

PLANNING, DESIGN ACCESS AND HERITAGE STATEMENT

Proposed Re-thatching, Refurbishment and Associated Works

10 High Street, Langstone, Havant, Hampshire PO9 1RY

Listed Building Consent and Planning Application

1. Introduction

This Planning, Design and Heritage Statement has been prepared in support of an application for Listed Building Consent and, where required, Planning Permission for works to 10 High Street, Langstone, Havant, Hampshire PO9 1RY.

The proposals comprise a programme of repair, maintenance, conservation and refurbishment works designed to secure the long-term preservation, continued occupation and safe use of this Grade II listed building.

The proposed works include:

- Re-thatching of the existing roof using traditional materials and techniques.
- Installation of a traditional ornamental block ridge.
- Construction of a thatched hood canopy over the rear entrance door.
- Renewal of the clay tile cladding to the cheeks (sides) of the existing rear dormer.
- Raising of the existing chimney stack to improve fire safety and satisfy current insurance requirements.
- Full external redecoration of all previously painted surfaces.
- Full internal redecoration of all previously painted surfaces.

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- Replacement of the existing kitchen.
 - General internal repairs and maintenance works as required.
 - Associated repairs to roof timbers and other structural elements where necessary.
 - Removal of the existing timber garden summer house

The proposals have been developed to preserve the historic significance of the building whilst ensuring that it remains fit for modern occupation and use.

2. Site Description and Heritage Significance

The property forms part of the Grade II listed terrace known as Nos. 8–14 High Street, Langstone, listed on 16 May 1952 under Historic England List Entry Number 1091595.

The terrace dates principally from the eighteenth century and is characterised by painted brick elevations and traditional thatched roofing. The Historic England listing specifically identifies

that Nos. 10–14 retain their traditional thatched roofs and rear catslide roof forms, which contribute significantly to the architectural and historic interest of the group.

The property is located within the Langstone Conservation Area, where the preservation of traditional building materials, craftsmanship and vernacular character is of particular importance.

The significance of the building derives from:

- Its eighteenth-century origins.
 - Its historic form and traditional construction.
 - Its thatched roof and vernacular architectural character.
 - Its contribution to the historic streetscape of Langstone High Street.
 - Its value as part of a designated Grade II listed terrace.
 - Its contribution to the character and appearance of the Langstone Conservation Area.
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3. Description of Proposed Works

Roof Re-thatching

The existing weathered thatch covering will be removed and replaced using traditional thatching materials and established local techniques. The principal roof form, roof pitch and overall appearance of the building will remain unchanged.

Ornamental Block Ridge

A new ornamental block ridge is proposed as part of the re-thatching works. The ridge will be formed using traditional methods and detailing appropriate to the age and character of the building.

Rear Door Hood Canopy

A modest thatched hood canopy is proposed above the rear entrance door. The canopy will provide practical weather protection whilst reflecting traditional detailing commonly associated with historic thatched properties.

The canopy will be located on the rear elevation and will remain subordinate to the historic building.

Rear Dormer Tile Cladding

The clay tile cladding to the cheeks (sides) of the existing rear dormer will be renewed using traditional plain clay tiles to match the existing appearance and materials.

No alterations are proposed to the size, design, form or position of the existing dormer.

Chimney Extension

As part of the proposed re-thatching works, the existing chimney stack will be increased in height from approximately 0.754 metres above the roof surface to approximately 1.783 metres above the roof surface.

The increase in height is required to achieve appropriate separation between the chimney terminal and the thatched roof covering in accordance with current fire safety guidance, accepted industry practice for thatched buildings and insurer requirements.

The chimney extension will be constructed using matching or closely compatible materials to preserve the appearance and character of the existing stack.

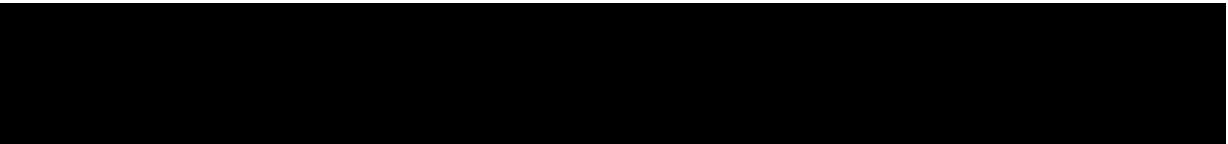
External Redecoration

All previously painted external surfaces will be redecorated as part of the ongoing maintenance of the property.

Existing colours and finishes will be retained unless otherwise agreed with the Local Planning Authority. Appropriate breathable paint systems and traditional materials will be used where required.

Internal Redecoration

All previously painted internal walls, ceilings, timberwork and associated surfaces will be redecorated as part of the refurbishment programme.



Kitchen Replacement

The existing kitchen will be replaced with a new fitted kitchen including associated units, worktops, fittings, services and finishes.

Internal Repairs

General repairs will be undertaken to walls, ceilings, floors, joinery and other elements of the building where deterioration or defects are identified.

Localised repairs to roof timbers and associated structural elements will be undertaken where necessary following inspection during the re-thatching works.

All repairs will utilise appropriate materials and traditional techniques wherever practicable.

4. Heritage Impact Assessment

Conservation-Led Approach

The proposals have been developed in accordance with established conservation principles, seeking to retain and preserve historic fabric wherever practicable whilst ensuring the building remains capable of continued occupation and maintenance.

The majority of the proposed works comprise routine repair, maintenance and refurbishment.

Re-thatching

The proposed re-thatching constitutes essential maintenance and conservation work. Renewal of the weathered thatch will protect the historic structure from water ingress and deterioration and ensure the continued viability of the building.

The works will preserve the traditional appearance and significance of the listed building through the continued use of traditional materials and specialist craftsmanship.

Ornamental Block Ridge

The proposed ornamental block ridge is a recognised traditional feature of historic thatched buildings and represents an appropriate enhancement that will remain sympathetic to the vernacular character of the property.

Rear Door Canopy

The proposed thatched hood canopy is modest in scale and located on the rear elevation. It will provide weather protection while reflecting traditional detailing associated with historic thatched cottages.

The addition will not detract from the significance of the listed building and will have negligible impact upon the character and appearance of the conservation area.

Dormer Tile Renewal

The replacement of the clay tile cladding to the existing dormer cheeks constitutes like-for-like repair and maintenance. The works will retain the existing appearance and form of the dormer whilst ensuring the continued use of traditional materials.

As no alterations are proposed to the dormer's dimensions or design, the works will preserve the special architectural and historic interest of the building.

Chimney Extension

The proposed chimney extension represents a necessary fire-safety measure associated with the renewal of the thatched roof.

The existing chimney height of approximately 0.754 metres is insufficient to provide the level of separation recommended between chimney terminals and combustible roof coverings. The proposed increase to approximately 1.783 metres will significantly reduce the risk of chimney-related ignition and assist compliance with insurer requirements and current best practice guidance for thatched buildings.

Although the chimney will become more prominent, the extension will remain proportionate to the scale and character of the building. The works will preserve the architectural integrity of the property and provide a substantial conservation benefit through the reduction of fire risk.

External and Internal Redecoration

The redecoration of previously painted surfaces constitutes routine maintenance and will assist in protecting historic fabric from weathering and deterioration.

The works will preserve the character and appearance of both the listed building and the conservation area and will have no adverse impact upon significance.



Kitchen Replacement

The existing kitchen is a modern domestic fitting and is not considered to contribute materially to the significance of the listed building.

Its replacement represents a routine refurbishment that will improve functionality while preserving the character and continued use of the property.

Internal Repairs

Localised repairs to walls, ceilings, floors, joinery and structural elements are necessary to address age-related deterioration and defects identified during the refurbishment process.

These works will be undertaken using appropriate traditional materials and techniques and will contribute positively to the long-term conservation of the building.

Overall Impact

Taken together, the proposed works comprise a programme of repair, maintenance, conservation and sympathetic upgrading that will preserve and enhance the continued use of the Grade II listed building.

The proposals will safeguard the building's historic fabric, improve its condition, reduce future maintenance requirements and secure its long-term preservation while maintaining its architectural and historic significance and its contribution to the Langstone Conservation Area.

The proposals are considered to result in no harm to the significance of the designated heritage asset and will provide clear heritage benefits through the conservation and continued occupation of the property.

5. Planning Policy Context

The proposals have been prepared having regard to:

- The Planning (Listed Buildings and Conservation Areas) Act 1990.
- Sections 16 and 66 of the Act requiring special regard to the preservation of listed buildings and their settings.
- Section 72 of the Act requiring preservation or enhancement of the character and appearance of conservation areas.
- The National Planning Policy Framework (NPPF), Chapter 16 – Conserving and Enhancing the Historic Environment.

The proposed works represent sympathetic repair, maintenance and refurbishment using traditional materials and construction techniques. The works preserve the significance of the designated heritage asset and support its long-term conservation.

6. Conclusion

The proposed re-thatching, refurbishment and associated works are necessary to secure the long-term preservation, safe occupation and continued maintenance of this Grade II listed building.

The installation of a traditional ornamental block ridge, renewal of the dormer tile cladding, construction of a modest rear hood canopy, extension of the chimney stack, [REDACTED], replacement kitchen and associated repair and redecoration works represent carefully considered improvements that remain sympathetic to the building's historic character.

The proposals preserve the special architectural and historic interest of the Grade II listed building and preserve the character and appearance of the Langstone Conservation Area.

Accordingly, it is respectfully requested that Listed Building Consent and any associated Planning Permission be granted.