

Listed Building Consent for the Southleigh Park Estate was granted under APP/ 17/00864 on 30th January 2019.

FSL Group were appointed in early 2020 to undertake a study, prepare a scope and a full set of construction drawings for the conversion.

To inform the study the following background information was gathered for research;

- Multiple site visits undertaken to inspect the exterior and interior of the buildings in detail.
- Appointment of specialist Heritage Consultants Hutton & Rostron to undertake detailed surveys and to report on all material aspects of the buildings.
- Contact with previous owners collating their available site information including documentation and plans of the building.
- A full laser survey of all buildings.
- Listing Information held for the building by the National Heritage List for England (NHLE) Architects plans and other relevant documents held by the local Record Office
- Relevant primary and secondary sources including published and unpublished reports and observations in the area around the building.
- Archival research at the local Records Office.

The results of the study identified the journey of the building from the original Woodlands Farmhouse through the various multiple extensions and re-modelling exercises to create the Estate and the many subsequent changes for use as Research and Development offices to finally the restoration work started but left incomplete in the late 1990s.

From the study a particularly important period was determined to be the major remodelling exercise carried out for owner Sir Dymoke White, (MP for Fareham) in around 1920. The works were designed and overseen by Oswald Partridge Milne FRSA FRIBA, a prominent British architect who worked with Sir Edwin Lutyens. He was Vice-President of the Royal Society of Arts between 1959 and 1961. Milne designed numerous country houses in many parts of Britain, the most significant being Nuffield Place near Henley-on-Thames, the home of William Morris, founder of Morris Motors. He also designed the Bank of Victoria in King William Street, London, and remodelled Claridges Hotel in London in the 1920's including the ballroom. In 1927 he was in practice at 64 Wigmore Street in London. Milne's Southleigh drawings note this address so it can be assumed the re-modelling dates to this period.

The layout created for division of the main house and granted approval under the Listed Consent APP/ 17/00864 was not sympathetic to the remodelling of this period and most importantly did not form a buildable layout. It would not be feasible to install services for drainage, ventilation, gas, electric and water services to the approved scheme layout without significant harm to the fabric of the main house. The layout also proved challenging to divide from an acoustic and fire compartmentation perspective, requirements of Building Control compliance.

There is no scope within the legislation for the changes required to be considered on the approved Listed Consent and therefore a new Listed Consent application seeks to amend the detail approved under the previous listed building consent in response to our findings on site and a desire to protect as much of the historic fabric as possible along with a request for a Non Material Amendment to Condition 18 of the full application APP/ 17/00863 to align the construction details.

THE PROPOSED ALTERATIONS

Variations to the Plan.

The arrangement of the apartments varies when compared to the scheme as previously approved but allows more of the historic fabric to be retained. This especially relates to areas sensitive to change such as the Oswald Milne refurbished areas. It also allows for a buildable layout.

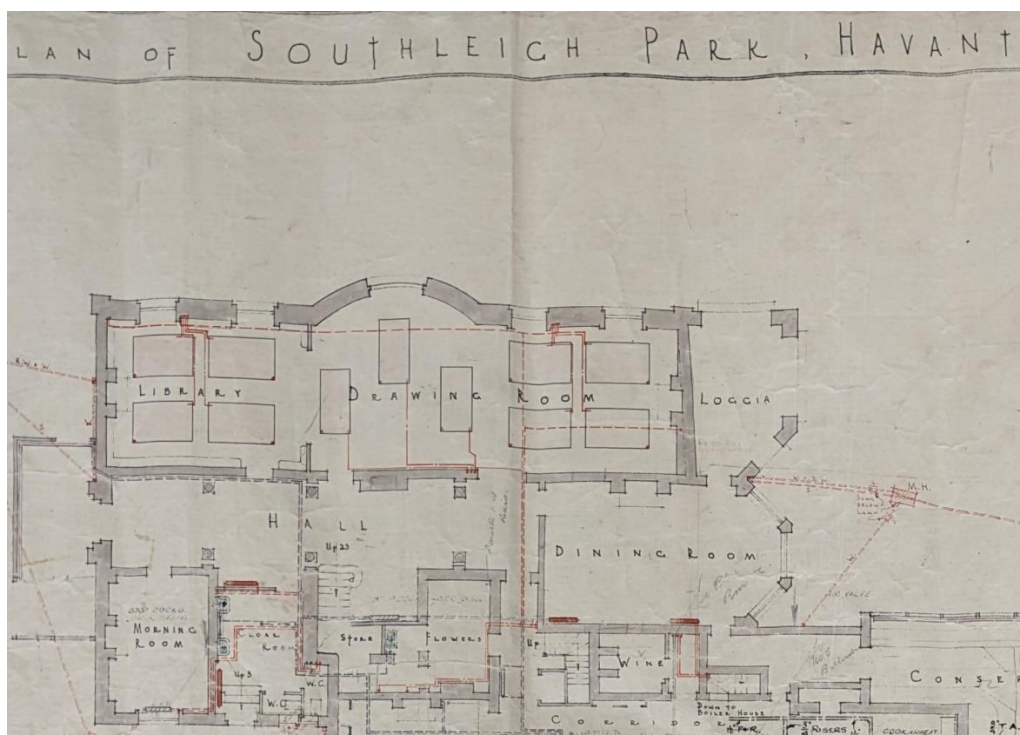
The number of dwelling units remains unchanged.

All interventions have been designed in order to maintain and enhance the atmosphere, character and spirit of this historic building. The proposed variation works comprise of the following.

Apartment 2 (South East Corner, Ground Floor)

The original proposal (APP/17/00864) included the introduction of a new staircase in the old library to form two storied apartment, but we consider that the same accommodation can be provided over the ground and first floors respectively, without the need to disturb the existing first floor plate. This will avoid change to the valued first floor ceiling curved covings introduced as part of the 1920's remodelling and retain the library without alteration.

The amended plan presented for approval proposes that this space will become an open plan living room and therefore remain without alteration as left following the Oswald Milne remodelling. The proposal is to repair, French polish and retain the existing panelled appearance of the space, the first floor will return to two bedrooms and a bathroom.



Apartment 9 (East Corner, First Floor)

Rather than as the original proposal (APP/17/00864) introducing a staircase to form two storied apartment, F10, F11, F11a & part F12 become a two bedroom apartment. The East end of the First Floor corridor will be partly divided to form a grander entrance. Access to the roof space will be relocated to another area with more compliant access. The solid part height dividing wall causing loading issues on the hallway beam between the scagliola pilasters is to be removed and replaced with a lightweight replacement.

Apartment 10 & 11 (South Face, First Floor)

The original proposal (APP/17/00864) suggested a single three bedroom apartment.

Room F12 (part) & F13 Former main office

The amended plan presented for approval proposes that this space will become two individual one bedroom apartments with access from the main first floor hallway through original openings.

Apartment 12 (West side, First Floor)

The original proposal (APP/17/00864) suggested the creation of a new doorway cut through the North wall for access to the hallway.

Room F14 R&D Office

The amended plan presented for approval proposes that the existing doorway remain in position without alteration.

Ground Floor back corridor

The original proposal (APP/17/00864) suggested the introduction of a new door and fan light in the style of the existing.

The amended plan presented for approval proposes the existing door and fanlight are carefully removed and relocated to form the end of the corridor with a fire rated wall behind.

Plot 5 (West Wing)

The original proposal (APP/17/00864) demolishes a section of the wall between the main house and the West Wing to create space for a bedroom.

This part of the West Wing was the previously the kitchen and appears to be part of the original farmhouse extended to form the Manor House. The amended proposal avoids disturbing this area of the original house.

Plot 14 (Stables, South)

The original proposal (APP/17/00864) demolishes the single storey building attached to the South side of the Stable building.

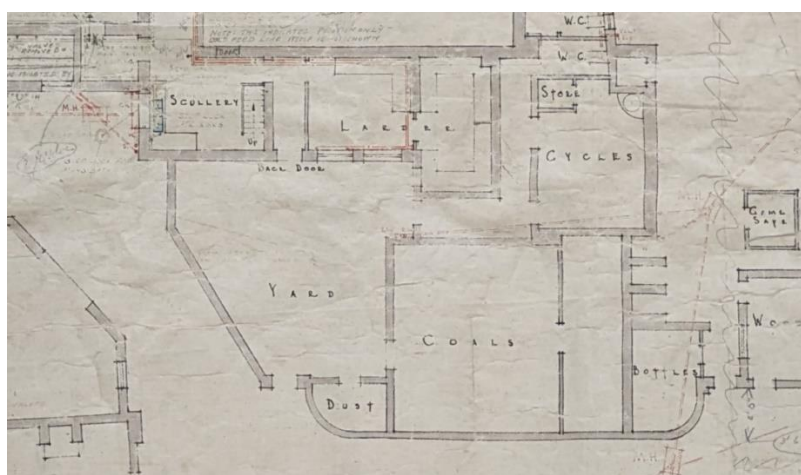
The Oswald P. Milne drawings from 1927 show this area being the Owner's office and the General office. The building remains in good condition with the Owner's safe in position in the wall. They are of merit and the proposal is to refurbish and retain within the conversion.



Plot 5 - 6 External (West Wing)

The original proposal (APP/17/00864) demolishes the flint wall forming the old coal yard and rebuilding in a new position.

The Oswald P. Milne drawings from 1927 show this area being the service yard and coal store. It is of merit and the proposal is to refurbish and retain within the conversion to form the private gardens to the townhouse conversions.



Services

The alteration of the building will involve the introduction of new services to each apartment. The existing approved layout does not allow for these services.

New Energy Centre

The new proposal is for the heating system to be a communal district system serving all the legacy buildings with the exception of the lodge to reduce the impact on the individual residences for gas pipe feeds, boiler flues, condensate drainage etc. For ease of access, servicing and installation a new energy centre is planned to be located within the single storey annexe to the stable block now to be retained. Fire stopping will be introduced where the new service penetrations are made through the fabric to the walls floors and ceilings.

Cellar

The amended plan presented for approval proposes that this space continues in use as a plant area with lift motor equipment and as a route for services entering the main house only, the existing heating boilers and associated pumps and pipework are to be removed.

Noise Assessment

The changes will have no discernible impact on current noise levels, and they will remain the same as approved under the previous application

Light Assessment

Day/night increase in light pollution will be unchanged and they will remain the same as approved under the previous application

Access

Access to the site will remain unchanged and they will remain the same as approved under the previous application