

Heritage, Design and Access Statement

77 Langstone Road

1. Introduction

1.1. This Design, Access and Heritage Statement has been prepared to support the following proposal:

Proposed side utility room

1.2. No. 77 Langstone Road is within the Langstone Conservation Area.

1.3. The site is located on the east side of Langstone Road.

1.4. No. 77 Langstone Road is not listed or locally listed, although the listed Green Cottage and Ship Inn are nearby.

1.5. The current proposal is for construction of a single storey side extension for a utility room.

2. Heritage Statement

2.1. The Langstone Conservation Area is centred on the historic core of Langstone High Street, and is bounded on the east by the water, to the west by the A3023, which connects to Hayling Island and to the north by open fields. The village has links to the water which date back to Medieval, and possibly Roman times. Originally a commercial port, it has now changed to have more of a recreational purpose.

2.2. There are several listed buildings in the Conservation Area including nos. 8-14 Langstone High Street, nos. 16-18 High Street, The Royal Oak PH, The Ship Inn PH, The Old Mill, Green Cottage, and nos. 59-61 Langstone Road. In addition, the Look Out and the Watchtower and the Coastguard Cottages are on the Local List. The rest of the buildings in the Conservation area have been designed to complement the historic nature of the village and reflect historic building styles.

2.3. The village of Langstone's historic buildings have a close connection to the water and the use of the village as a commercial port. The port used to export grain, as the Ship Inn, which used to be a malt house, and the Old Mill can show. The terrace of nos. 8-14 Langstone High Street was most likely fishermen's cottages. The Coastguard Cottages were built in the 19th Century with the Watch Tower as a Coastguard station. The village has remained largely unchanged over the years, with the only large developments being The Saltings and Tower Gardens, both of which were built to sympathetically reflect the historic and nautical nature of the village.

- 2.4. No.77 Langstone Road is a modern addition, along with No.79 Langstone Road, designed to complement the nearby Coastguard Cottages. They are red brick with yellow brick quoins, steeply pitched roofs and yellow brick window surrounds. They are separated from Langstone Road by a high brick wall and are accessed from Langstone Road from a drive to the south of No.79.
- 2.5. The significance of the building is primarily in its location within the Conservation Area and secondly in its complementary design. It is not a significant heritage asset in its own right, but it is highly visible from the main road. The proposed side extension would be located between the house and the wall along an unadopted road and will not be highly visible from the main road due to trees and the orientation of the house.
- 2.6. The proposed side extension will also be constructed of the same materials and in the same design as the existing building, with a steep roof and yellow brick quoins.

3. Policies

- 3.1. The NPPF has several paragraphs regarding the historic environment, including:

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*

- 3.2. Section 12 has regard to the historic environment and its conservation. It states:

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 3.3. Havant Borough Core Strategy is the adopted Local Plan for Havant Borough. It states:

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
Planning permission will be granted for development that:

- 4. Protects and where appropriate enhances the borough's statutory and non-statutory 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.*

Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Development will be permitted where it:

1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.

3.4. The CHC itself mentions historic buildings in its Management Plan:

HE1 Ensure that the historic and archaeological resource of the AONB both on land and below the water is recorded, monitored, conserved and where possible enhanced.

3.5. The site is located within Flood Zone 3, which will be addressed in an accompanying Flood Risk Assessment.

4. Design and Access Statement

Layout

4.1. The proposed extension will be off of the living room, close to the kitchen, and have a door to the garden.

Amount

4.2. The floor area will be 4.254 sqm. The eaves height is 2.3m and the highest part of the roof is 3.7m.

Scale

4.3. The scale of the extension is commensurate with other extensions, and is subordinate to the main building.

Appearance

4.4. The roof will be slate to match the existing roof. The walls will be red brick with yellow brick accents to match the existing house.

4.5. The windows and doors are to be white timber to match the existing house.

Landscaping

4.6. The extension will not affect any landscaping. It is located in a small side garden laid with paving stones and gravel. The extension would be built on a raft to protect the roots of the trees on the other side of the wall.

Access

4.7. The extension will not affect disabled access or vehicle access. There will be an extra door to the garden to allow for direct access to the utility room from the garden rather than through the living room.

5. Conclusion

5.1. It is considered that the proposed extension will complement the existing house and Conservation Area and will not adversely affect any neighbouring property, trees or access.

5.2. It is respectfully requested that the development is approved.