



Critchley Architecture And Design Ltd.

The Old Brewery, 15E South Street,
Havant, Hampshire, PO9 1BU.

Tel: 023 92 474 919

Info@caad.online
www.caad.online

VAT Registration Number: 229 0442 23

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10th November 2020

Mr Peter Fellows (Conservation Officer),
Planning Department, Havant Borough Council,
Public Service Plaza, Civic Centre Road,
Havant, PO9 2AX

Dear Peter,

Re: Heritage Cover Letter – 59 & 61 Langstone Road, Havant, PO9 1RB

This Full Planning Application and Listed Building Consent Application has been submitted to make amendments to Approved Applications APP/19/00837 and APP/19/00834. Additionally, the Full Application seeks to provide the information requested in Condition 3 of APP/19/00837.

A Heritage Report (HR) has been Approved as part of Applications APP/19/00837 and APP/19/00834. The amendments proposed do not alter the information within the Approved HR. This letter describes the proposed as follows:

Lowering the Ground Floor Level

The Ground Floor Level (GFL) floor to ceiling height is Approved at 2100mm height. The proposed seeks to drop the GFL by 150mm to increase the available headroom. This will not be visible from the exterior of the building, as the external doors will remain at +150mm above the exterior site level. This is to retain the Damp Proof Course at +150mm to protect the interior from any future flooding.

Repositioning the Roof Windows

The pitch of the roof on the single storey rear projection is steep, which provides a very tall space which would be vaulted on the inside. Approved at 4.1m height, this vault is too tall and closing to a triangular point that is not a functional space. It is proposed that the height of the Approved roof windows is dropped, so half of the ceiling can be vaulted. This provides a more manageable and practical space internally. Reference drawing 19008_630.

Additional Roof Window

The approved roof windows have an off and awkward spacing, particularly internally. An additional roof window is proposed with better and more symmetrical spacing. Reference drawings 19008_430 and 19008_530.

Chimney Stack/Cupboard Amendment

The southernmost chimney is for aesthetics only, to maintain the design of the original cottages. To make this a more practical space, cupboards are proposed in the ground and first floor breasts. The stack is still proposed to be single skin with exposed brickwork to provide a similar design to the Approved chimney. Clearly, this will not be visible from the exterior. Reference drawings 19008_430 and 19008_431.

Proposed Outer Porch Door

An outer door is proposed on the front of the Approved porch. This is as per the original design of the cottages, which also had a two door entry. Door details as in Approved Applications APP/19/00837 and APP/19/00834. Reference drawing 19008_430.

Repositioning of Boundary Wall

The existing lamppost overlaps with the existing crossover. To ease access to the site, it is proposed that 1.6m length of wall is carefully dismantled, and partially re-built as a 1.1m extension on the south. The Approved gates can then be in the centre between the existing lamppost and highways signage. This then negates the need for existing pedestrian accesses, which are proposed to be blocked. To construct the wall alterations, it is proposed to blend the brickwork by reusing the existing boundary wall bricks with the Approved bricks (Imperial Country/Georgian Blend). Lime mortar is proposed (as approved for re-pointing the rest of the wall). Reference drawings 19008_130 and 19008_531.

Proposed Roof Extension

As Approved within the Heritage Report, the original cottages were not Listed for their Architectural Value. There was nothing significant or exceptional about the hipped roofs of the original cottages. The replacement cottage is Approved with two hipped pitches to the rear (east). These Applications propose that the hip ridges are joined together with traditional lead flat roofing, including 'mopstick' rolls. The original cottages had six bedrooms combined; the Approved replacement cottage only has three bedrooms within the same floorspace. This is because bedroom floor areas and minimum heights are required by both the Minimum Space Standards and the Building Regulations. To increase the accommodation so the replacement cottage is closer to the original, an additional bedroom is proposed within the two pitched roofs. This amendment is not visible from the frontage of the property, nor would it be from Langstone Avenue or the Billy Trail. This is not deemed to have an adverse impact on the dwellings or the Listing, as the significance of this feature is minimal. Reference drawings 19008_431 & 530.

We trust the proposed amendments and the above justifications are acceptable. If you have any questions regarding the proposals, please do not hesitate to get in touch.

Yours sincerely,

A large black rectangular box redacting the signature of Sarah Roberts.

Sarah Roberts BA (Hons) Msc AssocIHBC