

Heritage Statement

8 Coastguard Cottages
Langstone Road
Havant
PO9 1RG

September 2021

1. Introduction
2. Historic Background & Context
3. Design Concept
4. Relevant Legislation and Planning Policy
5. Significance
- 6 Impact of the Proposal
7. Conclusion

1. Introduction

This statement forms part of the *Householder Planning Application for works or extension to a dwelling* and should be read in conjunction with the other submitted drawings & supporting information.

This application seeks planning approval for the removal of an existing single story brick extension & lean-to wooden shed to be replaced with a single storey side extension with additional improvements to the existing cottage.

This proposal seeks to improve the external appearance of the property with the removal of an earlier extension and outbuildings which are considered to be of no architectural merit and replace with a more sympathetic structure to match the existing vernacular building style of Coastguards Cottages and the neighbouring house, The Look Out.

The proposed development intends to reconfigure the internal living space to suit the requirements of a modern family. Inclusion of flood mitigation features will help protect the property from future extreme weather events.

The purpose of this report is to assess the heritage significance of the work and the impact on the neighbouring landscape of the proposed development.

2. Historic Background & Context

Langstone has a long history of human activity. From ancient times it is believed it has been the port for Havant and traffic regularly passed through the village to access the wade away onto Hayling Island.

In response to perceived threat of French invasion and the boom in illicit smuggling, The Admiralty acquired the land at the south of Langstone and in 1860 constructed a watch tower overlooking chichester harbour and the terrace of 9 Coastguard Cottages.

Heritage Statement

8 Coastguard Cottages Langstone Road Havant PO9 1RG

The terrace of Coastguard Cottages and neighbouring Look Out Tower are constructed in a similar style with red bricks and buff brick quoining and lintel detailing. Roofs are tiled in slate. Original box sash windows of the terrace have mainly been replaced with UPVC windows.

Access to these properties is by shared pedestrian rights of way from The Ship Car Park, the foreshore coastal path and Langstone Road.

3. Design Concept

The intention with this design is to replace the brick and wood structures with a larger single storey building that will mirror the historical design features of the terrace and neighbouring Look Out Tower.

The existing brick extension was built circa 1950 and is of poor construction, suffering from damp ingress and has negligible aesthetic value. Constructed in brick and a flat asphalt roof that is coming to the end of its life. The building has low thermal efficiency. The wooden lean-to shed has a felt roof that is also starting to deteriorate. The floor is a concrete slab with no insulation and rain water regularly runs under the timber walls and floods the floor.

The proposed works involve demolition of these structures. The design takes the opportunity to improve the aesthetic value of the original extension by replicating the brick detailing of the surrounding developments and improving the thermal efficiency and the internal layout of the dwelling. Approval is also sought to enlarge a window on the east wall of the main house that was an addition at some point after construction of the main terrace, with the addition of buff brick detailing to match the existing windows.

The new extension is designed to replicate the brick detailing of the original porch of No.1 Coastguard Cottages at the other end of the terrace with a stone capped parapet and a flat roof which will completely hide the external view of the glass skylight of the new building.

It is the intention to use traditional building techniques where possible. All materials and finishes will be of high quality and of appropriate. Sample materials are offered for review by the Planning Authority to ensure that these details are entirely in keeping.

4. Relevant Legislation and Planning Policy

National Planning Policy (Listed Buildings and Conservation Areas) Act 1990.

Local Planning Policy. Havant Borough Council.

CS11 Protecting and enhancing the special Environment and heritage go Havant Borough.

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

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

Heritage Statement

8 Coastguard Cottages
Langstone Road
Havant
PO9 1RG

The property falls within The Langstone Conservation Area which was designated in 1975 and last assessed under a Character Appraisal and Management Plan in July 2011. The Coastguard Cottages and neighbouring The Look Out & Watch Tower are included as Locally Listed Buildings of Interest that contribute to the local distinctiveness and are valued by local residents.

The property is located within an area which has been designated an Article 4 (which removes certain permitted development rights) and therefore planning permission is required for this development.

5. Significance.

The brick terrace of Coastguard Cottages is notable to the local landscape and The Langstone Conservation Area. It is considered the existing extension structures have a detrimental impact on this and detract from the local aesthetic. The proposed design is considered in keeping with the character of the main house and will enhance the visual amenity of Langstone.

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

6. Impact

The appearance of the proposed extension replicates the architectural style of the original terrace. The size and height of the single storey construction is considered an appropriate scale and subservient to the main house.

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

7. Conclusion

The terrace of Coastguard Cottages is a significant structure within the local conservation area but it is felt the existing extensions have a negative impact on this. The proposed development seeks to redress this by enhancing the appearance with a sympathetic design to respect the character of the locality.

High quality building material will be used to ensure the development visually blends with the surrounds. Overall it is intended that the works will preserve the significance of the heritage asset & contribute positively to the character, appearance & setting of the Conservation area.