



Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

7th September 2023

Our Reference: 247805

Dear Sir/Madam

Southleigh Park House, Eastleigh Road, Havant, PO9 2PE
Application to discharge condition 5 of Listed Building Consent
APP/17/00864

Conversion details i.e. fire safety and noise

Background

Havant Borough Council granted Listed Building Consent on 30 January 2019 (ref: APP/17/00864) for the following development at Southleigh Park House, Eastleigh Road, Havant.

Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings).

Two conditions require further details to be approved prior to the commencement of development. This submission relates to condition 5 (conversion details i.e. fire safety and noise).

About the applicant

Bargate Homes ('Bargate') is a distinctive homebuilder with a unique set of values and guiding principles.

The company focus is on developing a limited number of select developments annually, exclusively within beautiful locations within 45 minutes of its local headquarters in Fair Oak. As a local business, Bargate sets itself a responsibility to create beautiful homes and developments that enhance where we all choose to call home.

Bargate has been a wholly owned subsidiary of VIVID since 2019. Whilst Bargate retains its total independence as a business and brand, VIVID's ownership provides significantly increased access to finance for land acquisition. The Southleigh Park House site was an acquisition by VIVID in 2019. Bargate is now taking forward the implementation of development at this special site.

Bargate is co-ordinating the comprehensive planning and implementation of development at the site. Bargate is designing and constructing the new build homes within the site and has commissioned contractor FSL Developments ('FSL') as a specialist in the conversion of existing built spaces to residential development. FSL is experienced in undertaking unique and challenging proposals and brings its expertise to the sensitive adaptation and conversion of the listed buildings at the Southleigh Park House site.

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The project

The proposals for Southleigh Park House, are being progressed comprehensively pursuant to the original hybrid planning permission and will involve parallel submissions for the reserved matters, adjustments to the full permission design for the listed buildings and the discharge of planning conditions.

This application

FSL hereby apply to discharge condition 5 (conversion details i.e. fire safety and noise) of Listed Building Consent APP/17/00864. The condition wording is as follows:

Prior to the commencement of work, details shall be submitted to and approved in writing by the Local Planning Authority to show:-

- a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or*
- b) the design and construction of any new fire doors/glazed screens*
- c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms*
- d) the means of providing noise isolation between units.*

FSL enclose a comprehensive, detailed conversion scheme which includes all fire safety and noise isolation between unit proposals.

Other pre-commencement conditions

One other condition requires further details to be approved prior to the commencement of development. The submission status of this is as follows.

- Condition 4 (Detailed repair schedule): Submitted 08/09/2023 (PP12444018)

We trust that the submitted information is acceptable to discharge condition 5 of Listed Building Consent ref: APP/17/00864, and we look forward to hearing from you. If you have any queries or require additional information please contact me.

Yours faithfully

Harvey Wingfield
Planner