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## Heritage Report

### External Alterations

Flint Lodge, 2 Mill Lane, Langstone, Havant, PO9 1RX

Mrs. I. Cole.

12<sup>th</sup> July 2022

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## 1.0 Generally

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- 1.1 This report is in support of a Planning Application to the Havant Borough Council, for external alterations to 'Flint Lodge' 2 Mill Lane, Langstone, Havant, PO9 1RX.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

|         |       |                            |
|---------|-------|----------------------------|
| 17023 - | 101   | Location and Block Plan    |
|         | 201 A | Existing Floor Plan        |
|         | 301   | Existing Elevations        |
|         | 401 B | Proposed Ground Floor Plan |
|         | 402   | Proposed Roof Plan         |
|         | 501   | Proposed Elevations        |

- 1.4 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018) Section 189 states that:

*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. The level of detail should be **proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance**. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

## 2.0 Definitions

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- 2.1 The following definitions are used in this document (National Planning Policy Framework 2012):

**Historic Environment:** *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

**Heritage asset:** 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Significance:** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

### 3.0 Proposed Works Summary

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- 3.1
- Add two roof windows to existing roof
  - Add bi-fold door set to west elevation.
  - \* Demolish a later addition external store
- 3.2 The proposals are not visible from any adjacent public areas.
- 3.3 For the new doors, the existing external details of brick quoins and stone lintol will be replicated.

### 4.0 Current State of Repair

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- 4.1 The existing building is in a generally good state of repair
- 4.2 The current proposals are due to a change of ownership, and the preferences of the new owner.
- 4.3 A rooflight above the bathroom, approved under a previous Planning Permission, but not implemented, is not a part of this application

### 5.0 Historic Context & Development

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- 5.1 The subject cottage is the former Lodge to the adjacent Flint House.
- 5.2 The buildings are late Victorian, and date to the popularity of the area, following the opening of the steam railway from London.

- 5.3 Flints are a local building material, usually associated with high quality work, and implemented with brick quoins.

## 6.0 Significance

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- 6.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

**Architectural Interest:** *The subject cottage is not of great architectural interest. It has been extended previously on at least two occasions. The extensions have compromised the proportions of the building, and given rise to an odd arrangement of roof pitches.*

**Artistic Interest:** *The cottage is of little artistic interest. It is not part of a landscape or area to form a setting of natural beauty. The location near to the busy A.3023 access road on to Hayling Island is not a location of visual importance.*

**Historical Interest:** *The cottage is not of great historical interest. It is not associated with any persons of historic importance, or of any historical events. The relationship with the cottage to Flint House is not unusual for a small estate of the time and location. The historical associations are best studied on contemporary maps, rather than from the surviving buildings.*

**Archaeological Interest:** *The site is not one of archaeological interest. The origins of the site are mud flats at the north of Langstone Harbour. There is not a history of prior development on the site.*

## 7.0 Impact

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- 7.1 The impact of the proposals are minimal.
- 7.2 As in 3.2 above, the changes proposed are not visible from the public access areas. The proposals are not seen in the long view from the west, being of a ground storey behind high fences and screening trees.
- 7.3 The two roof windows proposed are in addition to two previously approved roof windows. The roof profiles are unaltered and the impact is minimal.

## 8.0 Conservation Principles

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- 8.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles are used throughout this document:
- 8.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.
- 8.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.
- 8.4 To understand the physical fabric of the heritage asset to be able to identify the full significance.
- 8.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.

Critchley Architecture And Design Ltd.

12<sup>th</sup> July 2022

(22035)