Langstone Park, Havant

Heritage Statement

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of:
XLB Property Ltd

February 2022
Report Reference:
edp5537_r005b

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Section 1
Introduction

1.1 This Heritage Statement (HS) has been prepared by The Environmental Dimension Partnership Ltd (EDP) for XLB Property Ltd, in respect of development proposals for the Langstone Park, Havant (hereafter referred to as 'the site').

1.2 The report has been prepared in relation to the submission of an application for redevelopment of the site and therefore identifies the likely heritage impacts and associated policy/legislative implications arising from the proposals.

1.3 The site is allocated under draft Policy KP6 of the emerging *Havant Borough Local Plan 2036 (submission version)*. This identifies the site as being suitable to provide new or converted B1, B2 and B8 floorspace. Responses on previous applications from Havant Borough Council's conservation officer have identified that the buildings within the site "s*hould be considered collectively as non-designated heritage assets",* albeit recognising that this *"does not rule out the potential for redevelopment".*

1.4 The site comprises a building complex making up the offices and former factory complex of IBM. Some of the buildings are currently unoccupied, others are in use for light industrial, office and data storage functions. Some buildings within the site have been demolished under a previously determined planning application (APP/19/00703).

1.5 This Statement presents an assessment of impacts arising from the proposed changes to the non-designated buildings within the site in terms of their significance.

1.6 As such, this HS has been prepared in accordance with guidance set out in the *National Planning Policy Framework* (NPPF; MHCLG, 2021), i.e. Paragraph 194, which advises that:

"*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

1.7 In so doing, this HS addresses the requirements of current legislation and relevant national and local planning policies covering the conservation and management of the historic environment, most notably Paragraph 194 of the NPPF (above).

Current Proposals

1.8 The proposals comprise the demolition of the remaining building complex and its replacement with a new purpose-built facility which better reflects commercial requirements and delivers a high-quality modern employment space with high sustainability credentials. Further details of relevance are provided in **Section 5** and **Appendix EDP 1**.

Section 2
Background

2.1 This section provides background information on the location of the site, its boundaries and the current status of the buildings that are located there.

Site Location

2.2 The site is located to the south of the A27, circa 0.6km to the south-west of Havant Town Centre. It is situated on flat ground at National Grid Reference (NGR) 471322, 105770.

Current Land Use

2.3 The site is occupied by the Langstone Park, which comprises five buildings of the former IBM factory complex along with additional buildings added later. It currently provides lettable space for a number of uses, including office, laboratories, data centre, manufacturing, warehousing and IT, with some areas currently empty/unoccupied.

2.4 There are large areas of car parking (especially in the south), as well as landscaped areas comprising bunding and vegetation.

Heritage Status of the Buildings

2.5 None of the buildings at the site is statutorily designated as a '*Building of Special Architectural or Historic Interest'* and therefore none of them is protected by statute and a recent submission to list one of the buildings within the Site (Building 6000) was rejected by the Department for Culture, Media and Sport (DCMS).

2.6 The site is also not covered by a Conservation Area designation which has been identified and adopted by Havant Borough Council (HBC) in its role as the Local Planning Authority (LPA).

2.7 As such, the site and the buildings and spaces it contains are not covered by or subject to any statutory heritage designations.

2.8 HBC maintains a '*local list of buildings of historic or architectural interest'*. It is understood from the HBC conservation officer that the building complex at the site was put forward in 2006-8 for local listing but was not followed up at that time. As such, having been previously looked at by HBC for local listing, it presumably did not meet the criteria for inclusion.

2.9 Notwithstanding this, responses from HBC's conservation officer on previous applications have identified that the buildings '*should be considered collectively as non-designated heritage*

assets'. As such, the heritage status of the buildings as 'non-designated' heritage assets means they are a material consideration for Planning Applications under Paragraph 203 of the NPPF.

2.10 As such, the key focus of this Statement is to establish the heritage significance of the buildings and to assess the potential impacts upon that significance.

Planning Background

2.11 Recent planning applications have sought to demolish parts of the site and alter the elevations of some areas. A planning application was approved for part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works APP/19/00703.

2.12 This comprised demolition of two bays of the former IBM manufacturing building and provision of new frontages for Buildings 1000 and 4000 in place of the demolished areas.

2.13 The conservation officer's response identified that collectively the buildings represented a non-designated asset and a 'local heritage asset'. The officer recognised that demolition of part of the building would represent an impact but that a '*balanced judgement*' would be needed set against the economic justification.

2.14 Two applications were approved by the Council for Building 6000 in order to alter its external elevations (APP/19/00296 and APP/19/00297).

2.15 This building was subject to a listing application, although DCMS turned it down on the basis that it:

"*…is an old-fashioned design for 1981, it does not display innovation in its plan, form or construction or have any fixtures or art work of note. The courtyard garden does not appear to be of above average quality in terms of its design, layout or materials. Overall, the former IBM Building 6000 does not have the intrinsic special interest required to list a building.*"

Section 3
Methodology

3.1 Preparation of this Statement has given due consideration to the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014).

3.2 The 'significance' of the buildings under consideration has also been assessed in terms of the definition provided in Annex 2 of the NPPF; i.e. comprising their architectural, archaeological, artistic and historic interest.

3.3 It also considers and makes appropriate reference to Historic England's introduction to heritage guide *Late 20th century Commercial Office* (HE 2016) and Historic England's Listing Selection Guide *Industrial Buildings* (HE 2017).

3.4 The assessment for the purposes of this report is primarily a site-based exercise, but also draws from archival sources held at the site itself and a range of published and online sources. The site visits were undertaken in March, June and August 2019 and the following sources were consulted:

- National Heritage List for England;
- HBC website;
- HBC Conservation Office;
- Hampshire Archives;
- RIBA Archives;
- Onsite Archives;
- Historic Mapping; and
- Published and Unpublished Literature.

3.5 This report draws together the results of the background archive research with the results of the site inspections, in order to address the objectives set out within **Section 1**.

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Section 4
Policy Background and Guidance

4.1 This section identifies and considers the planning policy context and guidance surrounding non-designated heritage assets.

National Planning Policy

4.2 Planning policy guidance in relation to development and heritage assets is set out in the NPPF. The requirements for applicants are set out in Paragraph 194, which advises that:

"*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

4.3 As none of the buildings in the site represents a designated heritage asset, it is clear that Paragraphs 199, 200 and 201, outlining '*substantial'* and '*less than substantial'* harm to designated heritage assets, and the application of 'great weight' do not apply in this instance.

4.4 In relation to non-designated heritage assets, Paragraph 203 states that:

"*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

4.5 The *National Planning Practice Guidance* (Paragraph: 039 Reference ID: 18a-039-20190723) describes *'non-designated heritage assets'* as follows:

"...buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets."

4.6 This commentary covers off non-designated heritage assets in their **totality** and identifies that a non-designated heritage asset represents a '*material consideration*' within the planning process but carries no additional protection. Planning applications which affect non-designated heritage assets should be treated as to the level of that significance and the extent of impacts, as per Paragraph 203 of the NPPF.

Local Planning Policy

4.7 HBC's current position in respect of heritage assets is set out within the *Havant Borough Core Strategy* (HBC 2011). This contains Policy CS11 that states *inter alia:*

"Planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest."

4.8 However, in terms of the '**emerging**' planning policy position, the -*Submission Havant Borough Local Plan* 2036 was submitted for examination in February 2021 contains Policy E13, which states:

"Heritage assets are an irreplaceable resource and consequently great weight will be given to their conservation. Development proposals should, in the first instance, avoid any harm to or loss of the significance of assets and any harm or loss considered unavoidable will require clear and convincing justification, irrespective of the level of that harm. Accordingly, development proposals will be permitted which:

a. Protect, conserve and, where possible, enhance the significance, and ability to appreciate that significance, of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and

b. Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use, particularly where redundant or underused buildings are brought into an appropriate use.

Proposals affecting the significance of a non-designated heritage asset

Development proposals that would have an effect on the significance of a non-designated asset will be determined having regard to the scale of any harm or loss and the significance of the heritage asset."

4.9 The site is allocated under draft Policy KP6 of the emerging *Havant Borough Local Plan 2036 (submission version)*. This identifies the site for new B1 use, proposing the site for '*Comprehensive redevelopment, providing new or converted employment development'.*

4.10 The plans, policies and guidance identified in the paragraphs above have been considered in the preparation of this report.

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Section 5
Assessment

5.1 This section of the assessment sets out baseline information gathered through the work set out above in **Section 3**, regarding the significance of the various buildings.

Origins and History

5.2 The site comprises the buildings of the former IBM plant in Havant. It was the second IBM plant opened in the UK, following the construction of a plant in Greenock in 1954 (Kelly, 1987).

5.3 The Havant plant started manufacturing in 1967 using temporary buildings, but then gradually transferred to permanent facilities in the following years (*ibid.)* and expanded during the 1970s. It assembled computers for the European, Middle Eastern and Africa markets (*ibid.*) along with disc files developed at the nearby research centre located at Hursley, near Winchester, which was opened in 1958.

5.4 The plant underwent significant investment in the 1980s for equipment and buildings designed to produce semi-conductor substrates (*ibid.*).

5.5 The original arrangement of buildings within the site can be identified and understood through archive sources held at the site, these containing building plans and detailed design proposals dating from the commencement of operations at the site.

5.6 The complex of buildings was built in phases over a 10-15-year period. Despite this, there is an overall architectural unity because all the buildings within the complex; built over this admittedly prolonged period; were designed by Arup Associates.

5.7 An outline chronology, illustrating the development of the various buildings within the complex, is provided within this HS as **Plan EDP 1**.

Summary Description

5.8 Building 7000, a square building situated in the eastern part of the complex (see **Image EDP 1**), and part of the assembly plant Building 1000 (**Image EDP 2**), to the north-west, were the first buildings erected within the complex developed for IBM.

5.9 Initially the two buildings were not linked; an image held in the RIBA image archive depicts the external appearance of Building 7000 with no walkway connection. This must have been taken shortly after construction in 1969, as the covered walkway and link were planned in 1969 and subsequently constructed in 1970 (**Image EDP 3** and **Plan EDP 1**).

5.10 Building 7000 comprises a simple square plan form. Externally, it rises two storeys above a raised plinth which contains the basement plant and services. The ground floor is clad in vertical concrete panels and the top floor is contained within a glazed section set back slightly from the frontage (**Images EDP 1**, **3** and **9**). The vertical concrete slabs are punctuated by vertical windows, which were inserted in this floor upon its conversion to office use. Originally, photographs demonstrate this to have been a simple clean façade and the insertion of the windows has disrupted this. As such, whilst broadly representing its original external appearance, this has been altered through the insertion of the windows.

5.11 Internally, the basement floor (contained within the raised plinth) comprised services and plant, the ground floor housed computers and the top floor contained the offices. No access could be gained to this building for the site visits, but available archive plans clearly demonstrate that the original computer and office floors were refurbished in 2001 for conventional office use. This means that, internally, the building no longer represents its original layout or usages, which diminishes any heritage interest it may possess.

5.12 The second element within this first phase of development is part of Building 1000, which was the main manufacturing floor. This building was built of five bays, albeit two of the eastern bays have now been demolished, each comprising a large single space with a brick 'core' that contained plant rooms, toilets, locker rooms and switchgear along with the fire shutters. This was built in phases, with two bays originally constructed in 1969 at the eastern end comprising effectively a narrow 'half' bay and a single full bay. Additional bays were provided piecemeal subsequently in 1970, 1971 and 1978, with the western end bay effectively also a narrower 'half' bay. Other than this, the bays are identical in construction and external appearance.

5.13 The eastern two bays of the building have now been demolished but were previously subdivided for their most recent uses (e.g. **Image EDP 4**). The western end of the building (Bays 4 and 5) provides use for labs, storage and data/IT servers and this has subdivided the interior for its current uses. One room at the eastern end (within Bay 1) contained a conference room, with wooden panelling and rear projection screen. Archive material shows this was a later addition. The brick 'cores' remain, although the conversion of the majority of the manufacturing floor for alternative use means it is no longer representative of its former manufacturing function.

5.14 The remaining part of Building 1000 is steel-framed and clad in horizontal concrete slabs broken by the vertical steel members and a single row of windows on the ground floor. Again, plant and services are set within a raised plinth (**Image EDP 2**). Collectively, the expansion of this building has created an apparently single structure of some scale, although it should be noted that the original factory only consisted of two bays, so the creation of a large-scale unified façade is seen as a product of incremental expansion rather than the intended design effect, with little heritage interest as a result.

5.15 Closely associated with Building 1000 is a 'central link' area (Building 4000) formerly attached to the south-eastern end but now with a new external facade. Originally this contained three sections comprising (from east to west): an entrance area with waiting room (later linked to Building 7000 via a steel framed glazed covered walkway added in 1970), library and interview rooms, a central area containing a cafeteria with a courtyard to West, and the western part

formed part of a loading bay. These courtyards were, at that point, open on their southern sides.

5.16 This area was greatly expanded in 1972, when the Materials Distribution Centre (Building 5000) was added to the south-west of the complex. This extended Building 4000 to the south, to enclose the courtyard areas and provide an additional corridor (see **Image EDP 5**). It also expanded Building 4000 westwards, to provide goods access between the materials centre and the manufacturing floor. This western area is now utilised as offices, disrupting the original use of space in this area which can no longer be 'read'.

5.17 Building 4000 has been recently refurbished and is in use as the cafeteria with seating, thus meaning that there is nothing of the interior which is original (**Image EDP 6**).

5.18 Building 5000 was originally built as the Materials Distribution Centre, completed in 1972. This comprised loading bays at the western end and essentially two large spaces within the interior, which have since been subdivided through the insertion of a mezzanine floor and other internal partitions. Some of this area could not be accessed during the site visits, due to its sensitive use as data storage, but is understood that this conversion has altered and subdivided the original large warehouse spaces in this building so that they can no longer be understood.

5.19 Externally, this building is also steel-framed and clad in horizontal concrete slabs broken by the vertical steel members and a single row of windows on the ground floor (**Image EDP 7**). Again, the plant and services are set within a raised plinth.

5.20 Building 6000 represents an office building designed and built by Arup from 1978-1981. The design was led by David Thomas, with involvement on the garden courtyard feature by James Russell. It forms the last building of a wider manufacturing complex constructed from 1969-78. Building 6000 was built to replace temporary offices which formerly served the complex.

5.21 Building 6000 is of a courtyard plan (rising three storeys) and contains office space on all floors and plant on the roof. Externally the building is clad in horizonal concrete panels with two bands of glazing running the full length of each elevation. The ground floor has a concrete portico with glazing of the offices set back behind a brick and grass bank. The building is flanked by two full height glazed fire escapes.

5.22 The offices are (and were) arranged around two central corridors, which have individual office spaces opening off this primarily as open plan spaces, originally with office cubicles set within central rows. The office spaces have been subsequently altered and re-arranged through further subdivision or opening out as a result of the building's use by multiple occupants with just a few original office cubicles remaining, even if not all areas could be inspected. This means that, internally, the spaces have been disrupted and are no longer representative of its original layout.

5.23 Placed centrally, there is a courtyard area overlooked by glazed elevations on all sides. A water cascade feature is located within the interior and a brise-soleil suspended on each level. The planting representing a tropical character with palms. The water cascade and brise-soleil appear original, although the planting is not, and is no longer representative of the original plans.

5.24 In terms of its construction, Building 6000 is set on a concrete slab with reinforced concrete columns arranged on a standardised and repeatable grid. The cladding is attached to vertical steel channels, which themselves are attached to the concrete frame on pre-cast brackets. It is evident that this was utilised to match the appearance of the other (earlier) buildings on the site, themselves of steel framed construction rather than concrete.

Assessment of Significance

5.25 Architecturally, the buildings represent a manufacturing complex built utilising steel frame and reinforced concrete cladding. By the late 1960s, such building techniques were not unusual and had been progressing since the later 1950s and early 1960s (HE 2016).

5.26 Unlike the more contemporary brutalist structures which characterise the 1960s elsewhere, the building represents a more refined approach to modernism, reflecting a cleaner, hi-tech kind of industrial complex which was 'architecturally' considered, as per Arup's founding philosophy. The external architectural treatment is consistent across the buildings, although the large concrete slab walling seems to go against the 'light and airy' design philosophy that was typically used by Arup Associates elsewhere.

5.27 The former external treatment was carried through all the way to the erection of Building 6000, which was the latest building construction within the complex, although the internal courtyard and the all-glass facade are more reflective of the architectural trends of the 1970s. In this regard this element more closely represents Arup's design philosophy, but by this time these practices were established more generally and quite old fashioned.

5.28 During the 1960s, Arup Associates were involved in a number of high-profile buildings built on the 'total architecture' philosophy (Stratton 1997). The mainstay of Arup's work from the 1950s was industrial buildings, university projects and offices (Powell 2018), but their overall design philosophy saw Arup designing a number of buildings which increasingly saw the integration of all the engineering aspects and office accommodation into unified structures (Stratton 1997), whilst working closely with clients to produce bespoke designs. The broadly contemporary Horizon Factory in Nottingham is seen as a particularly innovative example of this practice, also built to a design by Arup (but now demolished following an unsuccessful listing application).

5.29 IBM from the 1970s were also continually thinking of innovative ways to integrate accommodation for business efficiencies (Stratton 1997), which is demonstrated in the nearby IBM Pilot headquarters, designed by Norman Foster with a complete glazed facade and now a Grade II Listed Building, and their more architecturally ambitious headquarters which were built at North Harbour in 1978 (Powell 2018).

5.30 These buildings, of light glass and steel construction, contained a wide variety of functions which would have previously been housed in separate buildings. They also embody Arup's desire to make industrial and office buildings light and airy (Powell 2018) and make them a good place to work.

5.31 During the 1960s IBM were also undergoing a period of growth. Adding to its Greenock factory of 1954, IBM announced a second UK factory in Havant in 1966, along with new plants in Mainz and Vimercate in Italy, as well as expanding and building new facilities worldwide in locations such as America, France, Switzerland, India and Austria.

5.32 There does not appear to be any commonality in the architectural styles of the IBM factories in this period, although it is clear from their plans, particularly the German and Italian plants and later one in Canada, that functions were split across different buildings rather than encompassing all functions within the one single structure.

5.33 It is clear, however, that IBM invested more in the architectural treatment of their headquarters, research and marketing buildings, such as the Pilot headquarters in Portsmouth, which is now Grade II listed, their London marketing headquarters, and the buildings at their Hursley research laboratories.

5.34 The Havant plant, in common with many factories of the day (especially ones designed by Arup), does have an architectural unity, and was designed in a modular manner that was intended to be easily extended, as with Building 1000 which was extended over four phases. No doubt IBM had particular requirements which would have driven the plan form over time.

5.35 Nonetheless, the complex was still built following established principles, these being that each building was built for different functions: i.e. the computers and offices initially in Building 7000, manufacturing in one building and distribution in another, with the subsequent segregation of workers. All were placed with easy access to each other, although this clearly evolved over time as shown by the changing loading bay and access to the manufacturing floor following the construction of the Materials Distribution Centre in 1972.

5.36 The cafeteria (Building 4000) represents a communal space at the centre of the complex which also served as the route between the buildings. The complex also developed piecemeal, and developed as manufacturing expanded, clearly demonstrated by the radical change at the western end of this area from goods loading and access, to office accommodation.

5.37 This area, however, is still reflective of the movement towards integration of office workers and factory floor, whereby the cafeteria appears to have been a communal space accessible from the offices and factory floor alike, even if the functions were still divided into separate buildings. It is also representative of the space and light advocated by Arup Associates during this period, with predominantly glazed areas opening onto courtyards.

5.38 Internally, overall, the complex is now mainly utilised as office space with some laboratories and very few areas retain the original arrangement of space, giving the buildings less integrity and coherence and restricting their significance.

5.39 In some areas of the complex, particularly Buildings 1000 and 5000, the internal spaces have been subdivided in a manner whereby their original space and usages are difficult to establish and lack their original integrity. This means that they lack the completeness and originality required to contribute to heritage significance, even if some small pockets do remain in places.

5.40 The architecture of the complex, whilst being broadly representative of the functional nature of the buildings and the technology it represents, is neither especially innovative in terms of architectural design, structure or planning in terms of architectural innovations of the period, particularly when it is compared to Arup's university and other office projects. The lack of internal integrity, now borne out through multiple occupancy, has degraded its unity and its former function. This is now only apparent from historic sources such as original plans, to fully elucidate the former layouts of the buildings, thus limiting its architectural interest.

5.41 Few of the spaces within the factory complex retain their original usage, and all have been altered to a certain degree. The original computer building (Building 7000) has had its external and internal form altered, somewhat reducing its value. Building 4000 represents the former communal cafeteria space, and still retains this use, albeit the interior itself is not original. The current office building (Building 6000) most closely represents its original use and basic layout, albeit with some modern rearrangement of the internal partitions. However, this building is 'old fashioned' for its period and was rejected by Historic England to be statutorily listed.

5.42 The former manufacturing floor (Building 1000) and distribution centre (Building 5000) possess less interest due to the apparent effect of expansion, rather than remaining as planned from the beginning. These buildings have undergone the most subdivision in more recent years. The expansion of Building 1000 has created a building of some scale but given that this was expanded utilising the same constructional techniques and materials throughout, it is considered that the scale of the building does not contribute to its heritage interest. This is further the case due to the initial factory being only small, comprising only Building 7000 and two bays of Building 1000. Subsequently, these two bays have now been demolished.

5.43 In this regard, it is assessed that the complex as a whole possesses a degree of heritage interest relating to parts of its architecture, in terms of local interest and as a local employer representative of the expansion of local industries. Within that, the individual buildings vary in the degree of significance they contribute, but in themselves, each individual building carries little interest.

5.44 Within this, Buildings 7000 and 4000 contain the greatest degree of interest albeit still at the local level), with the former representing the main computer centre and positioned in a prominent position at the entrance to the complex, and the latter representing more the architectural finesse of Arup's practices.

5.45 The remaining buildings (1000, 5000 and 6000) only contain a base degree of historic interest, in association with the complex as a whole.

Assessment of Impacts

5.46 The proposals are detailed within the Design and Access Statement (DAS) prepared by PRC Group, which also contains information of the principals of the design of the redevelopment.

5.47 The complex is proposed to be entirely demolished in order to provide a new purpose-built facility which better reflects commercial requirements and delivers a high-quality modern employment space which exhibits high sustainability credentials. The vision detailed in the DAS is to attract businesses to increase the occupancy of the park. The DAS emphasises design quality with high sustainability credentials including BREEAM Excellent and EPC A+ Ratings. The DAS presents a comprehensive integrated approach, set within a strategic landscape network to create a more attractive employment environment, including green roofs.

5.48 Overall, this would result in the complete loss of the heritage asset and all of its significance, whereby Paragraph 203 of the NPPF identifies the balance to be taken with regards to the significance of the asset, in this case, a non-designated asset of only local interest.

5.49 More widely, the justification for the demolition is held with the overall condition of the buildings, as indicated in a Building Survey Report (Hollis 2020) and demand for occupancy in its current condition is limited, as detailed in the Economic Benefits Statement (EBS Barton Willmore 2021 e.g. paras 4.12-4.21). It is understood that the building stock is dated whilst the Building Survey Report (Hollis 2020) indicates the level of refurbishment and upgrading needed. The buildings are also suffering from low-occupancy as indicated in the survey and EBS. The EBS report indicates the wider economic benefits of redevelopment of the site to create facilities which are more diverse than the current portfolio.

5.50 These matters are addressed in separate Building Survey Report (Hollis 2020) and Economic Report (Barton Willmore 2021), which should be consulted for further details.

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Section 6
Discussion and Conclusions

6.1 In line with Paragraph 194 of the NPPF (2021), this report has described the significance of the heritage assets affected. The non-designated former IBM complex has been identified as being potentially affected by the proposed redevelopment.

6.2 The buildings of Langstone Park occupy the former IBM manufacturing complex established in the late 1960s. The assessment has demonstrated that the factory was built for IBM as the second manufacturing plant in the UK and as part of a larger global expansion of all IBM facilities.

6.3 In terms of its architectural interest, the factory was built at a time of great change within the approach to the design and function of factories, and yet it is not in itself at the cutting edge of either the technology of construction, design of plan form or implementation of forward thinking, especially when compared to other comparable factories of the period. This is clearly recognised in the rejection of Building 6000 for statutory listing by DCMS and the buildings within the complex carry no statutory protection as a consequence.

6.4 It is recognised that, collectively, the complex as a whole has a modicum of architectural interest in the broadest terms and at the local level, insofar as they are representative of an expanding technological industry in the latter part of the 20th century within the area. This limited interest is not represented in the whole of the complex however, and it is quite apparent that few areas remain unaltered and in their original intended form.

6.5 In terms of the development proposals which could affect the heritage interest of the complex, this relates to the replacement of all the buildings within the site to accommodate the needs of modern business users. Plans of the proposals are provided at **Appendix EDP 1**.

6.6 This will invariably involve the demolition of all the remaining buildings within the complex. Insofar as this would be an impact caused by the proposals, it is principally in respect of the loss of buildings of identified local interest. As such, with regards to Paragraph 203 of the NPPF, this impact should be considered against the heritage interest of the buildings.

6.7 Notwithstanding this, Economic and Survey reports (Hollis 2020, Barton Willmore 2021) have illustrated the investment needed to modernise these 40 - 50 year old buildings to meet modern standards. It is also demonstrated that the current building complex has low marketability and low occupancy and together these factors serve to constrain its on-going success as a key employment site.

6.8 Furthermore, the replacement of these ageing buildings should be seen against the high quality of the replacement building which, as detailed in the DAS, have been designed with high quality materials aiming for high sustainability credentials to create an inviting place for occupancy and greater consideration of the environment.

6.9 The impact should also be considered against the wider planning and economic circumstances of the proposals. This should be taken in context with the needs of the site to deliver the wider aspirations of the *Havant Borough Local Plan* in delivering key employment and business space for the next plan period. The proposals being brought forward are intended to attract new occupiers to the park and generate additional employment opportunities by providing space that meets occupiers' aspirations and requirements.

6.10 The emerging *Local Plan* identifies the site as comprising a key project and is included for comprehensive redevelopment under Policy KP6. This comprises part of a wider regeneration and investment strategy at the Park to realise future use and growth. Clearly, these represent public benefits as identified by HBC.

6.11 The impact of the proposals on the heritage significance of the buildings could also be mitigated by providing a Historic Building Record prior to their demolition and clearance. This record could be secured by an appropriately worded condition of planning permission and would result in the compilation and submission of a record and archive to both the local museum and the county's Historic Environment Record.

6.12 Whilst this outcome may be unfortunate, the approval of the planning application would not contravene or contradict any relevant planning policies and is for the discretion of the decision maker to undertake a balance in relation to the scale of the loss and significance of the asset set against the aspirations of local planning policy, including the high quality redevelopment of the site to meet the needs of the modern market and environmental concerns. .

Section 7
References

Chartered Institute for Archaeologists (CIfA), 2014, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.*

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Images

Image EDP 1: Building 7000, looking south-west, showing the (former) main entrance and link to the manufacturing building.

Image EDP 2: View of the northern elevation of Building 1000, the former manufacturing building, looking south-east, this has now been partly demolished.

Image EDP 3: View of the walkway link, looking south-west.

Image EDP 4: View of the interior of the eastern end of Building 1000, showing the typical subdivision (this section is now demolished).

Image EDP 5: View of eastern courtyard in Building 4000, the cafeteria area. Looking south-west with Building 6000 in the background. The southern side of the courtyard was added following the construction of the Materials Distribution Centre (Building 5000).

Image EDP 6: Interior of Building 4000, the cafeteria area. Showing the modern refurbishment.

Image EDP 7: View of Building 5000, the former Materials Distribution Centre, looking north-east. Also showing Building 6000, the 1979 offices, in the background to the right.

Image EDP 8: View of Building 6000, the 1979 office building, looking north-east.

Image EDP 9: View of Building 6000, the 1979 office building, looking north, and showing the glazed stair tower and the relationship to Building 7000.

Image EDP 10: View of the courtyard interior of Building 6000, the 1979 office building, looking south.

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Appendix EDP 1
Masterplan
(11392-PL-005 Sept 21)

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BUILDING TO HAVE FLEXIBLE USE CLASSES, E CLASS RESEARCH & DEVELOPMENT, LIGHT INDUSTRY, B2 & B8

CAR PARKING BASED ON A MAXIMUM OF 1 PER 45m²
(HIGH TECH, R&D, LIGHT INDUSTRY) GENERALLY

UNIT 5 CAR PARKING PROVIDED AT 1 PER 90m² (B8).

BUILDINGS 9 & 10 CAR PARKING PROVIDED BETWEEN 1 PER 45m² & 1 PER 90m²

ACCESSIBLE CAR PARKING PROVIDED AT 5%, EVC PROVIDED IN ACCORDANCE WITH LPA STANDARDS AS A MINIMUM

UNIT 14 SINGLE STOREY AMENITY FACILITY AND OUTDOOR SEATING (3,000ft² GYM, 2,000ft² CAFE), PARKING PROVIDED AT 1 PER 14M² MAX

AMENITY HUB (CAFE / GYM)

FLEXIBLE USE EMPLOYMENT SPACE

ANCILLARY OFFICE SPACE

TREES

Revisions: Drawn/Chkd: Date:

Client:
XLB PROPERTY &
HAVANT S.a.r.l. (Luxembourg)

Project:
LANGSTONE PARK
HAVANT

Drawing Title:
INDICATIVE MASTER PLAN

Scale @ A1: 1:1000
Checked by: ME
Date: SEPT 21

Job No: 11392
Stage: PL
Drawing No: 005
Rev:

Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ☐
Tender ☐

PRC

12 Warren Yard,
Warren Park,
Milton Keynes,
MK12 5NW
01908 305 246

info@prc-group.com
www.prc-group.com

Architecture
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Plan

Plan EDP 1 Plan of the Site
(edp5537_d001b 27 May 2021 AG/EO)

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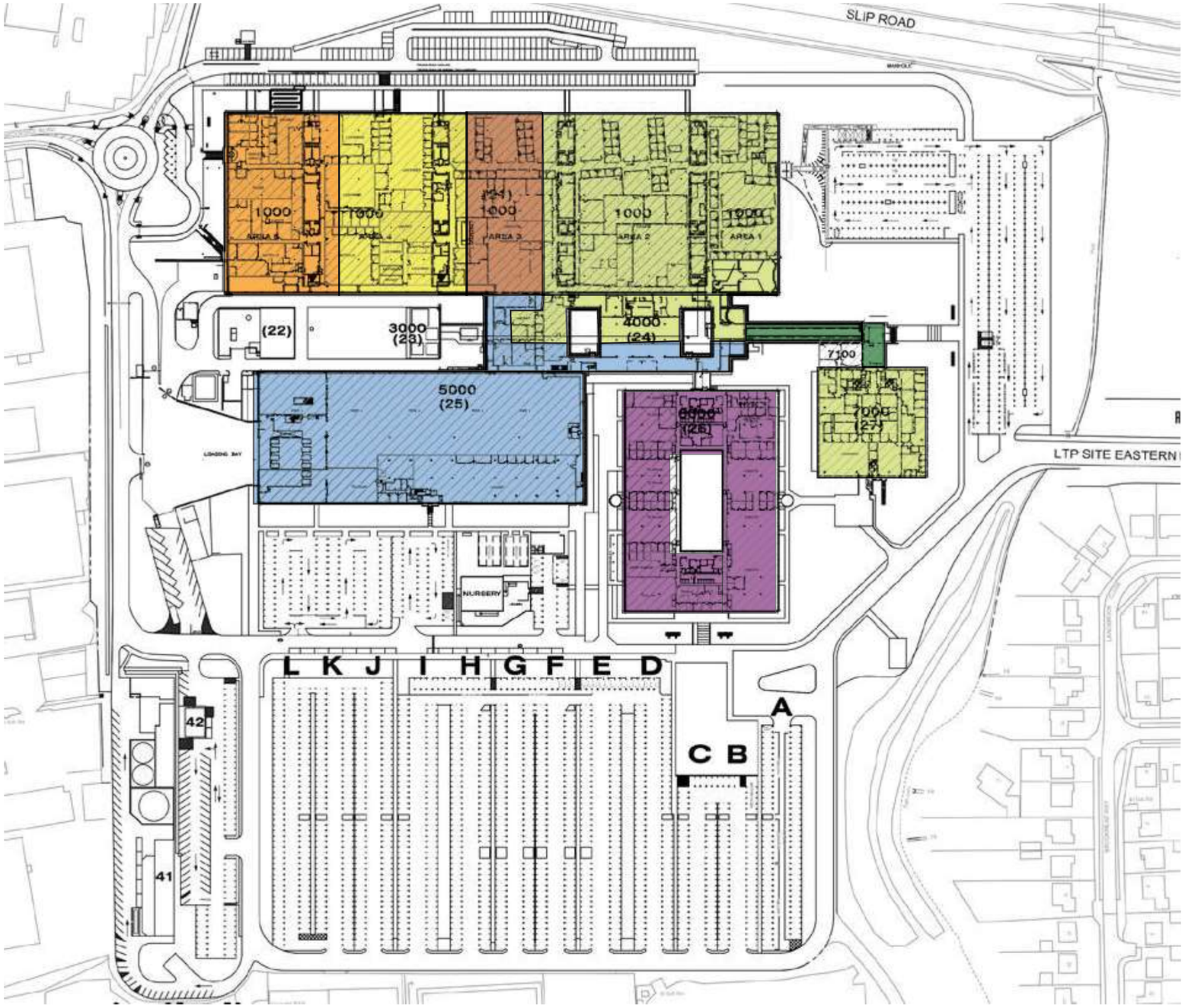

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- Phase 1: 1968-69
- Phase 2: 1969-1970
- Phase 3: 1970
- Phase 4: 1970-77
- Phase 5: 1971-72
- Phase 6: 1978-79
- Phase 7: 1978-79

client
XLB Property Ltd

project title
Langstone Technology Park, Havant

drawing title
Plan EDP 1: Plan of the Site

date	**27 MAY 2021**	drawn by	**AG**
drawing number	**edp5537_d001b**	checked	**EO**
scale	**Not to scale @ A3**	QA	**RB**

the environmental dimension partnership
Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

the environmental
dimension partnership

CARDIFF
02921 671900

CHELTENHAM
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

REGISTERED ORGANISATION CIfA

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