

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

Design & Access Statement



Existing South East and South West elevations

CONTENTS

1.0 Introduction

- 1.1 The proposal
- 1.2 The objectives

2.0 Context

- 2.1 Historical Context
- 2.2 Architecture, Aesthetic Context

3.0 The site

- 3.1 Site Location
- 3.2 Area Analysis

4.0 Design Concepts

- 4.1 Use
- 4.2 Footprint
- 4.3 Layout
- 4.4 Scale
- 4.5 Landscaping
- 4.6 Appearance
- 4.7 Materials
 - a. Walls
 - b. Roofing
 - c. Windows
 - d. Rooflights
 - e. Doors
 - f. Rainwater Fittings
- 4.8 Access
- 4.9 Utility
- 4.10 Schedule of Areas
- 4.11 Ecology
- 4.12 Sustainability
- 4.13 Pre-Application Consultation

5.0 Conclusion

6.0 References

1.0 INTRODUCTION

1.1 The Proposal

This Design and Access Statement presents a proposal for the alterations and extensions to Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY that is situated in the village of Langstone in Hampshire. The focus is to revitalise the existing house so that it can continue to be used as a family home by its new owners for future generations.

The design and access statement has been prepared in support of the application for permission of the demolition of part of the existing building on the North East side of the building and the erection of a single storey extension to the Western corner between the North West and South West elevations and also a part single/ part double storey extension to the North East elevation.

1.2 The Objectives

The objectives in respect of the proposed work is to develop the property in order to:

- Improve the internal layout and the use of spaces for the family
- Increase natural daylight into the building and enhance garden views from the building
- Improve the appearance of the building and provide much needed improvements to the existing building
- Making the house more sustainable through providing internal accommodation that meets 21st Century living standards through a complete refurbishment that should assist the continued use of Langstone Lodge as a single detached family dwelling for generations to come

2.0 CONTEXT

2.1 Historical Context

The immediate architectural context comprises of a cluster of mainly terrace houses along Langstone High Street to the South of the site and larger detached properties along Langston Road to the North of the site. Langstone is personified by industrial and post war residential areas to the North with a historic coastal Southern core of the original village that was centred around a once vibrant fishing community.

The principal listed building located in the proximity of the Langstone Lodge is the Grade II 18th Century cottages of 59 and 61 Langstone Road (NHLE ref.1340206). The pair of late 18th Century cottages burned down in 2018 and it was only their core chimney structure that remained standing. The surviving structure was in extremely poor condition and for some time was maintained upright by a scaffolding matrix.

It was considered that the extent of damage was such that the significance of this designated built heritage asset is much reduced and is now vested solely in its surviving built fabric. Indeed, at the time of preparing this report, the residual structure was demolished.



59 and 61 Langstone Road before (left) and after (right) the fire

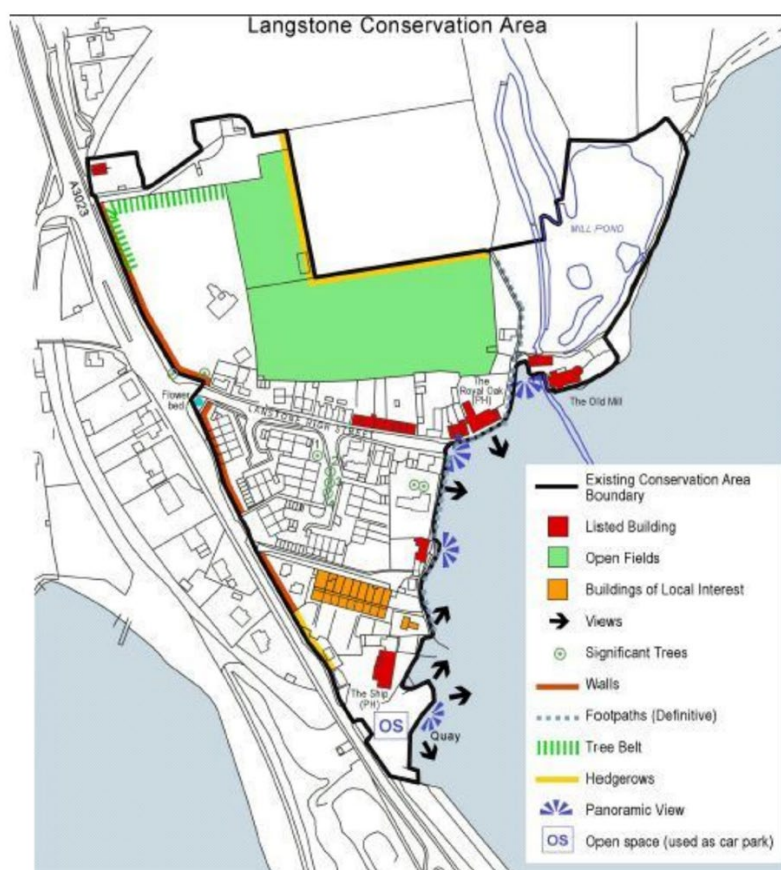
This designated heritage asset was experienced within an edge of settlement setting characterised by the busy Langstone Road and pasture field to the west, an early 20th Century residential area to the north and the extensive grounds of Langstone Lodge to the south. The setting, including Langstone Lodge, is not considered to make any contribution to the significance of this built heritage asset, which is experienced as a derelict structure. The Mill Lane Conservation Area is located a short distance to the South West of the Site. Langstone Lodge is situated in the Langstone Conservation Area. The proposals have no potential to alter the significance of these conservation areas through the alteration of their setting due to Langstone Lodge being situated behind a 2.1m brick wall and being well screened from Langstone Road by trees. Mill Lane and Langstone Conservation Areas are the only built heritage assets carried forward for detailed assessment.

The Borough of Havant maintains a list of buildings of local historic interest. No buildings included on the local list (other than 59 and 61 Langstone Road already mentioned) are located in the immediate vicinity of the site. No locally listed buildings have been identified as having the potential to be adversely effected by the proposed development.

In addition to the Station Masters cottages there are the historic remains of a Roman Villa in Langstone Avenue to the North of the Site and The Wadeway, a Medieval crossing point from Langstone Village to Hayling Island.

This section reflects on Langstone Conservation Area Review - Character Appraisal and Management Plan (Havant Borough Council, 2011).

Langstone is a historic coastal hamlet situated on the foreshore to the South of Havant just and just North of Hayling Island. The Langstone Conservation area was designated in 1975 and expanded in 1985 and 1993.



Map of Langstone Conservation Area

The notable character and appearance of this conservation area is defined by its waterfront location, historic street layout and clear vernacular architecture. The historic waterfront buildings are reflected particularly in its rows of terraced fisherman cottages.

Red brick and clay tile predominate as traditional building materials in the village, although many buildings are rendered and painted in whites and blues. Timber framed buildings with thatched roofs are also common, and flintwork and weatherboarding is also evident.

Although enclosed by later urban sprawl to the North, Langstone Village still possesses its characteristics of a small historic hamlet that has evolved at the crossing/ferry point/ bridge point from the mainland to Hayling island.

Langstone Conservation Area has a distinctive maritime historic character, which is in contrast to the historic built core of Havant further North. The Langstone Conservation area retains a high proportion of historic buildings in addition to its very unique foreshore. The conservation area defined to the East by the sea, which at high tide approaches the built edge of the conservation area.

To the South of the Langstone Conservation Area, the area is characterised by the modern road bridge leading to Hayling island. To the immediate west of the Langstone Conservation area, across Langstone Road, is the Mill Lane Conservation Area, that is suburban in character of early 20th Century residences and wooded areas. To the North West of the Langstone Conservation Area is a large site that is to be developed into housing estate by Persimmons Homes (subject to a planning application). The area to the North of the Langstone Conservation Area is characterised by large pasture fields and the extensive grounds of a large residence.

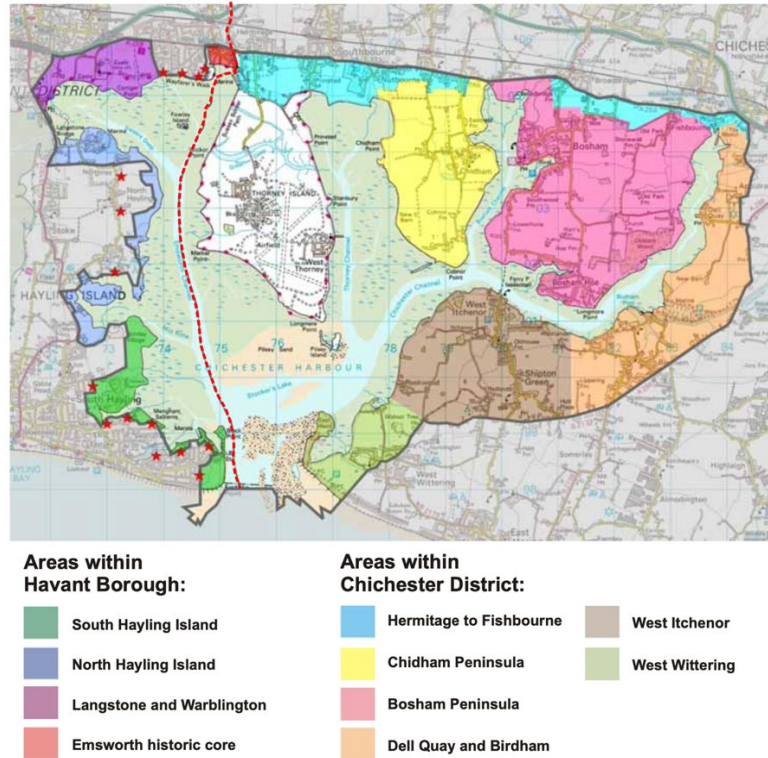
The foreshore positioning and costal setting of Langstone foreshore makes a high contribution to the character and appearance of this conservation area, as does the costal edge running North, East and South.

The grazing pastures Langstone Meadows and extensive grounds that bound the conservation area to the North are generally perceived to make a moderate contribution to the conservation area. These green spaces separate Langstone as a distinct settlement from Havant, though this is less evident along the Langstone Road corridor.

The Mill Lane Conservation Area to the west of Langstone is characterised by high quality early 20th Century architecture that is unrelated to the historical development of the original hamlet and its maritime focused activities. The Mill Lane Conservation Area is therefore considered to make only a low contribution to the significance of Langstone Conservation Area.

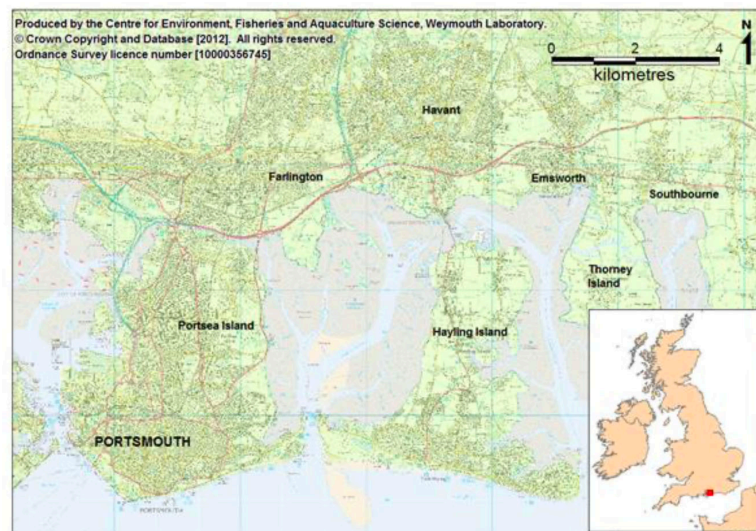
In addition to the Principal Planning Authority that is Havant Borough Council, Chichester Harbour Conservancy (covering Chichester Harbour Area of Outstanding Natural Beauty) and the Langstone Harbour Board also act as consultees for this application. Consequently, the proposals have considered the requirements of both the Chichester Harbour Conservancy and the Langstone Harbour Board.

The map below shows the extent of Chichester Harbour and which areas of its shoreline fall within each of the two local authorities of Chichester District Council and Havant Borough Council.



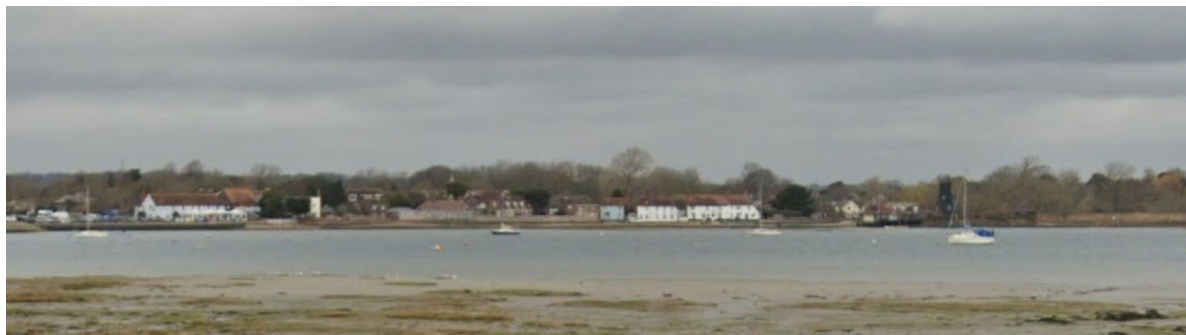
Map of Chichester Harbour

The map below shows the extent of Langstone Harbour which is bound by two local authorities; Havant Borough Council and Portsmouth City Council.



Map of Langstone Harbour

The main characteristic of Langstone Lodge is that it is visually hidden from the Chichester Harbour shoreline by the buildings along the foreshore, Langstone High Street and also by significant tree cover.

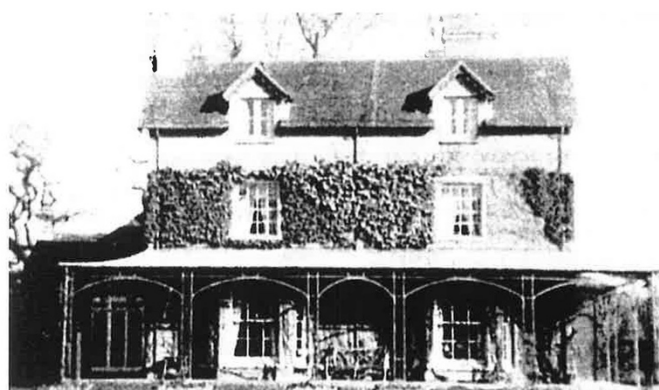


View of Langstone waterfront across Chichester Harbour from Hayling Island

The extensions to Langstone Lodge comprise of a sympathetic pallet of materials that are in accordance the materials of the existing building, reflecting The Chichester Harbour Conservancy requirements.

2.2 Architecture, Aesthetic Context

Over the years, Langstone Lodge has been extended, with the most significant addition to the North West Elevation built in the 1920's. The house has evolved over the years and in the early part of the 20th Century there was once a veranda that has since been demolished. The image below shows the veranda and how the principal South West Elevation once looked. A photo of the South West Elevation today is included further down this document.



View of the South West elevation of Langstone Lodge with veranda in the early part of the 20th Century

While the 1920's extension is of interesting character the later additions are not as the photographs of the current elevations below illustrate.

The principal Front South West Elevation faces Langstone Road. The Rear North East Elevation has the poorest quality later 20th Century extensions that the proposals seek to replace. The Side South East Elevation have the entrance portico relocated while a new Orangery styled corner Dining Room extension will be situated to the

North West Elevation with spectacular views across the grounds. The proposed design, inspired by the existing house and a study of Langstone Village's historical context, aims to enhance and preserve the special character of the house and its notable grounds.



Langstone Lodge's South East elevation (left) and South West elevation (right)



Langstone Lodge's North East elevation (left) and North West elevation (right)

3.0 THE SITE

3.1 Site Location

Langstone Lodge is two storey's high with rooms also in the roof space and is situated in Hampshire, 13 miles East of Portsmouth and 70 miles South West of London. The closest town is Havant to the North where the local authority Havant Borough Council is based.

The house is situated in the Southern part of the estate of 1.32 Hectares (3.26 Acres) with its principal Southern access on Langstone High Street and a secondary Western access to Langstone Road.

To the North of the site is the former location of a pair of semi-detached Grade II listed semi-detached cottages (No. 59 and 61 Langstone Road) that were sadly destroyed by a fire in 2018 and the existing plot of land is currently in the process of replacement with one new residential property that will mimic the exterior of the destroyed building. To the South are a number of detached dwellings along Langstone High Street that forms the oldest part of the village. To the West of the proposed site development is the A3023 (Langstone Road) and across from this is several detached residential properties.

The site is located within the Langstone Conservation area and there is also another conservation area covering the Mill Lane area situated close by.



Aerial photograph of Langstone Lodge with the surrounding land ghosted

Langstone Lodge is screened from Langstone High Street and Langstone Road by 2.1 meter brick boundary wall and also significant tree cover around this entire perimeter that screens the house from the Langstone Conservation area. The site area is 0.12 Hectares (0.3 Acres).



Langstone Lodge's boundary with Langstone Road from the South (left) and from the North (right)

There is considerable noise from the A3023 (Langstone Road) which runs from the A3 (London to Portsmouth) to Hayling Island, culminating in significant vehicle noise that affects the site. Therefore, our future landscaping proposals (not subject to planning consent) will plant additional shrubs and trees that will provide greater visual screening and also act as sound buffers for the main house and the grounds.

T H O R P

There are 3 No. TPO's situated on the site, a Quercus Ilex (Evergreen Oak Tree) is situated close to the principal entrance gates on Langstone High Street and a Fagus (Beech Tree) and Quercus robur (Native Oak Tree) are situated to the North of the house but far enough away as to not be at any risk due to the proposed extension works.



Ilex Quercus (left), Fagus (centre) and Quercus robur (right)

There are three existing buildings on the site. In addition to main house, the grounds to the Langstone Lodge also contain a garage block with a small ancillary studio flat above. There is also a barn that is situated further from the house that is associated with the long since demolished Hayling Island branch railway line. There is evidence here of a larger building once standing here as the barn sits on top of a wider 150 sq.m hard standing.



Two double bay garage with studio flat (left) and Shiplap Clad Barn (right)

The landscape is defined an extensive pasture and orchard to the North of the site leading to more defined garden landscaping around the proximity of Langstone Lodge to the South Western part of the site.

The considerable tree cover provides screening and reduces noise from Langstone Road and also provides screening between the site and the Chichester Harbour foreshore.

The topography of the estate is characterised by water saturated land in an area of the site to the North of Langstone Lodge. It is this area that is most prone to surface water flooding (not tidal). The image below shows the extent of the flood plain. Langstone Lodge and the proposed extensions all sit above the flood plain, although other parts of the estate are within the flood plain.

3.1 Area Analysis

The broad character of Havant as a district can be described as suburban with buildings being both Victorian and early 20th Century with many inter and post war developments that greatly increased the size of the urban conurbation.

The Domesday Survey of 1086 AD lists the Havant area as a taxable manorial settlement of 20 households, with the nearby settlements at Warblington (56 households), Bedhampton (26 households) and Brockhampton (19 households).

By 1797 the present route of Langstone Road – adjacent to the site - had been established. At the end of the 18th Century the character of Langstone Village was predominantly agricultural, with maritime activities focused along the foreshore a short distance to the South and South East. Historical records clearly show the land now served by Langstone Lodge as being part of the demise of Langstone Villa.

The 1840 Havant Parish Title Map illustrates that the now Grade II listed 59 and 61 Langstone Road being shown to the immediate North of the grounds to Langstone Lodge (then Langstone Villa).

Langstone Lodge was built on land once occupied by Langstone Villa in the 1870's. Langstone Villa continues to be shown on maps up to 1877 but has been replaced by Langstone Lodge in the maps from 1888. However, a small part of the original Langstone Villa still exists and has been converted into a garage block (shown in the image below) and now serves a new Cul De Sac called Langstone Mews that is adjacent to the site and accessed from Langstone High Street. Langstone Lodge is mentioned in an 1878 directory that would infer that it was built Circa 1877 to 1878.



The only surviving part of Langstone Villa, most likely a coach house, is now garages for Langstone Mews

The 1897 Ordnance Survey Map indicates a number of additional dwellings in the vicinity of Langstone Lodge, including the large Glynfield residence to the West of Langstone Road.

In the early 20th Century, the 1932 Ordnance Survey Map shows a notable increase in suburban residential development to the North and West of Langstone Lodge.

In 1989 the vicinity of Langstone Lodge to the North and West of Langstone Road are personified by suburban residential development. To the South West there are a number of larger residences set in private grounds along Mill Lane. The railway line to the West of Langstone Lodge has fallen out of use by this time, though its position East of Langstone Road remains clearly shown. The general density increased into the new century and by 2019 there are new large industrial units within the wider proximity on what was previously farmland.

There is a footpath that runs close to the Northern boundary that is the Hayling Billy Trail which runs the course of the former branch railway line. The final normal service train ran on the evening of 2 November 1963. Below is a picture of the crossing point over Langstone Road of the old railway close to the North Western corner of the grounds to Langstone Lodge.



The crossing point of the Hayling Billy Line before decommission and demolition in the early 1960's

4.0 DESIGN CONCEPTS

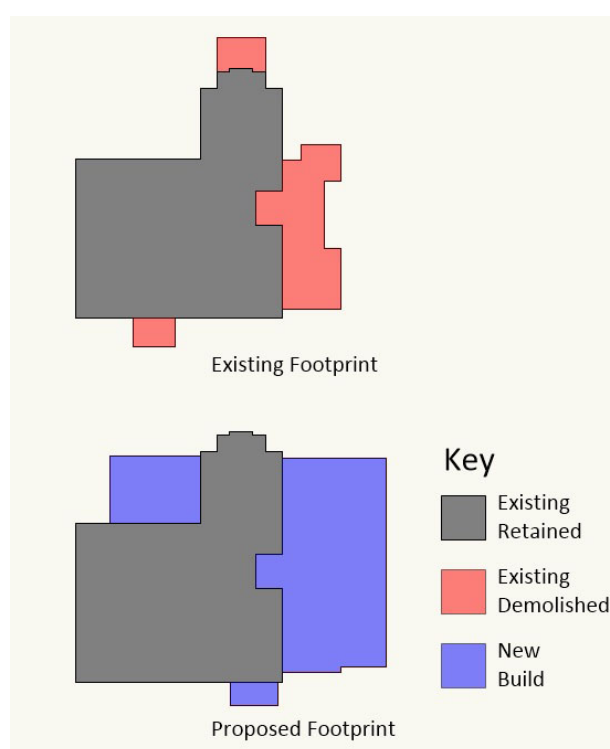
The proposal is informed by the design philosophy that there is a constant dialogue between the existing parts of and the extended part of the building and human scale. The design aims to balance the requirements of the brief with the aesthetics and create a positive sense of space.

4.1 Use

The property has been under private ownership and intended to continue in private domestic use. The new extensions will slot neatly into its context and will improve the use of the spaces. With regards to privacy, the proposed design avoids any potential over-looking issues and does not intrude upon a neighbour's privacy.

4.2 Footprint

The proposals seek to remove poor quality extensions built during the 20th Century that bear little relationship to the character of the Victorian house with new extensions that draw from and enhance its rich character. The combination of the extensions and internal alterations will create richer and more sustainable internal space that have stronger relationships to the exterior landscape.



Alterations to Langstone Lodge's footprint

4.3 Layout

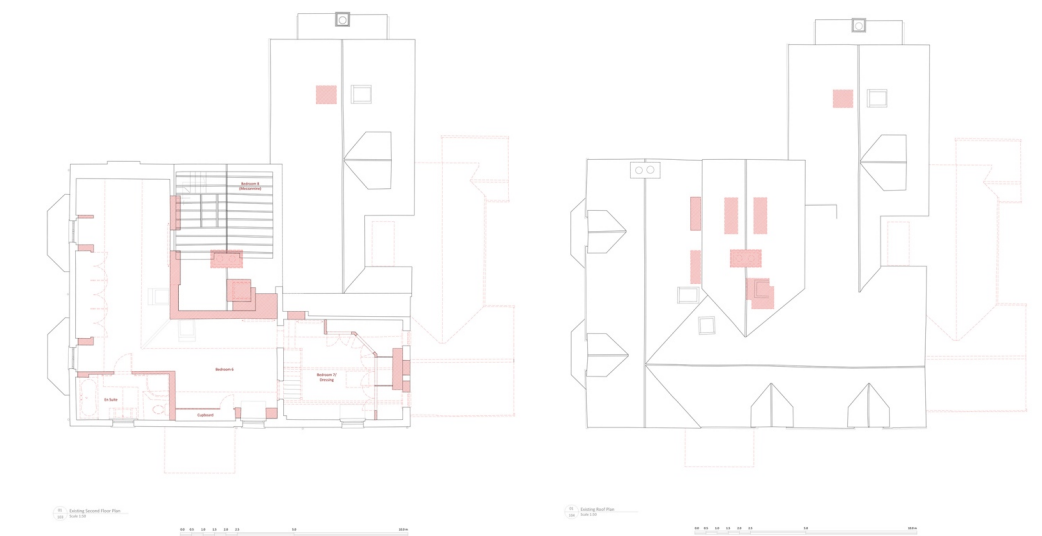
The proposal is to demolish 26 sq.m of poor quality 20th Century additions to the North East Elevation and replace this with a larger Ground Floor extension. In addition, we propose to construct an orangery type single storey corner extension forming a Dining Room within the Western corner of the house and also a First Floor extension to the North East elevation.

No other major alterations are planned for existing house other than moving the main entrance and its stone portico to a more central location on the South East Elevation.

The existing plans are shown below -



The Ground Floor (left) and the First Floor (right)

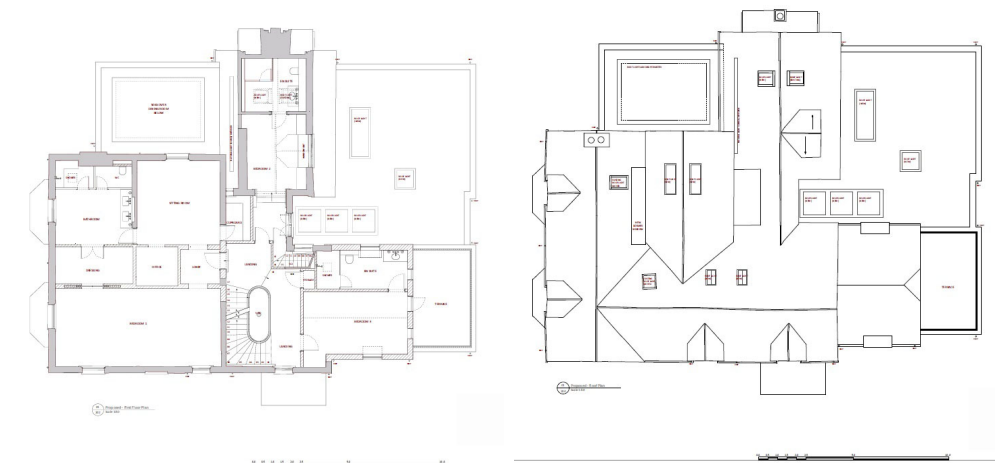


The Second Floor (left) and the Roof Plan (right)

The proposed plans are shown below –



The Ground Floor (left) and the First Floor (right)



The Second Floor (left) and the Roof Plan (right)

4.4 Scale

The massing, spatial program and scale concepts were based on local context and classic design strategies. The core focus was to achieve a subtle dialogue between Langstone Lodge without challenging the importance of the immediate surroundings.

The perceived scale and massing of the extensions to Langstone Lodge are abstractions of its eclectic design.

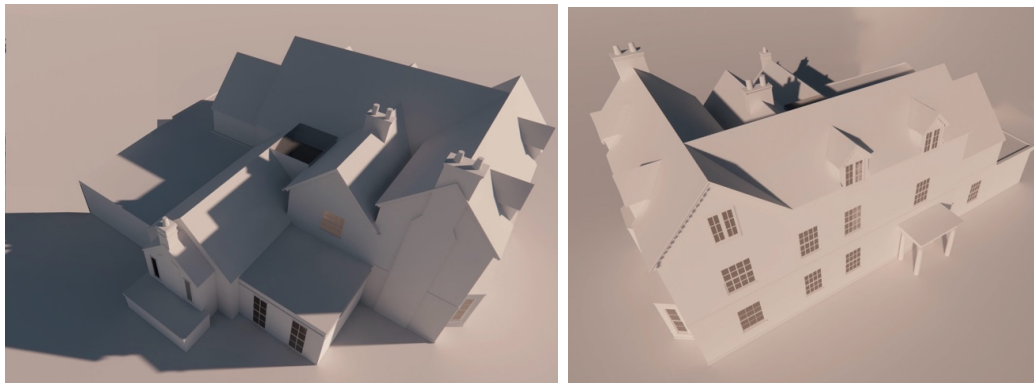
In designing the extensions, as much consideration has been applied to how the landscape sits beyond and is perceived from within the new interior as the massing of the new exterior sits within the context of the site.

T H O R P

Our design has been conceived to treat the exterior and interior spaces as a homogeneous whole and this is most evident in the new Dining Room that draws the landscape into the interior of the house. Below are various CGI's from the design development process showing the reshaping of the massing of Langstone Lodge into a more consistent and coherent form.



The Eastern corner (left) and the Western corner (right)



Aerial view of Eastern corner (left) and aerial view of South East Elevation (right)

4.5 Landscaping

The site is entirely private. The formal gardens lie predominantly to the south and west of the house and are approached by a metal gate with piers set within a brick and flint wall.

No changes will be made to the landscape surroundings and there is no impact on the open spaces.

The proposed alterations and extensions will not have any detrimental effect on the visual amenity and would enhance this Victorian building through further refinement.

While boundary treatments are not subject to planning - and are not part of this application - we are initiating a landscape scheme to increase the tree cover along the Langstone Road boundary for both visual, aesthetic and to act as an attenuation buffer. This will provide greater tree cover to Langstone Lodge.

4.6 Appearance

The precedence used for the proposal are based on studying and learning from the existing façades. Preserving the strongest aspects of architectural merit while replacing later extensions of no aesthetic value.

The existing elevations are shown below -



Existing North East Elevation (below right), Existing North West Elevation (below left), Existing South East Elevation (top left) and Existing South West Elevation (top right)

The proposed elevations are shown below -



Proposed North East Elevation (below right), Proposed North West Elevation (below left), Proposed South East Elevation (top left) and Proposed South West Elevation (top right)

4.7 MATERIALS

Several materials have been selected that reflect those of the existing house. The wider context of Langstone Village was also studied, but it was the main house itself that provided most influence on the pallet of materials for the extension.

a. Walls

The extensions to the house will comprise of painted render (or self-coloured render) walls with cast stone copings to reflect the materials of the existing house.

b. Roofing

Clay roof tiles will be used for the new roof with traditional leadwork to flat roof areas

c. Windows

The new windows will be either painted timber or high-quality uPVC with authentic profiles (to be agreed with LA) complete with hermetically sealed double glazed units using toughened low E glass.

d. Rooflights

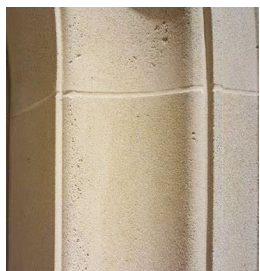
New roof windows will be used in the new extension for ventilation and natural light as well as locations within the existing house. The proposed skylights will have the same language as the existing skylights.

e. Doors

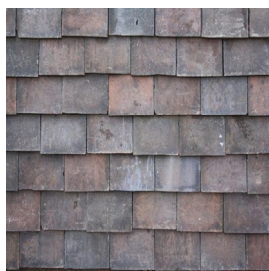
The entrance door will be painted timber.

f. Rainwater Fittings

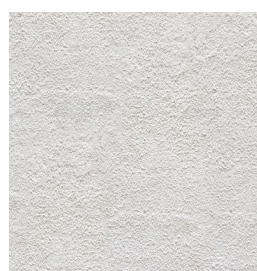
Aluminum powder coated rainwater fittings (colour to be agreed with LA) will be used to be in keeping with the existing rainwater fittings.



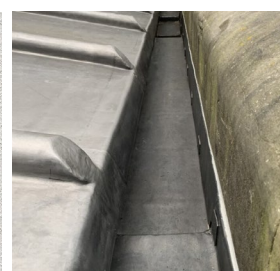
Stone Details



Clay Roof Tiles



Lime Render



Traditional Leadwork

4.8 Access

Langstone Lodge will become more consistent with the requirements of Part M of the Building Regulations and provision is also being made to allow future space for a lift. In essence, Langstone Lodge will become a lifelong home supporting the entire extended family from early age to old age.

a. Vehicular Access

The primary access to Langstone Lodge will continue to be from Langstone High Street at the South West corner of the site with a retained secondary access from the A3023 (Langstone Road). The former stated access also provides access for emergency services.

a. Pedestrian Access

The pedestrian access from Langstone High Street will remain unaltered.

4.9 Utility

The new windows and rooflights allow more natural daylight into the property in accordance with the BRE (Building Research Establishment) guidance that accommodations that allow natural daylight can positively affect the health and wellbeing.

Materials with high thermal mass (brick) will be used for the new building and it will be well insulated to reduce energy use. The thermal performance will be improved and the carbon footprint will be reduced.

The supplies and drainage from the main statutory utility companies will remain unchanged. The septic tank is a cess pit with soakaway that discharges into the field and is emptied by truck annually.

4.10 Schedule of Areas

The existing house is 486 sq.m and we propose demolishing 32 sq.m at Ground Floor level and replace this with an additional 138 sq. m at Ground Floor level and 23 sq.m at First Floor level that would bring the whole house to 612 sq.m. The uplift of 126 sq.m would be divided predominantly across the ground and first floor which propose an uplift of 106 sq.m and 23 sq.m respectively, with the area above the First Floor decreasing by 3 sq.m.

4.11 Ecology

The client commissioned a Construction Environmental Management Plan and a Preliminary Ecological Assessment that have been included as part of this application.

4.12 Sustainability

The applicant is very keen to adopt as many Carbon Neutral methods as possible and would like to consider including Ground Floor Heat Pumps, Air Source Heat Pumps, Solar Panels, Tesla Battery Slates, Rainwater Harvesting, Water Saving Plumbing, Energy Efficient Boilers and future proposals for a small wind turbine to be located on the site.

4.13 Pre-Application Consultation

Prior to submitting this application, Thorp Design and D&M Planning consulted with the Langstone Village Association presenting the outline proposals.

5.0 CONCLUSION

The proposal for Langstone Lodge will significantly improve the building fabric. The proposal aims to bring to the existing property the necessary refurbishment worthy of its history and the other buildings in its wider vicinity.

As stated above and in the relevant existing and proposed drawings, the proposal is in keeping with the context, its scale and architectural language allowing the new extensions to smoothly fit into the existing building. The proposed design scheme has been adopted to remain sympathetic to its context both in terms of its layout, scale, appearance and use.

6.0 REFERENCES

1. Building Regulations Part A: Structure,
2. Building Regulations Part B: Fire Safety
3. Building Regulations Part K: Protection from falling
4. Building Regulations Part M: Access "Access to and use of buildings"
5. BRE ((Building Research Establishment) www.bre.co.uk
6. CABE Design and Access Statements, How to write, read and use them
7. Havant Borough Council Local Plan (Core Strategy), adopted March 2011
8. Havant Borough Council Local Plan (Allocations), adopted July 2014
9. Havant Borough Council Local Plan 2036 (Emerging), adoption pending
10. Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document
Adopted by Chichester District Council on 16 May 2017 and by Havant Borough Council on 19 July 2017
11. Design Guidelines for New Dwellings and Extensions –
Chichester Harbour Area of Outstanding Natural Beauty, Revised August 2010