

Heritage Statement
Proposed Roof Alterations at Manor Barn, Lower Road, Havant, PO9 3LJ
Prepared in Support of a Householder Planning Application

Introduction

This Heritage Statement has been prepared in support of a householder planning application for roof alterations at Manor Barn, Lower Road, Havant, PO9 3LJ.

The site lies within the Old Bedhampton Conservation Area and the statement has been prepared proportionately in accordance with Section 16 of the National Planning Policy Framework (NPPF).

The purpose of this statement is to assess the significance of the heritage asset and the impact of the proposed development upon the character and appearance of the conservation area.

Site Context and Heritage Significance

Manor Barn is a modern detached dwelling designed to reflect the appearance and form of a converted agricultural barn.

The property is located within the Old Bedhampton Conservation Area, an area characterised by historic agricultural buildings, traditional cottages and rural vernacular forms which contribute positively to the area's historic character.

Although modern in construction, Manor Barn adopts a simple built form with pitched slate roofs and brick elevations that reflect the established agricultural character of the surrounding area.

The building occupies a relatively discreet position set back from Lower Road and is experienced only in limited public views.

The significance of the conservation area derives from:

- its historic rural settlement pattern;
- surviving agricultural character;
- simple traditional building forms;
- cohesive roofscapes and traditional materials.

Description of the Proposal

The proposal comprises the construction of a dormer within the rear roof slope to facilitate additional accommodation within the roofspace.

The proposal has been amended following pre-application discussions with Havant Borough Council. The originally proposed front-facing dormer has been removed from the scheme in

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direct response to concerns raised by the Conservation Officer regarding its prominence and impact upon the simple roof form of the dwelling.

The revised dormer is positioned on the rear roof slope where it is substantially less visible from public viewpoints.

Assessment of Heritage Impact

The revised proposal has been carefully designed to preserve the character and appearance of both the host dwelling and the wider Old Bedhampton Conservation Area.

The Conservation Officer's principal concern related to the interruption of the simple front roof plane by a prominent flat-roofed dormer. In direct response to this advice, the proposed dormer has now been relocated to the rear roof slope where it will be substantially less visible from Lower Road and the surrounding public realm.

The revised positioning allows the principal front elevation and roofscape to remain visually uncluttered, thereby retaining the simple agricultural barn-style appearance which contributes positively to the character of the conservation area.

The proposal also includes two rooflights within the front roof slope. These are modest in scale ensuring they remain visually recessive and subordinate to the overall roof form.

Importantly, rooflights already form part of the planning history and appearance of the dwelling, with previous approvals at the site including additional rooflights under planning permission APP/12/00160 and APP/12/01152. The proposed rooflights therefore continue an established design approach at the property and are considered materially less intrusive than the previously proposed front dormer.

In addition to the revised siting, careful consideration has been given to the detailing and material palette of the proposed works to ensure the development integrates sympathetically with the existing dwelling.

The external materials proposed for the dormer and rooflights will closely match those of the existing property, including:

- Catslide roof
- slate tiles to match the existing roof;
- Velux rooflights to match the existing;
- fenestration designed to reflect the proportions and appearance of the existing openings;
- rainwater goods and detailing finished in a simple and recessive manner.

The use of matching and complementary materials will ensure the development appears as a cohesive and sympathetic addition to the property rather than a visually competing feature.

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The proposal has also been designed to remain subordinate to the existing roof form through its scale, proportions and positioning. The dormer will sit comfortably within the rear roof slope without dominating the host dwelling or disrupting the wider roofscape character of the conservation area.

Given the discreet rear location of the dormer, the limited visual impact of the proposed front rooflights and the use of materials consistent with the existing dwelling, the development is not considered to result in harm to the significance, character or appearance of the Old Bedhampton Conservation Area.

The proposal therefore accords with:

- Section 16 of the National Planning Policy Framework;
- Policy CS11 of the Havant Borough Core Strategy;
- Policy DM20 of the Havant Borough Local Plan Allocations.
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Conclusion

The proposal represents a modest and sympathetic alteration to the existing dwelling. The scheme has evolved positively through the pre-application process, with the relocation of the dormer to the rear roof slope directly addressing the concerns raised by the Council's Conservation Officer.

The proposal preserves the character and appearance of the Old Bedhampton Conservation Area and is therefore considered acceptable in heritage terms.

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