospective). Ref. No: 96/51864/006 Status: Decided	Conversion, extension and change of use of existing garage block to 1No. 3 bedroom detached house... Ref. No: 06/51864/013 Status: Withdrawn	Single storey six car garage and turning area. Ref. No: APP/20/00794 Status: Withdrawn
Single storey extension to south elevation Ref. No: 97/62764/000 Status: Decided	Minor alterations and conversion of annex to a separate 2/3 bedroom dwelling. Ref. No: 07/51864/015 Status: Withdrawn	Demolition of existing single storey additions; extensions and alterations including part single,... Ref. No: APP/21/01322 Status: Decided
Notification of intention to fell 4 Sycamore trees along the north side of the tennis court, fell... Ref. No: 99/51864/007 Status: Decided	To fell 7No. Leyland, all within Langstone Conservation Area. Ref. No: 09/51864/016 Status: Decided	
Notification of intention to reduce in height by 5 metres 6 Leylandii trees within Langstone Cons... Ref. No: 00/51864/008 Status: Decided	Application to carry out tree works including felling, crown reduction, crown lift and reduction ... Ref. No: APP/12/00133 Status: Decided	
Continued use of garage and loft over as offices Ref. No: 00/51864/009 Status: Decided	Fell 13No. Sycamore trees within Langstone Conservation Area. Ref. No: APP/16/00518 Status: Decided	
To reduce to a height of 5.5m 7 Leyland and to fell a Leyland within the Langstone Conservation...	Beech (T2 - marked as tree 1 on plan) reduction of laterals 2.5m on South - South West sectors, 2...	



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