



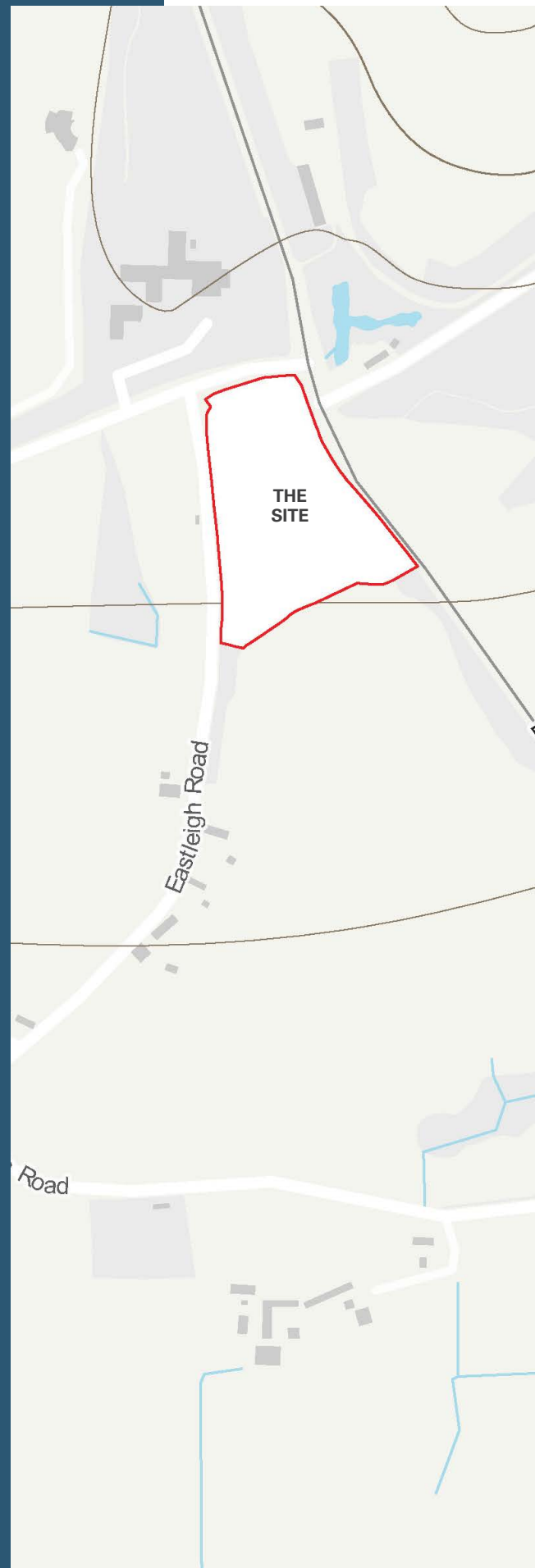
SOUTHLEIGH PARK, HAVANT

DESIGN CODE | SEPTEMBER 2023



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INTRODUCTION

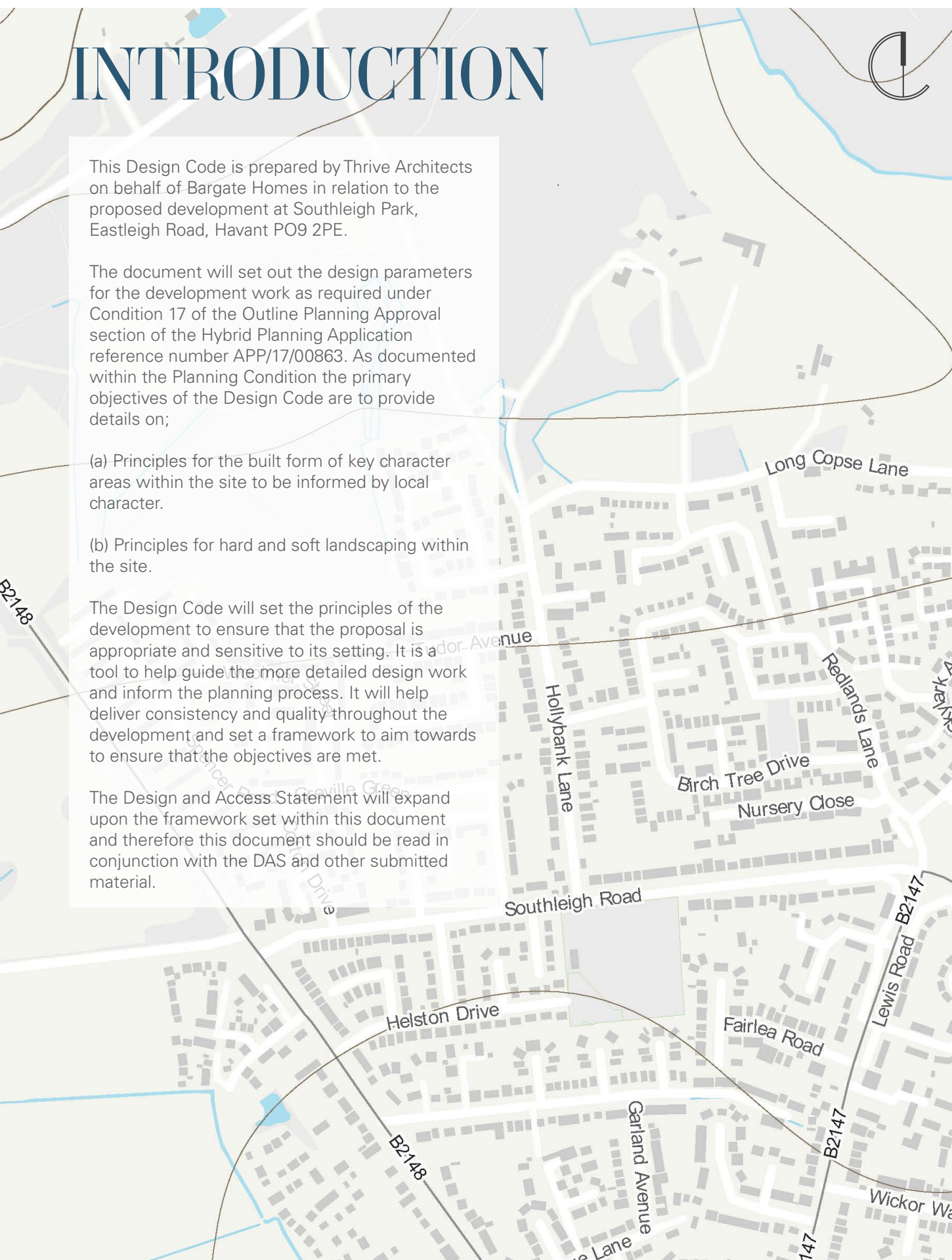
This Design Code is prepared by Thrive Architects on behalf of Bargate Homes in relation to the proposed development at Southleigh Park, Eastleigh Road, Havant PO9 2PE.

The document will set out the design parameters for the development work as required under Condition 17 of the Outline Planning Approval section of the Hybrid Planning Application reference number APP/17/00863. As documented within the Planning Condition the primary objectives of the Design Code are to provide details on;

- (a) Principles for the built form of key character areas within the site to be informed by local character.
- (b) Principles for hard and soft landscaping within the site.

The Design Code will set the principles of the development to ensure that the proposal is appropriate and sensitive to its setting. It is a tool to help guide the more detailed design work and inform the planning process. It will help deliver consistency and quality throughout the development and set a framework to aim towards to ensure that the objectives are met.

The Design and Access Statement will expand upon the framework set within this document and therefore this document should be read in conjunction with the DAS and other submitted material.



SITE CONTEXT

SITE LOCATION

The site sits to the north-west of Emsworth and east of Havant. The site is 3.13 hectare in area and is within the administrative boundary of Havant Borough Council.

The site is bounded by the B2148 Horndean Road to the east, Bartons Road to the North and Eastleigh Road to the west.

To the south of the site are the tree lined, open grounds and former gardens of Southleigh Park House.

Vehicular access into the site is via Eastleigh Road on the western edge of the application site.





SITE CONTEXT

SITE HISTORY

In its current form, the site is dominated by Southleigh Park House and numerous other buildings of significant heritage value. The site is also occupied by a (derelict) modern office building in the northern part of the site.

The grounds were originally built for a gentlemen's residence and parkland in the mid 19th Century and have more recently been used as an office environment. Various applications have been considered since the 1980's for the site as an employment use.

Hybrid Application (App/17/00863) granted permission for 'change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space.

In addition, permission was granted for an Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

The Hybrid planning approval provides the opportunity to reinvigorate the site and celebrate its former use and create a more appropriate and grand setting for the listed structures.



Southleigh Park House



Redline boundary shown on aerial map

SITE CONTEXT

SITE PHOTOS





SITE CONTEXT

OPPORTUNITIES AND CONSTRAINTS

The site offers opportunities for the re-establishment and refurbishment of the existing historic buildings within a landscape setting along with additional development to frame and enhance the setting.

The main opportunities and constraints are noted below:

OPPORTUNITIES AND CONSTRAINTS

- Existing Listed Buildings & walls can be retained and re-established as the historic core of the site.
- Existing buildings provide focal points and courtyard spaces that can be framed and enhanced.
- Height and offset relationships to existing buildings to be respectful to maintain existing buildings as main presence.
- Retained mature trees and landscaping on site can be complemented with new planting to add to the verdant character.
- Established trees provide screening from surrounding roads.
- Noise from surrounding roads is buffered by tree belt.
- Tree protections zones naturally dictate areas for new development.
- Existing pond and lawn can provide a communal landscape area and site feature.
- Existing substation can be retained in same location.
- Multiple vehicular access points into the site.

KEY	
	Site Boundary
	Existing Buildings - Retained
	Existing Buildings - Removed
	Listed Wall
	Existing Tree - Cat. A +
	Existing Tree - Cat. B +
	Existing Tree - Cat. B
	Existing Tree - Removed
	Root Protection Zone
	Existing Pond
	Retained Lawn
	New Native Tree & Hedgerow Planting
	Existing Sub-Station
	Topography - High Point
	Topography - Banking/Level Change
	Traffic Noise
	Proposed Site Entrance



SITE PROPOSAL

SCHEMATIC MASTERPLAN

The concept layout indicated opposite considers the site opportunities and constraints and provides an indication of how the site can be developed sensitively within the context of the retained listed building structures, site access points and established landscape setting.

The principal space of the overall site is the area to the south of Southleigh Park House where the main house overlooks the lawn and pond. This area can be further enhanced and framed by additional, sensitively positioned, dwellings overlooking the lawn and pond. These dwellings should be subservient to the grandeur of the main house façade.

To the southwest of the main house there is an area that can be positively modified into a square landscaped space framed by new dwellings facing towards the main house with oblique views to the main lawn and pond. These dwellings should be of a scale and style that is subservient to the main house.

In the centre of the site the existing stables and coach houses form an internal hard landscaped courtyard. This area can be framed further by built form to further enclose and enhance the space.

To the north of the site, on the grounds of the former office is the area, of highest development capability. The development area can provide a more traditional street pattern with front facing dwellings. This space offers opportunities for pedestrian linkages to the northwest and north east adjacent to the retained lodge. These pedestrian routes can be integrated within the retained landscaped setting.

KEY	
	Site Boundary
	Site Access
	Pedestrian Access
	Primary Route
	Secondary Route
	Development parcels
	Existing Buildings
	Buildings
	Building Frontage
	Proposed Tree
	Existing Vegetation
	Pond
	Open Space



SITE PROPOSAL

BUILT FORM STRATEGY

The outline approved layout and tree protection plan, combined with the retained existing buildings and approved development access points set defined development areas.

These areas can be used to create street patterns and frontages from which a layout can be developed.

The majority of the existing buildings on site have a

traditional residential form with pitched roofs, gables and domestic scale footprints. Southleigh Park House, however, is a parapetted flat roofed building of substantial width and depth.

The prominence of Southleigh Park House will set it apart from the surrounding residential development.



STREET HIERARCHY

Areas of character will define different parts of the site and the retention of key trees and enhanced dwellings will create focal points between the transition spaces.

The ability to connect east to west and north to south will enable strong permeability and allow the whole site to be enjoyed by the residents.

Opportunity to create character spaces by way of courtyards and squares is presented and these can form part of the journey through the site.



SITE PROPOSAL

CAR PARKING

Parking must be provided in accordance with local policy, ensuring that a variety of solutions are provided and, as a strategy where possible, removing cars from the street.

The proposed development should have a range of driveways, on-plot garages, car barns, on street bays and parking courts as indicated. The precise mix and layout will be determined at the detailed application stage, however the total level of parking provided should be in line with the Council's parking standards.

The total car provision will include a mix of allocated and visitor parking. All parking should be overlooked within the street to provide safe levels of natural surveillance.

As a general strategy, where a dwelling has a garage, these are sized for cycle storage and refuse (internally 3x6m for a single). Dwellings without a garage will have secure garden sheds for cycle storage and an accessible side or rear path to bring refuse road side on collection days. Flat Over Garage [FOG's] will have storage within the garage space.



