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**PROPOSED EXTENSION AT
4 POOK LANE, HAVANT, PO9 2TH**

HERITAGE STATEMENT

DOCUMENT NO. 24-015-11

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1.INTRODUCTION

This heritage statement has been produced to accompany planning application (APP/25/00395) for 4 Pook Lane, Havant , PO9 2TH

The proposals include:

- Demolition of existing single storey entrance lobby, WC, utility room and conservatory.
- Erection of replacement single storey lobby and single storey rear extension.
- Single garage conversion.
- Widening of existing driveway.
- Alterations to fenestration.

The proposals are to be assessed under 'Policy DM20 Historic Assets' which requires details of:

- The significance of the asset and its setting at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
- The impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

The aim of this statement is to justify the proposals in terms of its usage, form, mass, character and materials & also demonstrate show how the existing historic fabric of the building is preserved.

This will include an analysis of the existing property as well as the properties adjacent to the building (and in the local area) to ensure that the design choices for the proposals are not detrimental to the existing building.

2. DETAILS OF EXISTING BUILDING

No.4 Pook Lane is a class C3, 2 storey, 2 Bedroom Semi-Detached House.

The property is a semi detached dwelling that shares a party wall with No.2 Pook Lane.

Both properties are classified as a building of local interest and defined under Havant Borough Council list of buildings of local interest as an “Attractive pair of semi-detached flint cottages dating from the 19th Century”

No.2 & 4 Pook Lane are unique in that they are the only Knapped flint cottages in Pook Lane.

It is clear their local importance must be preserved and any modifications proposed should be both sympathetic to the character of the original structure so not to diminish the historic appearance of the the original cottage whilst ensuring that the historic fabric is protected.

The rear has previously been extended with a 2 storey side extension, from studying the materials and construction methods it is assumed this was added in the 1950's or 60's although no drawings / details exist on public access .

The records do show an application made in 1960 (HWU/05698) which is consistent with this.

The property has a single storey, single skin pebbledash lobby that has been added to the side of the original cottage and a detached brickwork garage located 4.8m away from the side of the house. These seem to be of a similar age and use similar materials to the rear extension which may indicate modifications to the rear and front of the site where undertaken under the same permission in 1960.

3. EXISTING EXTERNAL MATERIALS

Existing external walls (House) - Flint

The elevation fronting Pook Lane is mainly finished in Knapped flint.



Above: Photograph of front elevation along Pook Lane (Left) & Side elevation showing extent of Knapped flint walls shared by both No.2 & No.4 Pook Lane.



Left: A portion of the side elevation is also knapped flint.

It extends over the top of the plain tile pitched roof to the single storey lobby and then extends back as far as the kitchen external wall where it transitions into red stretcher bond brickwork.

Existing external walls (House) – Brickwork



To the side elevation brickwork cavity walls in red stretcher bond are used to the kitchen & dressing room. This links into the knapped flint, which can be seen to the right of the above photograph. Please note the brickwork extends up to flat roof level however it is currently not visible due to the wall climbing plants surrounding the dressing room window.



The rear (West elevation) within and above the existing conservatory is all formed in red stretcher bond brickwork and extends up to the fascia board of the flat roof over the dressing area.

This brickwork extends across the back of the whole building (including No.2)

To the left of the above photograph is the single storey section of No2 which has also been constructed in red stretcher bond brickwork to ensure the wall finish is consistent.

Existing external walls (House) - Pebbledash

The existing single story lobby, WC & utility room is constructed from single skin brickwork & finished in pebbledash.

The pebbledash is in poor condition with several sections missing and several cracks.

This section of the building does not form part of the original 19th century building and has likely been added in the 1960's.

From a structural assessment the lobby is in need of replacement as:

- Its single skin structure can potentially allow water ingress.
Although the pebbledash protects the structure somewhat its poor condition may allow for damp to come through.
- It is assumed that the tiles do not have underlay further increasing the risk of water ingress
- Although not an 'living area' of the building the non-insulated structure is exceptionally cold during winter months which makes this area particularly unpleasant to use. It is not feasible to heat such is the heat loss from the thin external walls.

Replacement of the pebbledash with a more suitable material would also benefit the property as a whole as pebbledash would not seem to be an appropriate finish to abut the 19th Century portion of the building especially as it is visible from Pook Lane.



Above: Pebbledash finish to the existing single storey lobby.

Existing Windows (House)

Stained timber windows throughout with diamond leaded glass – See left photograph below.

The kitchen and living area both have a stained timber bow window with diamond leaded glass
- See right photograph below.



Existing Pitched Roof (House) – Main Roof

The main part of the roof over the house is finished in Natural slate with hips and ridge finished with angled grey hip / ridge tiles – See left Photograph Below.

To the rear this meets with the felt flat roof over the dressing room. - See right photograph below.



Existing Flat Roof (House)

To the Side & Rear elevations (South & West) there is a large portion of flat roof located over the existing dressing room that links into the natural slate pitched roof, this is finished in roofing felt.

Existing Pitched Roof (House) – Single Storey Roof



Left:

The roof over the existing single story lobby, WC & Utility room is finished with red plain tiles & red angled ridge / hip tiles. This finish matches the roof to the garage block.

The roof is not completely hipped as it has a small gabled section to the side elevation that is finished in tile hanging.

Existing External Walls (Detached garage)



Above: All elevations of the detached garage block are finished in single skin red stretcher bond brickwork, this matches the brickwork to the main dwelling.

Existing Pitched Roof (Detached Garage)



The existing roof Finished with red plain tiles & red angled ridge / hip tiles.

This finish matches the roof to the entrance lobby, which suggests it was constructed in the 1960's along with the other extensions to the property.

It is obviously not part of the original 19th century structure and therefore it would not seem to be inappropriate to modify this structure as shown in the proposed elevation drawings.

This photograph also shows the existing stained timber vertically boarded double doors to the garage that are to be removed as part of the proposals, again this is not historic structure and could be removed without negative historical impact.

Existing Fascia / Soffits (House)

Black painted timber throughout.

4. DWELLINGS IN THE LOCAL AREA

No.2 & 4 are unique to Pook Lane as the only knapped flint finished dwellings in the street. This gives them a much more rustic look when compared to other dwellings in the local area.

4.1 Dwellings opposite the application site

There are different styles of dwelling in Pook Lane but most (particularly those opposite 4 Pook Lane) are typical 1970's construction with gabled roofs finished in concrete interlocking tiles and stretcher bond brickwork walls in either red or yellow brick.



Photograph of dwellings along Pook Lane (opposite the application site)

This photograph illustrates the many differing types of materials used for wall finishes with plain tile hanging, pebbledash, render and cedar cladding are all present to dwellings within close proximity to each other indicating that there is no set pattern to finishes along the street.

4.2 Dwellings adjacent to the application site



Above: Photograph of dwellings adjacent to the application site.
To the left is No.18, centre No. 16 & to the right is No.14.

These properties are more consistent in terms of materials than those on the opposite side of the road & the differ in design due to the hipped roof design to each (which does not exist on any property opposite) The roofs are finished in either plain tiles or concrete tiles.

5.DETAILS OF NEIGHBOURING DWELLING



5.1 Details of No.2 Pook Lane

No.2 Pook Lane is particularly important to the proposals as it is adjacent to No.4 and the neighbouring semi detached dwelling within the structure.

As with No.4 the existing property is a class C3 House, however it has had an additional bedroom added at ground floor as part of a previous extension

5.2 External Materials – No.2 Pook Lane

The external materials match that of No.4 Pook Lane with the main house having knapped flint walls and the main roof natural slate with grey angled hip / ridge tiles.

As with No.4 the walls to the rear of the building are finished in red stretcher bond brickwork.

No.2 has been extended (2015 application [APP/15/00113](#)) to the rear by addition of a single storey pitched roof extension to create additional living space.

Like No.4 the windows are timber with diamond leaded glass throughout however the windows are painted white and not stained like No.4.

The only glazing that is not leaded is to the single storey section of structure to the rear where the gable end is finished with clear glazing to the folding doors and fanlight over.

In similar style to No.4 the side of the main building has a single storey entrance lobby, however this differs to No.4 in the following ways:

- It was constructed much more recently (Following planning approval [APP/10/00728](#))
- It is finished in red stretcher bond brickwork with a slate roof rather than pebble dash & plain tiles.
- Instead of a WC & utility room the single storey section houses a bedroom with an ensuite
- No.2 also has a single detached workshop. It is a similar size to that of No.4's garage and is also finished in red stretcher bond brickwork. The roof differs from No.4 by being finished in natural slate with grey hip / ridge tiles rather than red plain tiles.

6. PROPOSALS

6.1 Client requirements

- Demolish the existing lobby and construct a new lobby using suitable materials whilst retaining elements of the construction that give the building its character such as the existing front door & windows.
The new structure should improve living conditions by using modern construction techniques to ensure the extension is weather tight and insulated appropriately whilst still maintaining an external appearance that is sympathetic to the host cottage.
- Creation of a new front porch. Currently the property has no porch.
- Link the new lobby into the garage and convert the garage into a new bedroom.
- Create a new single storey extension to the rear of the building for a new garden room.

6.2 Aims of the proposals

- Meet client requirements for additional living space, improved living conditions & improved internal layout.
- Ensure that the proposals have suitable form, mass and character to match the other properties in Pook Lane particularly that of adjacent No.2 Pook Lane.
- Use appropriate materials taking into account the character of the building.
- Remove and replace any structure that is in poor condition (Conservatory and entrance lobby)
- Significantly improve the aesthetic of the existing entrance lobby & look of the building from along Pook Lane

6.3 Form / Mass / Scale Of Proposed Side Extension & Garage Conversion

Where the proposals are to be constructed along the street elevation it is crucial that the modifications are not excessive and are sympathetic to the host dwelling and it's adjacent dwelling (2 Pook Lane)

Garage conversion

The garage roof is to be retained, this will mean that its pitch and height is unchanged and also that the red plain tile finish will remain in place.

From the street elevation the new lobby roof will link in with the existing garage roof using matching plain tiles & hip / ridge tiles so that the finish is seamless between the old and new roof.

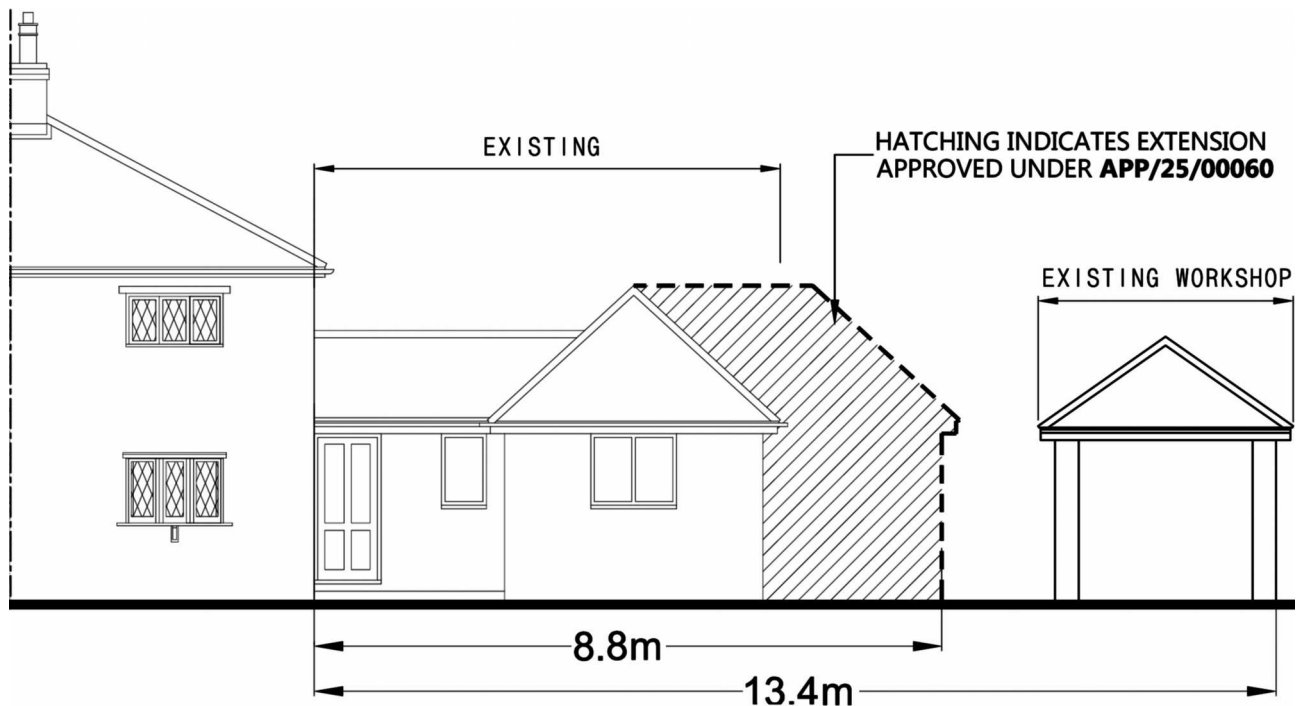
New lobby / Ensuite Single Storey Extension

The ensuite section of extension will have a hipped roof constructed at the same pitch as the garage. This ensures the ridge height of the proposed section is no greater than the existing garage.

The lobby section of roof will pitch front to back as is the case with the lobby to 2 Pook Lane, this keeps a consistent look between the 2 properties.

The ridge height of this section will be 500mm lower than the garage roof and also lower than the lobby roof of 2 Pook Lane.

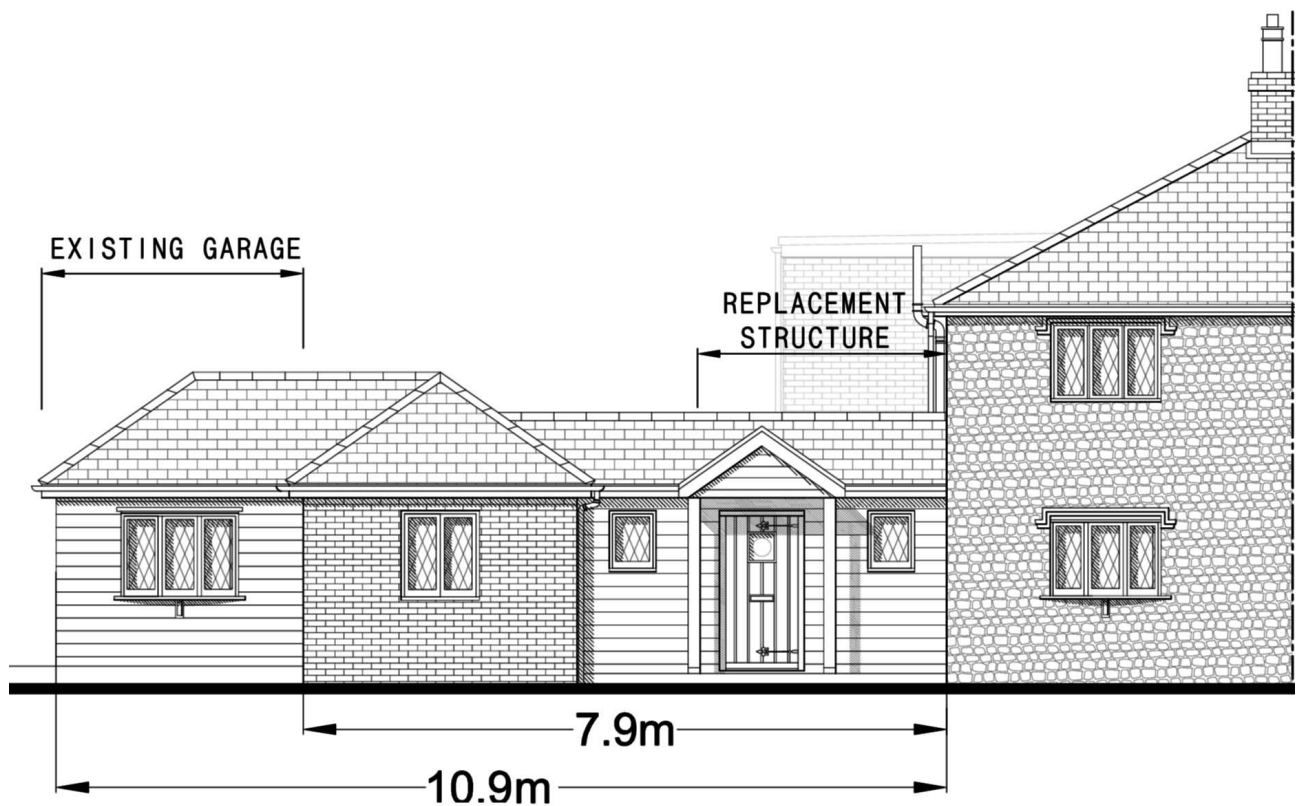
6.4 Comparison of Mass with 2 Pook Lane single storey side extension.



The above indicates single storey existing side extension to No.2

The Hatching Indicates approved (but not yet constructed) extension under APP/25/00060

To the right is the existing workshop which was added in 2013 under APP/13/01021



The above indicates proposed single storey side extension to No.4

This includes the replacement lobby & conversion of the garage into a bedroom

The extension will link the main dwelling into the new bedroom

The proposals to No.4 would be of suitable scale & mass as they are very similar / comparable to the modifications made by No.2:

- The new build proposals to 4 Pook Lane Extends 7.9m out from side of main dwelling compared to No.2 8.8m (The garage is additional to this but this is existing structure)
- A section of the new build single storey is replacement structure meaning that the additional width of structure created only equates to only 4.8m (Measured from the end wall of the existing lobby to the existing garage)
- No dimensions are present on the elevations for 2 Pook lane extension approved under **APP/25/00060** however the ridge height is shown extended to the eaves height of the main dwelling indicating that the roof height and mass is significantly greater than that of the proposals to No.4.

As the new build section of the extension to 4 Pook Lane extends out 900mm less from the main dwelling than the approved 2 Pook Lane extension and the proposed ridge height is lower than the approved 2 Pook Lane extension this would indicate that the scale and mass of the proposals to No.4 would not be excessive.

6.5 Form Of Proposed Rear Extension

The extension is to be constructed in place of the current conservatory which is to be demolished. A flat roof is proposed to the new extension as:

- 63% of the existing width of the rear elevation (which does not form part of the original 19th century structure) is finished with a flat roof so the proposals have been made to match this
- The width requirements for the extension would mean that a pitched roof would create too much height and mass to the rear elevation and may potentially clash with the first floor window.
- The proposed extension flat roof results in a height that is approximately 250mm lower than the ridge height of the existing conservatory (which is to be demolished)
- It should not exceed the height of No.2 rear extension other than the lantern light therefore keeping the mass of the extension within reasonable limits (See below)

6.6 Comparison of Mass with 2 Pook Lane single storey rear extension.

- Concept 20 Has not surveyed the ridge height of 2 Pook Lane single storey rear structure as built height however application **APP/15/00113** indicates that the ridge height is 3315mm from finished ground level.
If the ground level is reasonably consistent between No.2 & No.4 this would result in the No.4 extension flat roof height being 175mm below the ridge level of No.2
- Proposed No.4 extension is wider than No.2 however this is due to No.4 existing dwelling being wider than No.2 due to the previous side extension.
- The proposed rear extension extends no further back than the extension to No.2 this is to ensure no overshadowing occurs.

6.7 Proposed Materials

Proposed External Walls – Brickwork To Street Elevation

Red stretcher bond brickwork is to be used to the walls of the central section of the street elevation (between the new cladding)

This is to break up the elevations to avoid too much use of a single material across the facade which could be detrimental to the appearance of the building.

This is important feature as unlike No.2 there is no gap between the extension and the garage (as they amalgamate) so although the length of new structure along the street elevation is less than No.2 the unbroken length of wall is greater creating the need for a greater variation of materials to create a pleasing look.

The existing street elevation currently consists of red stretcher bond brickwork to:

- The existing garage block
- The 2 Storey flat roof section of the building to the rear that is visible from the road
- 2 Pook lane extension, including the recently approved extension under **APP/25/00060**

This would indicate that this is a suitable material for use along the street elevation (East elevation)

Proposed External Walls – Brickwork To Side & Rear Elevations

To the rear of the existing building red stretcher bond brickwork is the primary finish used to both 4 & 2 Pook lane which indicates that continuation of this material to the proposed extension would be suitable.

Red stretcher bond brickwork is currently used:

- To the existing garage block external walls
- Throughout the single and 2 storey sections of 2 Pook Lane to the rear of the property.

Therefore red stretcher bond brick is proposed:

- To the proposed single storey rear extension (All external walls)
- Around the new bedroom window facing the rear garden within the proposed single storey extension.

As with the east elevation this break in materials between the cladding and brickwork is proposed to keep the elevations visually interesting.

The brickwork to this section is gabled, this would not be out of character for the rear elevation of the building due to the presence of the gable end to the single storey section of 2 Pook Lane. The demolished lobby also had a small section of tile hung gable end.

Proposed External Walls – Cladding

Where the existing single storey lobby is to be rebuilt it is clear that a more suitable material is required for the external wall finish. Although pebbledash is present elsewhere in Pook Lane (To the facade of dwellings opposite for example) there are more appropriate replacement materials that could be used for the proposals.

As well as red stretcher bond brickwork (see previous page) the other suitable choice would be featheredge timber cladding as this would create an interesting & visually pleasing structure that is more in character with the knapped flint section of the building giving a more rustic look.

Featheredge cladding is proposed to the street elevation & side / rear elevations).

As with the brickwork this is proposed to break up the elevation to avoid the use of too much of a single material across the single storey section (Particularly to the street elevation)

Although there is no evidence of featheredge cladding used in Pook Lane it is worth noting:

- No.2 & 4 are particularly unique properties to Pook Lane by being the only Knapped flint dwellings along the street. Its use of unique materials are a feature of the building which gives it its place of importance in the local area.
- The street demonstrates a vast range of finishes to the facade (Pebbledash, Render, Tile Hanging, Cedar Cladding, Brickwork etc..) and as such there is no set pattern to follow.
- It is more essential that the chosen finish suits the rustic feel of the knapped flint building rather than choosing a finish based upon those used in the local area, for example although used elsewhere in Pook Lane Cedar Cladding or Pebbledash would be less appropriate.

Proposed Roof Finish

The proposals is to finish all sections of the new single storey extension to the front of the site with plain tiles as:

- All of the existing single storey sections of 4 Pook Lane have a roof that is finished in plain tiles, the proposals stay consistent with this.
- As the red plain tiles to the garage block roof are to be retained it ensures a consistent roof finish is maintained along the street elevation.
- The existing lobby is to be demolished however it would indicate that replacement red plain tiles are a suitable material for the new single storey extension.
Unlike the use of pebbledash (which is was commonly used to cover poor quality and cheap bricks used to construct homes between 1920-1960) clay plain roof tiles are appropriate for a 19th Century dwelling as their use pre-dates even the original structure.

Proposed Windows

Any new windows are to match the style and finish of the existing windows.

(Stained timber casement windows with diamond leaded glass)

Where possible the existing windows removed as part of the works are to be reused and relocated, refer to proposed floor plans and elevations for exact details of this.

Proposed sliding door

Timber sliding or folding door to the rear extension is to be used in stained finish to match the existing windows

Front door - Reused

It is felt that the existing front door has a lot of character and therefore the intention is to retain this door, make good as required and reinstall into the new lobby area.

Proposed Fascias / Soffits

Black painted timber fascias & soffits will be used throughout to match the existing.

Proposed Roof Finish – EDPM to Rear Extension

The existing building incorporates a large section of flat roof to the rear.

The new rear extension is in keeping with this. The new flat roof is to be finished in EDPM membrane. Additionally if the existing flat roof over the existing 2 storey section is found to need replacement then this will also use EDPM.

Proposed Roof Lantern

A 2 x 2m roof lantern is proposed over the garden room.

The lantern is to have as little frame as possible however any frame visible will be in black / dark grey to match the roof finish.

7. SUMMARY

In summary the proposed design will achieve the objectives:

- The proposals have minimal impact on the original structure as all modifications are either new structure or they modify the structure that seems to have been installed in the 1960's. The only exception to this is where the original structure would need slight modification to where the new lobby abuts (new lead flashing and starter ties) however as No.2's extension has also had this modification it would indicate that this is not inappropriate.
- Both front and rear extensions are designed at a mass and scale to compliment the host dwelling in an appropriate way.
The additional construction for the side extension would extend 900mm less than No.2 approved proposals and it is also significantly lower in height which demonstrates that no over-development adjacent to the highway is occurring.
- The dwellings uniqueness and significance is suitably maintained by the use of appropriate design and materials.
The visual appearance of the proposed single storey section (particularly the street scene) will be significantly improved with removal of the unsuitable and unsightly pebbledash
The use of more suitable materials combined with a higher quality of construction to replace the poorly built lobby will greatly enhance the appearance of the dwelling.
- The existing conservatory is in poor condition, the replacement garden room creates additional space at a higher quality, uses appropriate materials and a form consistent with the host dwelling and ensures the mass and height of the building remains appropriate.