

APP/14/00086 - 7a Langstone High Street, Havant PO9 1RY

Background

The Langstone Conservation has been the subject of a recent conservation character appraisal and management plan. This resulted in the imposition of an Article 4 Direction bringing smaller scale works which have an impact on the public realm – notably window and doors changes have been brought within planning control. Hence this application.

The property in question has been altered previously with unfortunate changes to the windows which has disrupted the otherwise strong vertical rhythm found in the street. The buildings on the north side of the street, of which the application property forms a part, form a collective group extending from nos. 3 to 14, the terrace run from nos 8 -14 incl being included on the statutory list.

The purpose of the Article 4 Direction is to prevent the further erosion of character, which has arisen in the past with replacement upvc windows and doors. The present timber door is appropriate to the building. Its change to a grp equivalent (for which details are lacking) would run counter to the intentions of the Article 4.Direction. My concern is less about this individual property, more the precedent it will set, which would undermine the purpose of the Direction..

Assessment & Recommendation

Clearly tidal flooding is an issue that needs to be addressed. The flooding affects a large number of properties in the street, including the listed properties closer to the harbour, all of which have timber entrance doors. I have received no reported incidents of these properties being flooded.

I entirely understand the concerns of the applicant and thinking leading to the application. It is necessary to find a long term solution which protects the properties from flooding. However, on the evidence submitted I question if there is not a simpler and better solution. Specifically:

- The first step is to review the efficiency of the present outer flood barrier. I am not a flood specialist, but replacement/enhancement of the current supplementary barrier needs to be more exhaustively explored before changing the door to grp. If the listed properties' have withstood the recent floods, the evidence would suggest revising/Improving the outer barrier would do the trick.
- I would not be adverse to enhancing this barrier with sympathetic modification of the door if necessary. It is very likely the technology has moved on since the current defence was installed.
- If the applicant could demonstrate the case and wanted to pursue the application would need details of the design of replacement door which is currently absent.

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14/02/14