

## PP-14923302 – Heritage Statement

8 Langstone High Street, Havant PO9 1RY

8 Langstone High Street is grade two listed for its group value as part of a terrace 8 -14 and is located within the Langstone Conservation Area by Chichester Harbour in the Havant Borough.



National Grid Reference is **SU 71877 04908**

8 - 14 Langstone High Street were first listed on 16 May 1952 (listed entry number 1091595) with the following Historic England entry (<https://historicengland.org.uk/listing/>):

*Irregular terrace. C18. Some interior timber-framing, but the exterior is of the C18, having brick walls, with a roof partly tiled but mostly thatched. 2 storeys (attic to No. 8), 1.3.2.2.1.1.2. windows. Tile roof to 8 and 9, thatch to 10 to 14, with catslide to the rear with dormers, and 1 late C20 dormer to the front of No. 8. No. 8 has red brick walling in Flemish bond with blue headers, 1st floor band, altered openings, plinth, and English bond to the (west) gable; other walling is painted brickwork in Flemish bond, rendered at the ground floor. Sashes to 8, 9, and part of 10, otherwise casements. Old doorways, mostly plain with a sloping hood in small brackets; 8 has a flat canopy on carved brackets, 9 has a wood doorcase with pediment, frieze, thin pilasters, architrave and 6-panelled door: side entrance to No. 14 (in a modernised east gable). Lead fire insurance signs to Nos. 13, and 14.*

In Nikolaus Pevsner's *The Buildings of England: Hampshire* (first published in 1967), Langstone is described as "a small, self-conscious, impeccably preserved hamlet, with an intricate relationship between tidal water and buildings."

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 a conservation area is described as a protected area of "special architectural or historic interest".

The Langstone Conservation Area Review - Character Appraisal and Management Plan (published in July 2011) states that: *the Langstone Conservation Area contains 15 listed buildings all of which are Grade II listed, dating back to the 18th Century. The listed buildings are mainly clustered along the north side of Langstone High Street, around the Quay side and along the harbour frontage, reflecting the development pattern of the former commercial / marine character of the area.*

*These listed buildings include No's 8 – 14 Langstone High Street. This is a terraced row of cottages, all of which apart from No's 8 and 9, have a thatched roof of long straw (No's 8 and 9 have clay peg tiles). They are thought to have been built as fisherman's cottages. These are domestic in scale being only two storeys and the principal external materials are those of brick and timber windows and doors.*

Below are several historic photographs of front of the terrace on Langstone High Street



c1955. No 8 is the first property on the far left



c1890s. No 8 as marked (yellow)

### Area affected by the Proposed Alterations

The proposal is to replace the existing back door (D.01 on the elevation plans), the wooden casement window to the door's left (W.02) which are part of the kitchen. And the window on the far left (W.01) which is leaded and belongs to a second room (known by the owner as the library).



l-r W.01, W.02 and D.01. Please also refer to the elevation plans and floor plan.

### Impact of the works on the significance of the area

The above-mentioned ground floor openings are at the back of the property. It should be noted that the backs of all the cottages in the terrace have been compromised over time with dormer windows and back doors of varying architectural styles being introduced by previous owners. No 8 Langstone High Street for instance was granted listed building consent in April 1998 (ref 98/62995/1/LB) for construction and alteration of two upper floor dormer windows that can be seen in the above photograph

It is difficult to date the ground floor openings of No 8 except to say that the owner has photographic evidence that all three were in situ in 1998. The door frame for D.01 according to the elevation plans for ref 98/62995/1/LB was overhauled in 1998.