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Design, Access and Heritage Statement

Ref: APP/12/00675

12 Langstone High Street

Number 12 Langstone High Street is a small mid-terrace cottage with thatched roof. The terrace consists of five Grade II Listed cottages built about 300 years ago. They are not of great architectural merit, having been much altered, but they are much-photographed and painted and do appear frequently in HBC publicity material.

Sometime within the last 18 months, the thatched roof of Numbers 10 and 11 were replaced. The construction adopted for the refurbishment appears to be entirely consistent with the previous roof covering and that of other properties within the Borough. This year, the thatched roof of Number 13 and 14 is being refurbished, by necessity, and to ensure the effectiveness and consistence of the appearance of the terrace, the opportunity is being taken to refurbish the thatched roof covering of Number 12 in the same manner. This refurbishment has also become necessary, as the thatch has deteriorated significantly at the rear, despite maintenance, and there is evidence of water ingress in the vicinity of the chimney at the front elevation affecting the fabric of the building. The roof covering is of the same age and condition as the existing thatch on Number 13 and 14.

It is important to use robust materials due to the high labour cost of the refurbishment but the quality of stock and its availability in the near term have, as appears to be the case elsewhere, influenced the selection. Careful consideration and advice support the use of the Combed Wheat and Long Straw materials which will be finished to a high standard by New Forest master Thatcher Ltd using a team lead by the Director, Mr Stuart Belbin whose advice has been closely followed for the specification of works.

12-14 inches of the existing covering will be removed including the ridge covering which is not deemed authentic and will be replaced by a wrap over flush ridge consistent with the neighbouring properties. The bulk of the covering will be formed from Combed Wheat but dressed with Long Straw on outer layers, traditional fixings, stakes and lattice ensuring a uniform and consistent appearance along the full length of the terrace. New lead flashings will be incorporated and pointed within the brickwork (replacing unconventional silicone adhesive)

In the event that the damp issue associated with the chimney is found to be due to the missing chimney stack, an authentic reclaimed replacement to match existing will be installed.

To remove the outer coating of the presently (apparently) long straw thatched roof. To install a new top coat of combed wheat dressed in long straw and finished with sparring and lugging to the eaves ridges and verges in the long straw style consistent with Nos 10 and 11 in the terrace. To replace the present raised block ridge with a flush wrapover ridge in the long straw style and consistent with Nos 10 and 11. cf PPG 15 (Pg73 C29).

To replace the lead flashing around the chimney. *stack & chimney as required.*

The reasons for this application are the longer life expected from a roof thatched in combed wheat particularly in the adverse coastal weather conditions experienced in this area and the fact that there has been water through the roof of Nos 13 and 14 during recent heavy rain and the problems of obtaining good quality long straw.

