

Heritage Statement

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1. INTRODUCTION

1.1. This Heritage Statement has been prepared by Mr Simon Turner. It accompanies a planning application for the erection of a garden room at the rear of 66 Havant Road, Hayling Island, Hants, PO11 0PY.

The Site & History

1.2. 66 Havant Road forms part of a grade II listed 17th century property. The property was listed in May 1976 and covered the house and the forge. In 2000 consent was given to split the site into two separate properties. The house lies within the village of Stoke in the centre of Hayling Island. The house is surrounded by predominantly 20th century properties and to the north some locally listed buildings. The site is not located within a conservation area or heritage site.

1.3. Forge House was originally built as the residence of the island blacksmith, adjoining the property is the forge which before consent in 2000 was accessible from the house. The house is not believed to have vastly changed since it was built, research has shown that a door on the north face of the building onto Copse Lane has been removed and since early 1970 an external render has been applied over the brickwork. The house was occupied by the Roger's family for most of the houses history; they worked as the island's blacksmith until around 1890. Eliza Rogers the last remaining member of the family died in 1902 when the story of the house has been hard to trace. During the renovation of the property in 2000 a small leather bound diary was found. Within it are records of the daily work carried out within the forge from 1704 until 1706 and provides a unique insight and record of life within the forge and the people who lived on the island and depended on it for daily life.

Relevant Planning Background

1.4. On the 24th February 2000 consent was given for the following proposal: Internal and external works to repair and refurnish existing house and convert forge to self contained 2 bed dwelling. New pitched roof and dormer windows to replace existing first floor extension to rear. Demolition of existing conservatory and construction of replacement conservatory to rear. Rebuild first floor of east wing. Subdivision of garden. Construction of detached double garage to rear.

2. IMPACT ON THE PROPERTY

2.1. It is proposed to construct a modest timber framed garden room, accessed from the existing kitchen and requiring no alterations to the existing houses structure. We have developed a simple; stand alone, under-stated solution which complements Forge House with exposed rafter detail. The use of green oak as the main building material and a glass lantern will make the building attractive, and we believe is wholly sympathetic to the existing building. It is intended the roof will be flat roofed and coloured grey with a small pitch of tiles, all the materials used will match original materials and detailing of the house, as closely as possible. The only alteration to the existing house would be to remove the external render in the area the new building will occupy. This surface would then be recoated with smooth plaster. We feel that this is not detrimental to the house as this render is not an original feature of the property and has been added within the last 30 years.

3. CHANGES TO LAYOUT

3.1. This proposal does not involve any changes to the shape of rooms and spaces within the building, layout and plan form.

4. IMPACT ON THE LOCAL AREA

4.1. Forge House is set within the heart of Hayling Island and being set on the main road is clearly visible to anyone driving onto the island. The house is set in a semi-rural environment with pasture land to the north of the property. We are wholly committed to restoring and improving Forge House in a manner which respects the existing architecture and history of the house, and which is wholly in-keeping with the local vernacular. We believe our design solution respects the architectural heritage of Forge House and the Old Forge and being at the rear of the property will not be visible from the main road.

5. STATEMENT ON BUILDING REGULATIONS

5.1. We confirm that Building Regulations have been taken into account in formulating these proposals, and comply with their requirements, including fire protection and means of escape issues. Thermal efficiency: The new conservatory will comply with the current Building Regulations and energy efficiency standards, as required.

Conclusion

We believe this Heritage Statement demonstrates that we have considered all the relevant issues, and that our proposal preserves the special character of the Listed Building.