



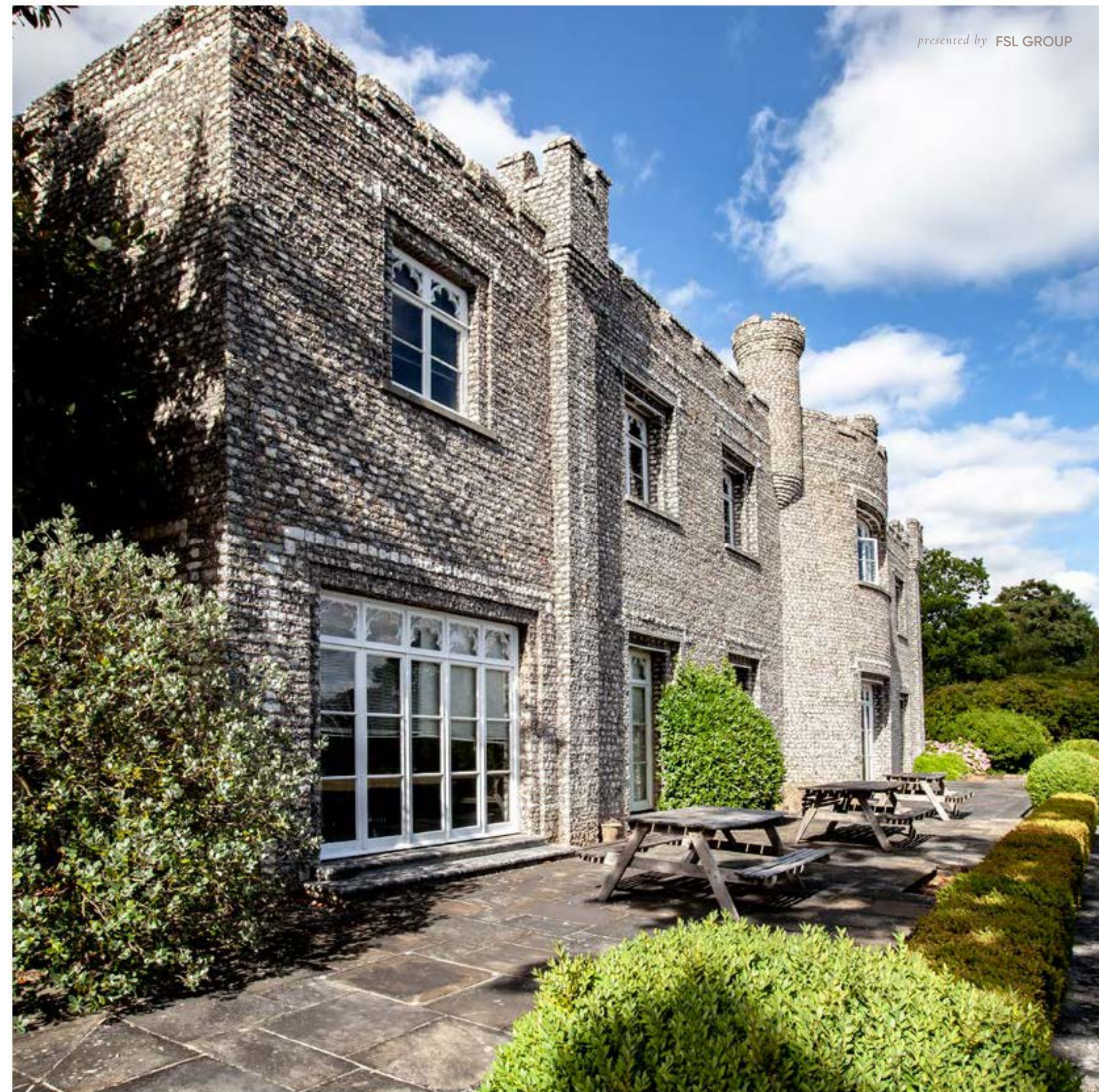
Heritage, Design and Access Statement
July 2023 - V2

tgp
The Goddard Partnership Limited



FSL
GROUP

BARGATE
HOMES



Design Proposal

The Proposal comprises of the remodeling and refurbishment of the existing Mansion house, Coach house, Stables and Lodge to create 19 luxury Apartments and Townhouses.

The FSL site boundaries a larger development undertaken by Bargate Homes which forms a separate planning application.

Accommodation

Mansion House

- 4 no. 1 Bedroom Apartments
- 5 no. 2 Bedroom Apartments
- 2 no. 2 Bedroom Townhouses
- 2 no. 3 Bedroom Townhouses

Coach House

- 3 no. 2 Bedroom Townhouses

Stables

- 2 no. 2 Bedroom Townhouses
- 1 no. 3 Bedroom Townhouse

Lodge

- 1 no. Detached dwelling





EXAMPLE BATHROOM VISUAL INDICATING PROPOSED LOOK AND FEEL



EXAMPLE BEDROOM VISUAL INDICATING PROPOSED LOOK AND FEEL



presented by **FSL GROUP**



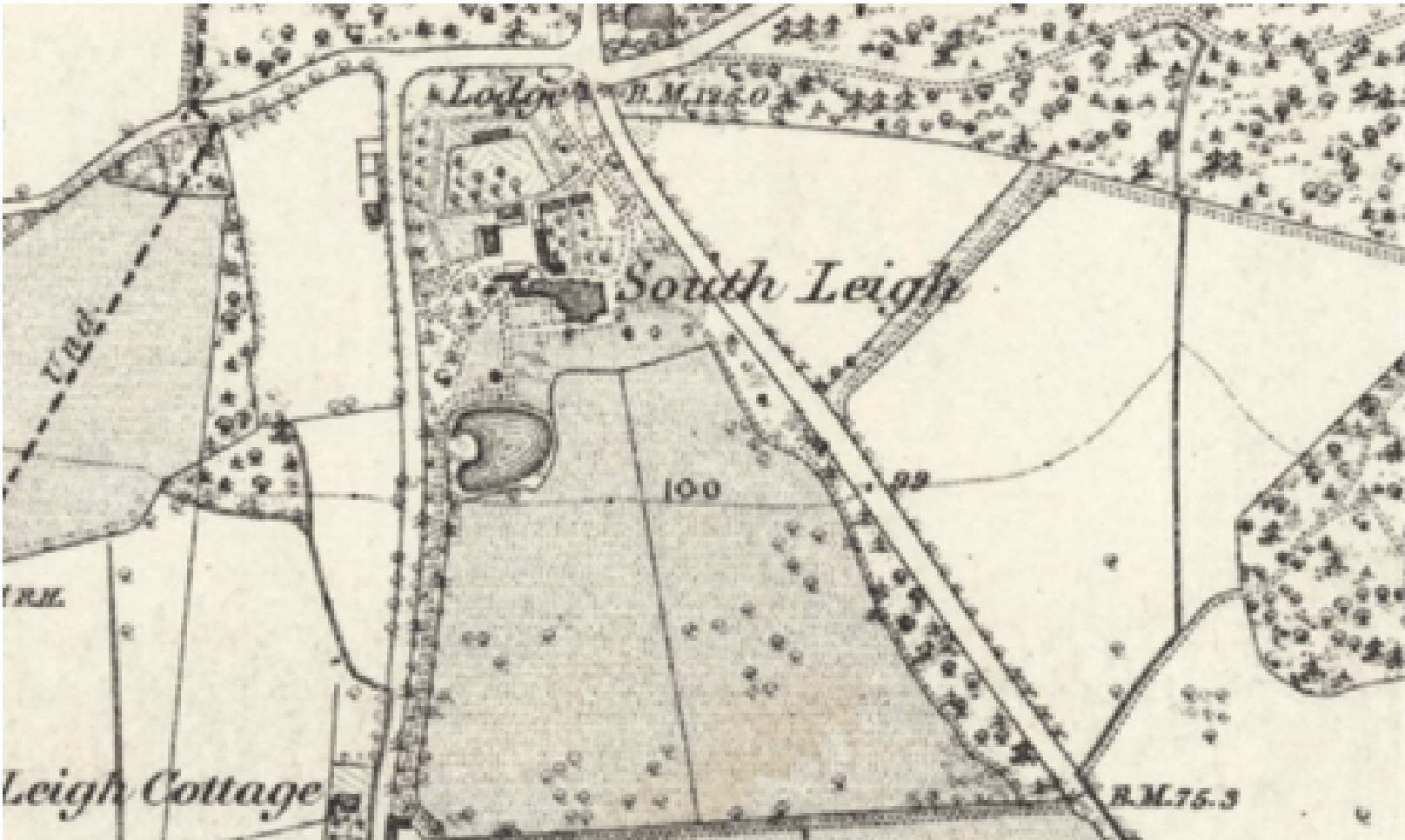


Fig 1: Southleigh OS Map (six inch to the mile) Published

1. INTRODUCTION

1.1. Project Background

1.1.1. The following Heritage, Design and Access Statement has been prepared by The Goddard Partnership Limited, in partnership with FSL Group and Bargate Homes to accompany the Listed Building Consent Application for the conversion of Southleigh Park House, Havant.

1.1.2. Southleigh Park House is a Grade II listed house which lies approximately two miles to the north of Emsworth.

1.1.3. Approval for the conversion of the building was obtained under applications APP/17/00864: Listed Building Consent and APP/ 17/00863 Planning.

1.1.4. The current 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.

1.1.5. The new application for listed building consent is triggered where there is no scope within the legislation for these changes to be considered as minor or Non Material Amendments.

1.2. Introduction

1.2.1. The purpose of this document is to identify those elements that endow the building with its special architectural and historic interest that warrant preservation and to assess the contribution of those elements to the overall heritage significance of the building. This document will also assess the contribution that the building makes to the special interest of the wider context and sets out the positive and sensitive approach of the proposed alterations.

1.2.2. The findings of the heritage assessment will provide a baseline assessment to inform the proposals for the building. The impact of these proposals on the heritage interest of the building will be assessed within this document and submitted in support of an application for Listed Building Consent.

2. Historic Context

2.1. List Description: Main House

SU 70 NW HAVANT HORNDEAN ROAD Emsworth

4/15 Southleigh Park, House (excluding attached 1983 corridor and office building)

Grade II Country House (now a commercial establishment). Mid C19 with C20 alterations. Coursed, knapped, flint with flint galleting. Hipped Welsh slate roof. 2 storeys, 7x3 bays, facing south with 5-bay west- east wing and 2-bay link projecting from rear left corner. South (garden) elevation: arranged 1:6 bays, the 6-bay section defined by pilasters buttresses which rise as turrets, and with central 2-bay bow with flanking corbelled circular turrets. Pale-grey flint "hoodmoulds", parapet band, and vertical bands to buttresses. Embattled parapet and turrets; the parapet to bow and its flanking turrets reduced in height by approx 1 metre in 1983.

Square headed, wooden, mullioned and transomed windows with foiled glazing bars to upper lights; set in reveals with dentilled heads, the soffits comprising iron plates which have decorative panels filled by flint shards.

Windows of 4 lights to ground floor of bay 1 and bow, otherwise of 2- lights; on ground floor tall, and mostly with French windows. Tall chimney stacks with coupled shafts, chamfered plinths and embattled caps.Right return (entrance elevation): lower added bay on right.

Across original elevation is single-storeyed 3-bay embattled porch. The entrance on right has raised pilasters; heavy moulded wooden console brackets supporting hood; replacement small-paned glazed double door; on left, two tall replacement windows with small-paned glazing. Inserted window to 1st floor.

Fig 1: Southleigh Park House from the South

Left return (west elevation): the 2 right-handed bays project, that on the left, canted, with windows of 2 and 4 lights to ground floor. The left-hand bay has ground-floor canted bay with french windows and apartment roof forming 1st floor balcony with access from canted bay window with French windows. On left, stepped link to wing has door which led into former conservatory which ran alongside the wing. Only the decorative tile border to the floor paving, and the chamfered dwarf brick walls of the conservatory survive. The wing has central 3 bays projecting slightly with French windows on ground floor, corbelled corner turrets, and parapet stepping up at centre. Left bay is blind. The ground-floor windows have pointed arched glazing bars to upper lights.

At rear left of main block, leading from back door, is a 1983 brick and glass corridor (not included in listing), linking main block to Clock Tower building (q.v.) and to 1983 brick and glass office building (not included in listing).

Interior: Entrance porch; entrance leads into circular vestibule with floor of black and white polished stone set in radial pattern. Double door, into house, has cusped panels, etched glass, and foiled overlights.

Entrance hall has stone flag floor; quasi-marble Ionic columns; and tongue and dart cornices. Principal stair is open well with stone treads and replacement balustrade.

The principal rooms were refurbished 1930's after fire damage, but original doors, reveals and window shutters remain.

Billiard Room (rear left corner) retains wood-block floor; coloured glass to upper lights of windows; compartmental ceiling with decorative bosses; and cornice with shields and floral bosses.

Service stair has wooden handrail with spiral curtail; stick balusters; columnar newels; moulded tread ends; panelled cupboards at base possibly original.

Back doorway retains radial glazing bars to fanlight. 1st floor much reordered during the 1970's office conversion but small sections of original well-moulded cornices survive and in the room above the Billiard Room there are similarly moulded skirting boards and architraves with floral corner panels.

The clock in the Clock Tower building is dated 1840. and this could well be the date of the house as well.

Fig 1: Southleigh Park House from the South



Fig 4: Southleigh Park House: Main Staircase



Fig 2: Southleigh Park House: Entrance Hall

presented by **FSL GROUP**



Fig 3: Southleigh Park House: 1920s paneling



Fig 5: Clock Tower



2.1.1. Outbuilding GV II

2.1.2. Outbuilding, possibly formerly stable, with clock tower: mid C19 (clock dated 1840) with C20 alterations. Coursed flint with red brick quoins and dressings; stucco plinth and platt band. Welsh slate roof. Wooden clock tower. 1 ½ storeys, 3 bays with single storey wing to right. The main section has outer bays taller and projecting slightly below oversailing gables. Each has giant pilasters framing segmental archway which has ground-floor doorway and small window above. The left-hand bay has full-width door and the opening above is heightened to form fire door. The right-hand bay has half-glazed door with small-pane overlight; and cambered-arched 6-pane sash above. The central bay has wide doorway with small-pane overlight and flanking apartment-arched 6-pane sashes (right sash altered); above door is oculus with radial glazing bars. Roof is carried down in front of central bay on slender columns, and with decorative pendants to cross-beams. Rising from the front roof slope, at centre, is 2-stage clock tower having clock face below Tuscan-columned bell stage with frieze and cornice; and shallow pyramidal roof carrying weather vane with ball base, scrolled brackets, arrow vane and spike finial. Chimney at right end; and on right, single storey flat-roofed wing, the right end canted. At rear of building, 1983 brick and glass corridor (not included in listing) links building to main house (q.v.) and to 1983 brick and glass office building (not included in listing). Interior: much reordered during the 1970's office conversion, but wooden stair remains. Clock has dial with manufacturer's name and date: "Paine. High Street Bloomsbury. 1840".

2.1.3. Southleigh Park Lodge, GV, grade II

Lodge. Mid C29. Flint and brick, hipped slate roof. Gothic style. Octagon, with narrow rectangular wing to the south, 2 storeys. Flint walls with yellow brick flush dressings; crenelated parapet, prominent stack in the angle between 2 units, rectangular openings to the wing, small pointed windows on the octagon (alternating on each floor), 1st floor weathered band, quoins. Cast iron diamond windows to the octagon, sashes to the wing. Porch with stepped gable, pointed arch, and side windows.



2.2. Site Location

2.2.1. Southleigh Park House is a Grade II listed former family dwelling, which has been used as commercial premises for the past 50 years.

2.2.2. Sites of Special Scientific Interest

2.2.2.1. Southleigh Park House is not within or near a site of special scientific interest.

2.2.3. Site of Important Nature Conservation

2.2.3.1. Southleigh Park House is not within or near a site of important nature conservation.

2.2.4. Flood Zone

2.2.4.1. Southleigh Park House is within Flood Zone 1. Therefore no further assessment has been made.

2.2.5. Conservation Areas

2.2.5.1. Southleigh Park House is not within a Conservation Area.



3. REGULATORY AND POLICY CONTEXT

3.1. Introduction

3.1.1. Under the provisions of the Town and Country Planning Act 1990 there is national legislation and guidance relating to the protection of, and development on or near important archaeological sites or historical buildings within planning regulations. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3.2. Historic Buildings and Ancient Monuments Act 1953

3.2.1. Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

3.3. Ancient Monuments and Archaeological Areas Act 1979

3.3.1. Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.



3.4. Planning (Listed Buildings and Conservation Areas) Act 1990

3.4.1. Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation

Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

3.4.2. The statutory criteria for listing is the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest(DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

3.4.3. Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

3.5. Local Plan

3.5.1. The local plan policy is provided by Havant Borough Local Plan (Core Strategy) adopted 2011 and the Havant Borough Local Plan (Allocations) adopted 2014

3.5.2. The Local Authority responsible for planning policy is Havant Borough Council.

3.5.3. Core strategy policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough within the local plan states that planning permission will be granted for development that "protects and where appropriate enhances the borough's statutory and non statutory heritage designations". In addition, policy DM20 of the allocations plan states that "Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough".



3.6. National Planning Policy Framework (NPPF) 2019

- 3.6.1. Section 16 of the National Planning Policy Framework (NPPF) 2019 sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- 3.6.2. Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 189).
- 3.6.3. LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets. Putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 185/192).
- 3.6.4. In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 193/194).
- 3.6.5. In weighing applications that directly or indirectly affect the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 197).
- 3.6.6. LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance, the impact, and to make this evidence publicly accessible and for any archives deposited with a local museum or other public depository (NPPF, 199).
- 3.7 Pre-application Advice:**
- 3.7.1. The Havant Borough Council Conservation Officer has visited the site several times to review and discuss the current proposals and to provide further comments on the revised design and planning of the current proposals.
- 3.7.2. The drawings submitted with this application reflect these discussions have been included below.

4. METHODOLOGY

4.1. Standards

4.1.1. This document has been assessed in accordance with:

4.1.1.1. Planning Practice Guidance Historic Environment (revised 23rd July 2019), published by the Ministry of Housing, Communities and Local Government

4.1.1.2. Historic England, Historic Environment Good Practice Advice in Planning Notes (2015 1–3)

4.2. Scope

4.2.1. The purpose of the Heritage Statement is to identify historic fabric within the building or its setting that is likely to be sensitive to change. The appraisal is informed through a desk-based study which includes a study of existing documentary sources, a visit to inspect and photograph the building, including its setting, and archival research at the local Records Office. Supplementary documentation and plans of the building have been provided by the client.

4.2.2. The following sources were consulted to inform the study in order to provide a baseline for the identification of historic fabric within the building and assessment of its significance:

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;

Documents and plans of the building supplied by the client.

4.2.3. A site visit was undertaken on the 6th July 2020 to inspect the exterior and interior of the building, and to assess its heritage significance.

4.3. Significance

4.3.1. The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 2019: p.55).

4.3.2. Only two classes of heritage asset are recognised by the NPPF: designated and non-designated assets. A third category of assets comprise those whose significance is still to be determined. Under NPPF, the significance of a heritage asset is defined in terms of its values to this and future generations. The heritage interest which makes an asset of value derives not only from its physical presence, but also from its settings. Heritage interest may be archaeological, architectural, artistic or historic (NPPF, 2018: p.71):

4.3.2.1. Archaeological interest: derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

4.3.2.2. Architectural interest: derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.

4.3.2.3. Artistic interest: derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

4.3.2.4. Historic interest: derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.

4.3.3. The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2018), selection guides published by Historic England, and regional research agendas.

4.3.4. The heritage interest of an asset may be affected by its setting. The setting of a heritage asset encompasses its physical surroundings (including its relationship with other heritage assets) and the way in which it is experienced or appreciated. Patterns of historical association and use can further contribute to the appreciation of setting. Attributes of setting may make a positive or negative contribution to the significance of an asset or could have a neutral effect (NPPF 2019, p.71)



5. HERITAGE ASSESSMENT

5.1. History

5.1.1. A detailed assessment of the history and development of the building and its site was presented within the previous application (APP/ 17/00864) submitted by Terence O Rourke in August 2017. The content of their comprehensive review has not been duplicated below where it remains relevant to the appreciation of the Heritage Assets and their setting.

5.1.2. Following careful opening up, additional information regarding the construction of the building has been gleaned which has influenced the current design, including the use of concrete floors to the first floor, completed as part of the refurbishment completed in the 1920's. This refurbishment was overseen by Oswald P. Milne.

5.1.3. The following extract regarding the development of the wider estate was researched and published by the Hampshire Gardens Trust in 2001 (<http://research.hgt.org.uk/item/southleigh-park-house/>)

5.1.4. The estate, known in 1820 as Woodlands, was then a dairy farm. It was bought by Mr. Charles Short, who converted the house into a mansion, the front of which was of galleted flint and castellated, facing south to command a view over the sea.

5.1.5. Extensive gardens were made, including glasshouses in 2 kitchen gardens, and ornamental woods, screening the house from the road. The farm was separate from the house. In the 1839 sales particulars, the estate had grown to 160 acres (65ha).

5.1.6. By 1889, the estate, known now as Southleigh, had been embellished with more ornamental planting. A small lake at the front of the house punctuated the view over a park. A lodge had been built at the NE corner of the estate, and a carriage way round to the entrance on the east wing had been established. The farm, known as Woodlands Farm, had been moved away from house and gardens.

5.1.7. In 1903 the estate, now 360 acres (147.7ha), including cottages and farms was owned by the White family. A significant remodelling project took place in the 1920's for Sir Dymoke White, MP for Fareham. 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 estate was viable enough to survive as a working unit until 1968 when the estate was sold to the Plessey Company.

5.1.8. Under Plessey occupation a new entrance was cut from the Eastleigh Road and the kitchen gardens and cottages removed to become a car park. Many internal alterations were made. A modern office block was built occupying the centre of the site. In 1994/5 the estate now covering c 6.07ha (15 acres), became the property of Snell & Wilcox.



5.2. Planning History

5.2.1. There have been numerous Planning submissions and Listed Building Consents (57) connected to the use of the property over the past twenty years. This includes work to the modern ancillary buildings, trees, and changes of use to suit the changing needs of the business occupiers.

5.2.2. The most recent and relevant cases in connection with the conversion of the heritage assets are listed below;

5.2.2.1. APP/17/00864: 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).

This application was Permitted 30th January 2019.

5.2.2.2. APP/17/00863 Hybrid Application – Full Application 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.

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.

6. Constraints

6.1.1. This section summarises those heritage elements of the building which have been identified according to whether they are likely to impose significant, moderate, limited or no constraints to any proposals which alter or modify the building. This section should not be considered to provide an exhaustive account, but rather to indicate those areas of the building that may be sensitive to change.

Fig 8: Gothic Lintels



Fig 6: 1930's Fireplace



Fig 7: Strongroom Door



Fig 5: Dining Room Ceiling



6.2. Fabric Highly Sensitive to Change:

6.2.1. Much of the significance of the building resides in its exterior appearance, particularly, although not exclusively, the front elevation. The elements that are highly sensitive to change include those documented in the listing information, including:

6.2.2. Exterior:

Proportion of the south facing elevation overlooking the park
Flintwork (all areas)
Galletting (all areas)
Timber windows and French doors
Curved and shaped Gothic Lintols
Merlons and parapets
Clock tower
Glazed lantern

6.2.3. Interior

Coffered ceiling to Dining Room
Exposed flint walls
Proportions of the Principal rooms (Ground floor)
Coved ceilings in Principal rooms
Ionic Columns to entrance hall
Staircase
Strong Room Door
Internal joinery
1930's detailing, including panelling to Boardroom
Fireplaces and surrounds

6.3. Fabric Moderately Sensitive to Change:

6.3.1. The fabric identified here still contributes to the special architectural and historic interest of the building, but either makes a lesser contribution or has been compromised by later alteration. These areas include:

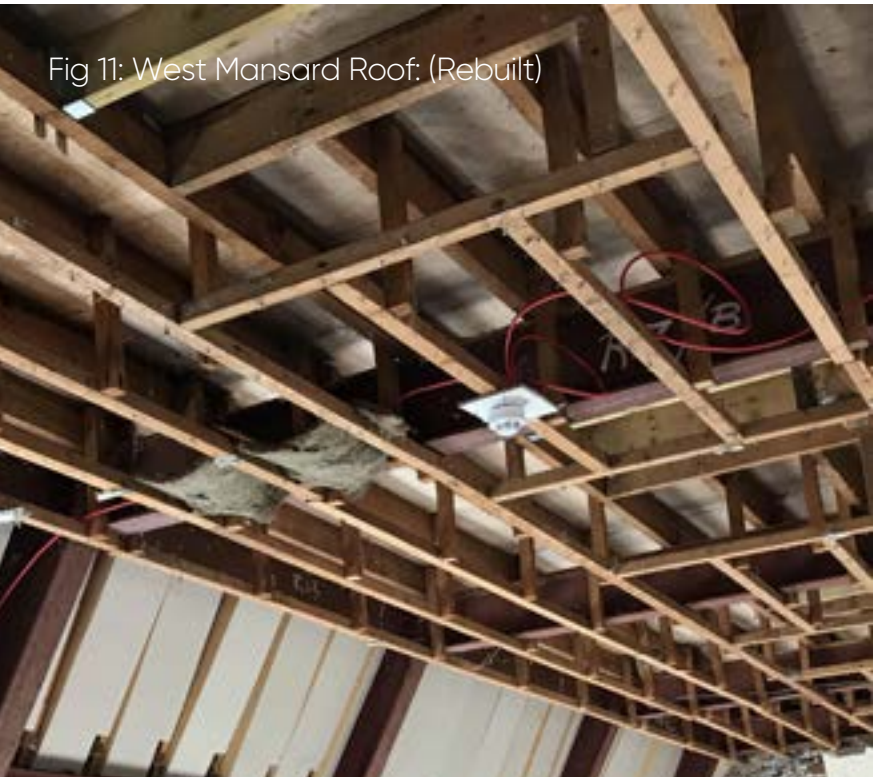
6.3.2. Exterior

West Range buildings
Rear elevation
Slate and lead roof coverings
Coach house and Stables buildings

6.3.3. Interior

Basement
Purbeck stone floors
Timber service staircase

6.3.4. It should be noted that alteration, modernisation and decoration of the building may have concealed fabric that could contribute to the special architectural and historic interests of the building.



6.4. Fabric with Negligible Sensitivity to Change:

6.4.1. Exterior

Louvred openings to rear elevations
Single Ply Roof coverings
Modern infill to the courtyard facing elevations at ground floor level
Extension to the Coach house
Modern extension to the Stable Block and forming the eastern link corridor

6.4.2. Interior

Fitted sanitaryware
Kitchen fittings
Lift
Modern Fire Partitions
Internal toilet partitions
1980's (and later) subdivisions in studwork
West Interior (where re-built)

6.5. Strategy

6.5.1. Fabric Highly Sensitive to Change:

6.5.1.1. To mitigate some or all of the harm an appropriate historic building recording will be employed. This will ensure that any fabric of architectural, artistic and historic interest, that is highly sensitive to change, is fully recorded prior to any works and justifiable in terms of the long term preservation and conservation of the building.

6.5.2. Fabric Moderately Sensitive to Change:

6.5.2.1. Proposals that affect moderately sensitive fabric will be appropriately recorded before works begin to ensure the architectural, artistic and historic preservation and conservation of the building.

6.5.3. Fabric with Negligible Sensitivity to Change:

6.5.3.1. Fabric identified as having negligible sensitivity to change either does not contribute to the special architectural or historic interests of the building or detracts from them. Any proposals that affect this fabric are not likely to be harmful to the heritage interests of the building and their alteration, amendment or removal entirely are justified within this document.

6.5.3.2. Opportunities will be outlined in this document to better reveal the heritage significance of the building's historic fabric. This can be achieved through the removal of later or modern material that may be obscuring historic fabric.

7. Repair Strategy

7.1. Where required the historic structure is to be sensitively repaired using historically appropriate materials and techniques. The principles of maximum retention will be employed during the course of the repairs, to reduce the loss of historic fabric.

7.2. The following method statements highlight the approach which will be adopted. The method statements will be made clear to the specialists engaged on the refurbishment works prior to works commencing on site as part of a ‘tool box’ talk.

7.3. Plaster Repairs

7.3.1. Any existing historic plaster is to be retained where possible. Intervention will be to gently secure areas of loose plaster to prevent further loss. The principles of plaster retention will follow the guidance provided within Historic England’s Practical Building Conservation series, using appropriately skilled contractors and specialists.

7.3.2. In the areas where new plaster is required to historically significant areas, the introduction of new plaster will only be used in the areas to fill voids and to maintain the thermal integrity of building and to prevent vermin entering.

7.3.3. The new areas of plaster will be blended up to the adjoining existing plasterwork.

7.4. Repairs to Windows

7.4.1. Where required the existing windows will be checked to ensure that they are still sound. Any existing windows will be retained where possible and carefully repaired if required. Draft proofing will be added to the windows to allow for heat retention.

7.4.2. Existing glazing will be retained.

7.5. Repair to Flintwork

7.5.1. Areas of repointing will be carried out with the use of hand tools only, to prevent damage to historic fabric. Existing mortar will be carefully scraped back then re-pointed using a lime mortar mix matching the existing mortar in composition, hardness, colour and texture. The existing mortar is to be analysed to blend the correct mix.

7.6. Timber Repairs

7.6.1. The principals of maximum retention will be followed to retain historic fabric. Following the removal of the modern interventions, the timber will be carefully inspected for decay and recorded.

7.6.2. Where sections have decayed completely, these will be replaced using new timber to match to the same size, profile and sections as the existing.

7.7. Slate Roofs

7.7.1. The existing Welsh slate roofs will be retained. New slates will be elected to undertake repairs in isolated locations using new Slates to match the size and thickness of the existing. These will be secured in place using Jenny Twin fixings.

7.7.2. Ventilation to the rooms below will be directed to new line slate vents. These will be fitted with slate slips matching the slates used on the roof to cover the main areas of the vent.

7.8. Single Ply Membrane Roof

7.8.1. The existing single ply membrane used to the re-built western range roof will be replaced with new to match the existing.

7.9. Leadwork

7.9.1. Some areas of leadwork are suffering as a result of underside corrosion, with splits forming around the timber rolls where the covering has been over-worked.

7.9.2. New milled lead will be laid to an increased code (thickness) to reduce the reduce the risk of the splits re-occurring.

7.9.3. Ventilation will be introduced below the lead to mitigate against the risk of underside lead corrosion.



Fig.14 Splits to lead. New lead to be used

8. THE PROPOSAL

8.1. This Heritage, Design and Access Statement has been prepared to support the proposal for the repair and conservation of Southleigh Park House, Havant.

8.2. The number of dwelling units within the application will remain unchanged, as approved under Ref APP/17/00864 (Listed Building Consent) and Planning Ref APP/17/00863.

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

8.4. Changes to the Plan.

8.4.1. The arrangement of the apartments varies when compared to the scheme as previously approved, to allow more of the historic fabric to be retained. This includes items sensitive to change such as Oswald Milne refurbished areas.

8.4.2. The number of dwelling units remains unchanged.

8.5. Apartment 2 (South East Corner, Ground Floor)

8.5.1. The original proposal (APP/17/00864) included the introduction of a staircase 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 repair work.

Room G13 Former Library

8.5.2. The amended plan presented for approval proposes that this space will become an open plan living room with minimal alteration. The proposal is to repair, French polish and retain the existing panelled appearance of the space.

Room G14a Former Executive Office

8.5.3. The amended plan presented for approval proposes that this space will become two bedrooms and bathrooms.

8.6. Apartment 9 (East Corner, First Floor)

8.6.1. 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.

8.7. Apartment 10 & 11 (South Face, First Floor)

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

Room F12 (part) & F13 Former main office

8.7.2. 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.

8.8. Apartment 12 (West side, First Floor)

8.8.1. 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

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

8.9. Ground Floor back corridor

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

8.9.2. 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.

8.10. Existing cellar

8.10.1. The original proposal (APP/17/00864) did not mention the cellar.

Cellar

8.10.2. 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.

8.11. Covering the Flint

8.11.1. There are areas within the apartments and the communal spaces where the galletted flint walls remain exposed. This is an important feature which will be retained. We propose that a dry lining will be provided over the flint to a height of 1500mm in Apartment 3, where the galletting is in the bedroom and there is the potential risk of injury due to the sharp edges being exposed. The fixings for the panelling will be made into the joints wherever possible, and this will also provide a location for electrical service to be concealed without damaging the historic fabric behind.

8.12. Floor & Floorboards

Sound Insulation

8.12.1. The introduction of resilient bars is permitted between the existing floor joists and the floor decking.

8.12.2. The modern (late C20th) raised section of floor within G06 is be removed. The existing stone slab floor is to be retained.

8.13. Ceilings

8.13.1. The existing coved ceilings to be retained.

8.14. Doors

8.14.1. The doors to the principal rooms on the ground floor are oak, panelled to one face, smooth veneer to the other and date from the 2000 refurbishment. We consider their design to be intrinsic to the character of these spaces, but they are non-compliant in terms of fire and acoustics as main entrance doors. The proposal is that new compliant doors are made to exactly replicate the existing in style and finish.

8.14.2. The door within plot 4 is a modern part glazed door and it will be removed.

8.14.3. Door DG18 is located on the main corridor is to be retained, but where it contains historic fabric, the panels shall remain as existing (no glazed panels).

8.15. Glazed Screens

8.15.1. A glazed screen is due to be retained in the line of the wall to Apartment 4. Building Control will require it to be upgraded to enhance the fire separation, and we are therefore proposing a secondary glazed solution be secured to the risk side (ie within the apartment) using a clear sheet of Pyran glass set within a new timber frame.

8.16. Fire Upgrading

8.16.1. We are proposing an Envirograf system to the 'risk side' of the door only. This will be within the apartments, to protect their appearance from the common areas. The doors will all be fitted with self closers, recessed into the top rail. This follows the same detail as used already to the WC (G10).

8.16.2. The doors which are to be locked shut, will be fitted with a second dummy door, set further forward within the reveal on the corridor side. This will be constructed using oak, matching the pattern of the original. The existing reveals will be covered using a thin boarding (painted white), and new beading applied to replicate the original work, albeit with a reduced depth. This is shown on Drawing 28473-ALL-DT01-A

8.16.3. The doors to the upper storeys are invariably painted timber. Some of the doors are formed using a very lightweight construction, and where these would form the new front door, it will not be possible to achieve the sufficient acoustic or fire rating required. We propose that these doors shall be retained as part of the project, but re-used as the internal doors within the apartments and others in the same apartment manufactured to match. A new fire door would then be provided within the existing front door opening to a matching pattern.

8.16.4. A schedule of the new and existing doors will be provided with the listed building consent.

Fire barriers in the Roof

8.16.5. The introduction of fire barriers in the pitched roof voids is required. These are to be constructed using an approved fire rated system on the line of the party walls between the adjoining apartments.

8.17. Mirror and Fire Surround within G16

8.17.1. The mirror and fire surround within G16 is to be retained and become the main feature of the room

8.18. Windows

8.19. Double Glazing

8.19.1. The existing windows are single glazed, often using single drawn glass set within slender glazing bars. Many of the existing windows are to retain their historic glass. Secondary Double glazing is not to be permitted as the existing shutters and timber reveals are to remain intact.

8.19.2. Means of Escape Windows

8.19.3. It is proposed that the existing windows be used as Means of Escape windows from the first floor rooms.

8.20. Security

8.20.1. It will not be possible to achieve PAS 24 standard of security to all front doors due to the potential 'harm' to the existing joinery. Similarly PAS 24 is not possible where the existing windows would require significant change to their construction. The existing shutters to the ground floor French doors and windows will be retained, and these will contribute to an improvement of the security of the building.

8.21. Services

8.21.1. The alteration of the building will involve the introduction of new services to each apartment. The services will be run through new or existing voids within or created adjacent internally to the structure. No further holes will be created through highly significant existing structure other than at low level to avoid damaging the historic fabric. Any low level penetrations will be as drawing 28473-G-DT04-A

8.21.2. New Energy Centre

8.21.3. The heating system will 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. This building is Edwardian and the introduction of the services will have limited impact on historic fabric. Fire stopping will be introduced where the new service penetrations are made through the fabric to the walls floors and ceilings.

8.21.4. 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.

8.22. Lift

8.22.1. The lift is to be refurbished and retained.

8.23. Clock Mechanism to Coach House

8.23.1. The existing historic clock mechanism is to be carefully removed and located in the main entrance hall where it can be placed on display. The mechanism shall be retained in the house, and an interpretation panel placed alongside to link its importance to the House. The existing winder in the Stable Block would be replaced by a modern mechanical mechanism to allow the clock to continue to function.

8.24. Staircase

Main Staircase

8.24.1. The existing balusters to the main stairs use a very fine detail with carefully forged ironwork. Regrettably the openings between the ironwork are quite large and we will be required to make an adjustment to satisfy Building Control that this can pass the '100mm sphere' test. On this basis we consider that a clear backing can be provided on the outer side of the handrail and landing, which will meet this standard. A drawing of the new glazing is enclosed with the application.

Service Stairs

8.24.2. The existing secondary timber staircase is to be refurbished and retained.

8.25. External

8.25.1. The external form of the main building will remain unchanged.

8.25.2. The current proposal includes the use of the octagonal building as a cycle store.

8.25.3. The Edwardian building which includes the new communal heating system, is to be retained.

8.26. Noise Assessment

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

8.27. Light Assessment

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

8.28. Access

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



9. Bibliography

Department for Communities and Local Government, 2012, National Planning Policy Framework (NPPF) Updated June 2019.

English Heritage 2008 Conservation Principles – policies and guidance for the sustainable management of the historic environment

Historic England, 2015, Good Practice Advice Notes:

GPA1 The Historic Environment in Local Plans (2015)
GPA2 Managing Significance in Decision-Taking in the Historic Environment (2015)
GPA3 The Setting of Heritage Assets (2017) 2nd Edition Historic England: Making Changes to Heritage Assets (2016) Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

Research into the History of the Estate: Hampshire Gardens Trust (2001) <http://research.hgt.org.uk/item/southleigh-park-house/>
Heritage Statement Prepared by Terence O Rourke in connection with Applications APP/17/00864: Listed Building Consent and APP/ 17/00863 Planning.

https://planningpublicaccess.havant.gov.uk/online-applications/files/F9FDAFE667E4B02202F7F9C8D703254D/pdf/APP_17_00864-HERITAGE_STATEMENT-1065156.pdf

Heritage England Register of Listed Buildings

<https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=southleigh+park>

Bargate Homes,
The New Barn,
Vicarage Farm Business Park,
Winchester Road, Fair Oak,
Hants, SO50 7HD

FSL Group,
The Millennium Centre,
Farnham, Surrey.
GU9 7XX

The Goddard Partnership Limited
The Old Fire Station
Upper Basingwell Street
Bishops Waltham
Hampshire SO32 1PF

