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April'14

Hall Place, Havant

Proposed Residential Conversion



Design & Heritage Statement

1.0 Introduction

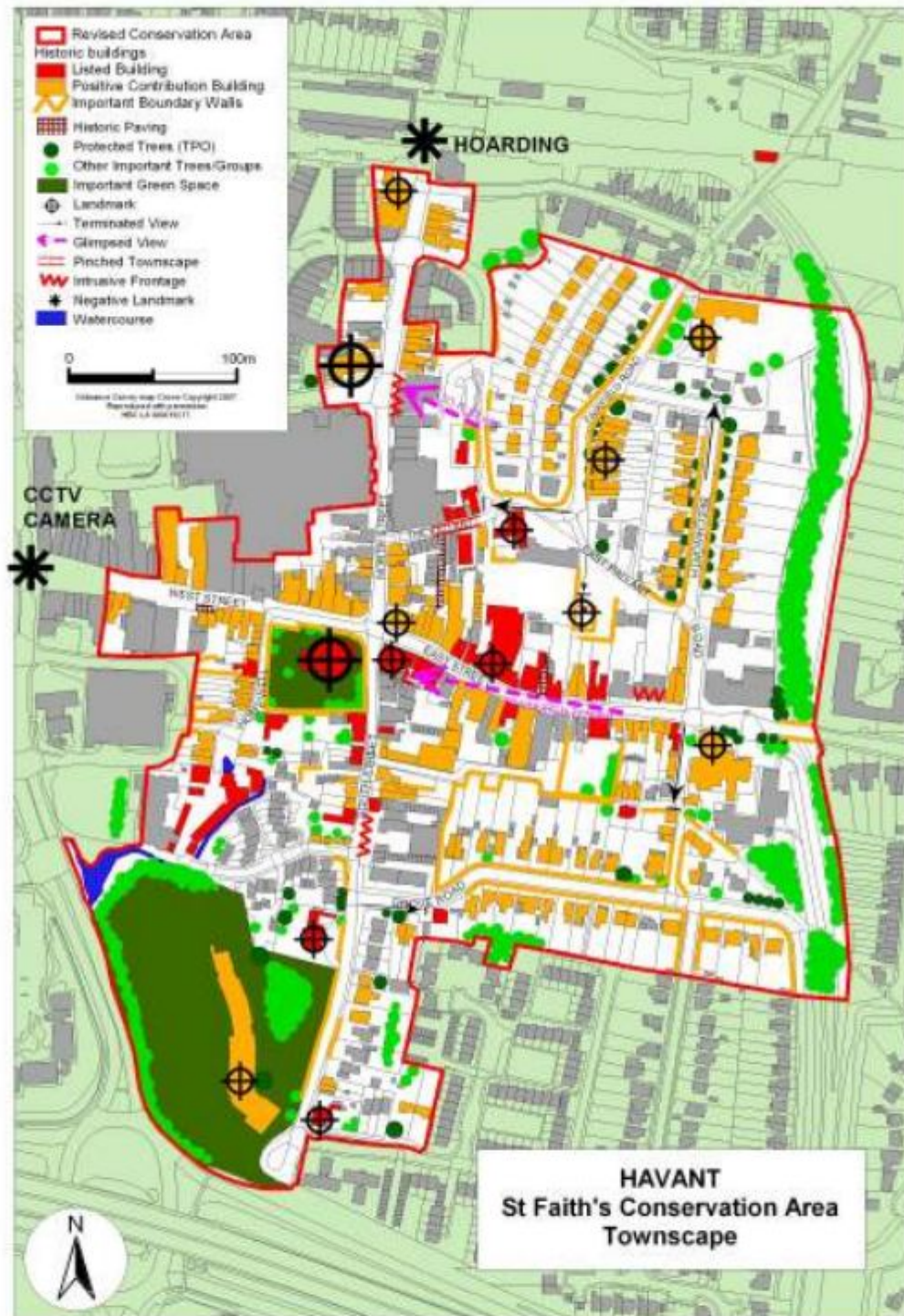
This statement has been produced to accompany a full planning application for 20 South Street, Havant, covering a proposed change of use from existing offices into two dwellings with associated re-built conservatory at the rear of the property.

2.0 Site Analysis, Evaluation and Heritage Statement

The site occupies a plot fronting South Street, Havant, within a part of the town designated as the St Faith's Conservation Area due to its density of historic buildings and structures. Consisting of a striking detached Georgian property with associated extensions and outbuildings, is set in a largely quiet area of town and is surrounded by foliage and soft landscaping. Currently in use as business premises, there is also extensive graveled parking areas for employees and visitors.

Inside, the office conversion has resulted in the use of functional fixtures and fittings, and as a result has lost much of the historic details that can still be seen in the exterior. Despite this, the overall configuration of rooms, passages and staircases has been largely retained.





Aerial view looking North

St Faiths's Conservation Area Appraisal & management Plan describes the area as follows: 'South Street, one of the main thoroughfares of the town, has been truncated by the A27 by-pass and now forms a quiet, predominantly residential street. The road divides into two sections with a transition at the junction with

Grove Road. This junction defines the extent of the commercial part of South Street with this character area focusing on the southern section.

...Buildings are set back from the street to varying degrees, Hall Place (West side) for example by some distance.

....this part of South Street is strongly defined by red brick through there are some notable exceptions such as Hall Place which uses buff brick imported from Dorset. Roofs are red handmade clay tiles although a number of houses including Hall Place have natural Welsh slate.'

Relevant Planning History:

08/55490/005 03/04/2008 Listed Building application for the fixing of 'Havant Heritage Trail Plaque' to the front boundary wall.

The last application regarding Hall Place was made when our client purchased the house back in 1979, but no details relating to this are currently available from the Havant Borough Council database.

Listed Status

Hall Place was granted Grade II listed building status on 21st July 1975 with the English Heritage ID of 135515. The following description is taken from the listing information as provided by English Heritage:

Mansion, now offices. Early C19. Brick, with a hipped slate roof. Square on plan. Symmetrical front (east) of 2 storeys, 4 upper windows. Yellow brick walls in Flemish bond, parapet with stone coping and projecting brick band, rubbed flat arches, plinth with a stone band. Sashes in reveals. Large Doric porch with coupled columns, 6 triglyphs, plain shafts, enclosing a segmental-arched doorway, with radiating fanlight, architrave, impost blocks, panelled door, all on 3 stone steps. Symmetrical south elevation of 2 x 2 storeyed bows, each of 2 windows, with similar details, and a brick-dentilled band to the parapet.

Historical Timeline

The site where Hall Place now stands has had a varied history over its almost 600-year lifespan; appended to this document is a timeline of significant events that had an impact on the building and its residents over the years.

Timeline of Historic Events

- 1443** A 'messuage' or dwelling house called Hall Place, together with outbuildings and a water-mill, which had been held by John Barbar, are granted to John Tauke and his heirs.

- 1541** Ownership of Hall Place passes to Francis Wooder, with whose lands it then passes to Elizabeth Lockman.
- 1717** Hall Place is sold by Elizabeth Lockman's grand-daughter to Thomas Jeudwine of Havant. It is later purchased by John Crasweller.
- 1761** Fire destroys much of Havant.
- 1771** Charles Henry Longcroft, a gentleman of the parish and one of a large Wiltshire land-owning and merchant family, leaves Havant for Romsey, where he marries Mary Oram (Molly), a local brewery heiress.
- 1796** Hall Place is re-built on the site of the 16th-century manor house.
- 1814** Death of Charles Henry Longcroft (September 20); his sizable estate is divided between his four sons, including his eldest son, Charles Beare Longcroft.
- 1815** Charles Beare Longcroft marries Jane Padwick at Havant Parish Church.
- 1816** Birth of first son, Charles John Longcroft, who becomes an eminent local historian and author of the *Topographical Account of the Hundred of Bosmere*, an important source of local history.
- 1825** The Longcrofts move into Hall Place after it is bequeathed by John Crasweller to his grand-daughter Jane Longcroft.
- 1834** Charles Beare Longcroft becomes steward of the manor of Havant. Other legal appointments are granted, including coroner for Hampshire and the position of first superintendant registrar for the district, responsible for recording births, deaths and marriages.
- 1841** The 1841 Census shows that Charles Beare Longcroft lives at Hall Place with his wife Jane and their elder son, Charles, who is also a solicitor. Living with them in the house are three servants (two female, one male). Their younger son, Thomas, lives abroad, after joining the East India Company Army in 1839.
- 1842** Tithe survey records Charles Beare Longcroft as the owner-occupier of Hall Place, together with 17 acres of land and property, which includes Hall Place, a large garden to the north side of the house, stables, outbuildings and 13 acres of pastureland. In addition, Charles owns Havant water-mill, as well as various other properties in Havant.
- 1850** Birth of Okeover Butler at Hall Place, who grows up to play cricket for Hampshire.
- 1853** Charles Beare Longcroft dies suddenly on May 6, and is buried in the family vault at Havant Parish Church. 'No gentleman in the immediate neighbourhood was more respected than he was.' (*Hampshire Advertiser & Salisbury Guardian*, May 14, 1853).
- 1861** Death of Jane Longcroft at Hall Place on February 13. First reports of a ghost at Hall Place, a lady in blue crinoline who is seen on the main staircase in the house. Hall Place is inherited by Charles John Longcroft.
- 1862** Charles Longcroft takes up residence at Hall Place, bringing with him his wife Mary and their 10 children (four sons and six daughters).
- 1871** Census records state that Charles Longcroft is living at Hall Place with his wife Mary, their five younger daughters and three female servants. Death of Okeover Butler Longcroft at Hall Place, who passes away at the age of 21; cause of death is registered as typhoid fever.
- 1873** Death of Mary Longcroft at Hall Place (October 23).
- 1877** Death of Charles John Longcroft at Hall Place (October 28). His estate is valued at £16,000 (approximately £1,240,000.00 today). Charles John Longcroft's second son, Edward Roy Longcroft, takes up residence at Hall Place.

- 1885** Edward Roy Longcroft marries Helen Gertrude Graham, eldest daughter of a local JP and gentleman farmer. They have four children (two sons and two daughters), all of whom are born at Hall Place.
- Charles Edward Beare (1886)
 - Thomas Roy (1889)
 - Helen Penelope (1892)
 - Angela (1894)
- 1901** The 1901 Census records that Edward and Helen Longcroft are living at Hall Place with their two daughters. The two sons are away at boarding school but return to Hall Place, where they are articled to their father to train as solicitors.
- 1915** Death of Edward Roy's second son, Thomas Roy Longcroft, a second lieutenant in the 3rd Battalion, Leicester Regiment, one of 20,000 men to die on the first day of the Battle of Loos in northern France, in the second year of World War I.
- 1925** Death of eldest daughter Helen Penelope (September 21). Legal reforms sweep away many of the ancient feudal laws relating to manorial property, depriving the Longcroft legal business of much of its income.
- 1926** Charles Edward Beare Longcroft marries Ethel Russell (April 27), daughter of a prosperous oyster merchant. Following his marriage he leaves Hall Place and takes up residence at Langstone Lodge, a nearby late-Victorian villa.
- 1929** Death of Edward Roy Longcroft (April 16). Helen Longcroft lives on at Hall Place until the condition of the house and the expense of its upkeep forces her to decamp to the kitchen quarters, attached to the side of the house, where she lives with a paid female companion. She eventually moves out to Hall Place Cottage, close to Hall Place in South Street. From this point on, Hall Place passes into commercial use, occupied by solicitors including the Longcroft law firm.
- 1951** Death of Helen Longcroft.
- 1974** Death of Charles Edward Beare Longcroft, leaving a substantial fortune of about £210,000 (equivalent to nearly £3 million today). He is the last in the family line of solicitors, who have practised successively in Havant for more than 150 years.
- 1979** Hall Place is sold to Roy Owen Roberts, founder of the Owen Agency, who renovates the property and establishes a successful marketing agency there.

3.0 Design Approach

The design proposal is to primarily respect the Grade II listing whilst ensuring alterations are undertaken sympathetically in order to preserve the integrity of the existing forms. Additional concerns were to ensure no harm to the buildings' architectural and historical character took place, and to ensure the proposed alterations are compliant with Building Regulations.

The application seeks to convert the existing property (commercial use) back into residential use as a four bedroom dwelling with the adjacent recent extension serving as a separate two bedroom dwelling.

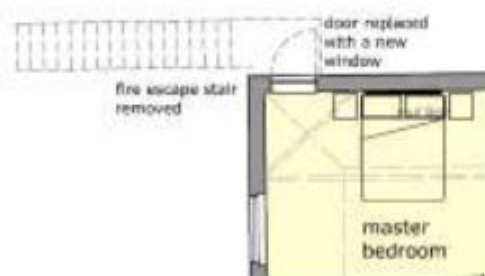
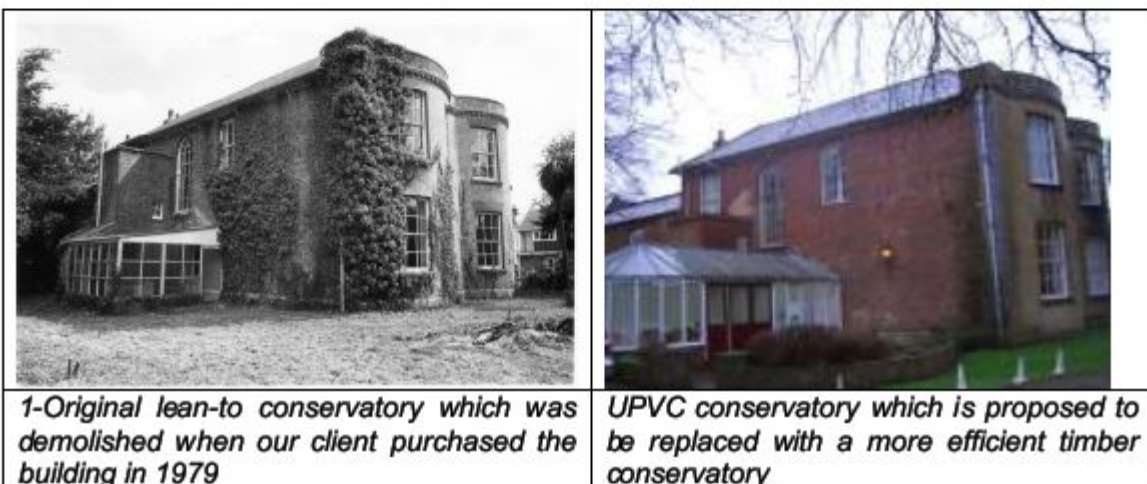
It is apparent that the building has been through substantial alteration work in the past; however the integrity of the building has generally been maintained over the years.

The proposals seek to reinstate, where appropriate, sympathetic features to create a high quality living environment.

4.0 The Proposals

Proposed alterations, additions:

External

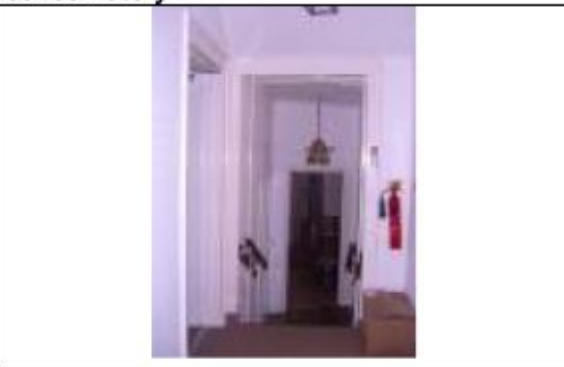


An existing conservatory, accessed from the underside of the staircase, is to be removed with the new timber conservatory

constructed in a similar style and on the same footprint. Increased thermal efficiency is an important factor in order to achieve compliance with current Building Regulations (Photo 1).

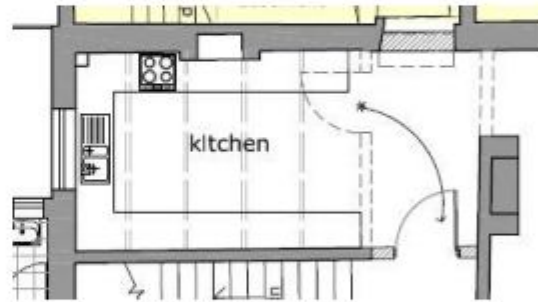
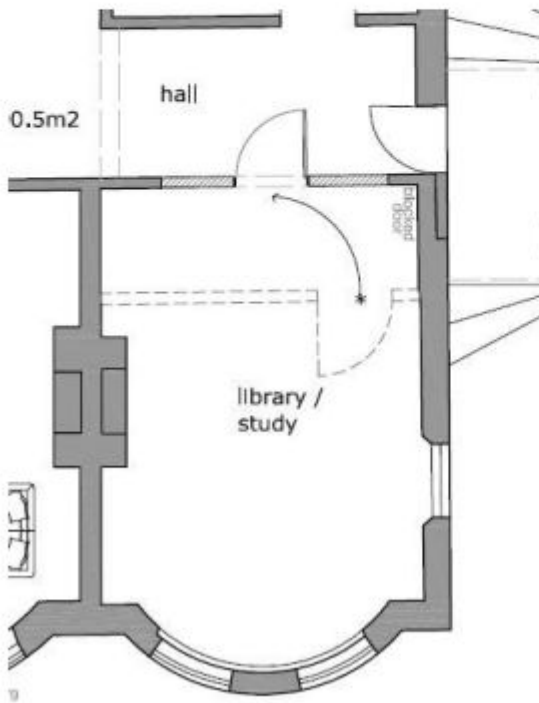
The metal fire escape stair which was installed after 1979 will be removed and a new window similar to those existing will be constructed in its place to serve the new master bedroom area.

Ground Floor

	
<i>3-Original lean-to conservatory which was demolished when our client purchased the building in 1979</i>	<i>UPVC conservatory which is proposed to be replaced with a more efficient timber conservatory</i>
	
<i>4-Photograph showing the original door to the annex when the building was purchased in 1979</i>	<i>The doorway is now proposed to be blocked up in order to create the two new dwellings</i>

The front entrance hall and lobby contain a lot of original decorative features that are to be retained. A new partition wall with a door opening is proposed from the hall to the new library, from which the existing door is to be re-used in the new location. The original photograph shows that the setback created for a new

reception area following the 1979 purchase is being reinstated back to its original form (Photo 3).



At the rear a new kitchen will be formed following the removal of an existing wall and door. The door is to be reused as shown in the above sketch. The large room by the entrance is to serve as the dining room, with the removal of the small wall section by the chimney giving access to the kitchen area. (Photo 4)

The existing WC enclosure to the rear hallway is to be retained. The level of the new conservatory is raised so the step entry to this area is no longer required.

First Floor

The first floor layout is mainly to remain unaltered. The modern addition of partition walls, relating to the building's use as an office, are proposed to be removed. (Photo 6)

The location of the proposed bathroom and en-suites utilise existing SVP locations as noted below. (Photo 7).





5-Photograph showing the state of the structure when our client purchased the building in 1979



6- The modern addition internal partition wall which is to be removed.



7- The original bathroom which was converted into a server room



The existing server room to be reinstated as a family bathroom once again.



8- The adjacent office space to be converted into bedrooms with new, more energy efficient roof light installation.



9- The existing steps and the arch doorway to be blocked up.

5.0 Amount, Layout and Scale

With the new owner intending to restore the property as a family dwelling, the changes will be mainly cosmetic, and seek to achieve as much of the original aesthetic that would have been present historically. As a result, two distinct properties will be created by reinforcing the natural division between the main house and the annex to the rear by blocking up specific openings and forming a more defined entrance around the existing access points. Minor internal wall adjustments in this area will redefine the layouts to both properties, with the main body of work consisting of the reinstatement of original or otherwise appropriate fixtures and fittings.

Authentic construction styles will be replicated where necessary for new elements in order to maintain a cohesive visual continuity. External hard surfacing and car parking has been reassessed to provide adequate amenity space for occupants, and will maintain the traditional user access from the adjacent public path and main road. All other soft landscaping and lawned areas will be retained for the enjoyment of the occupants.

The proposed floor area is identical to the original floor area; the distribution is as follows:

Main House GF (including the conservatory) 190.5m² + FF 161m² = 351.5m²
Annex House B 40.9m² + GF 87m² + FF 62.6 = 190.5m²

6.0 Access

As work is confined to cosmetic modifications, both the internal floor levels and thresholds of external doors will not be changed, and therefore the access situation will not be worsened.

External areas will remain open and clear of trip hazards, and appropriate non-slip surfacing treatments will be specified if necessary at the construction stage. The proposal provides a level approach to both dwellings and adaptability for users with different abilities, such as the Lifetime Homes approach.

Existing vehicular entrance and exit to the site has not been altered and is retained in its original form. There are plenty of on-site car parking spaces.

7.0 Conclusion

The applicant feels that proposal respects its historic context in volume, scale, form, materials and quality and does not harm the character or appearance of the area. The new arrangement on site reduces levels of traffic, parking, noise and environmental problems which could be detrimental to the character of this area.

With no net increase in users, there will be no additional burden on either the existing infrastructure or nearby residents and businesses. By implementing an appropriate design solution confined to restoring the interior fixtures and details, the proposals will maintain the significant historic nature of the building whilst restoring its original purpose as a family home.

This subsequent returning of the structure and its associated external space will serve to reintegrate it into the street scene as it once was, and be appreciated by its users and visitors for years to come.