

CONCLUSION

Our proposal is to create a new development that integrates within the surrounding environment. Ultimately the proposal will realise a development that meets future housing needs, including affordable housing and family homes to provide a balanced, sustainable community.

In particular we have addressed the following design objectives;

- A design proposal of the highest quality which makes efficient use of the land and which provides a variety of housing types and tenure;
- A structured, distinctive and attractive urban environment which respects local urban form and vernacular and;
- A scale of development that respects the height of the existing development within the surrounding area which is of an appropriate density.



DESIGN CODE COMPLIANCE STATEMENT

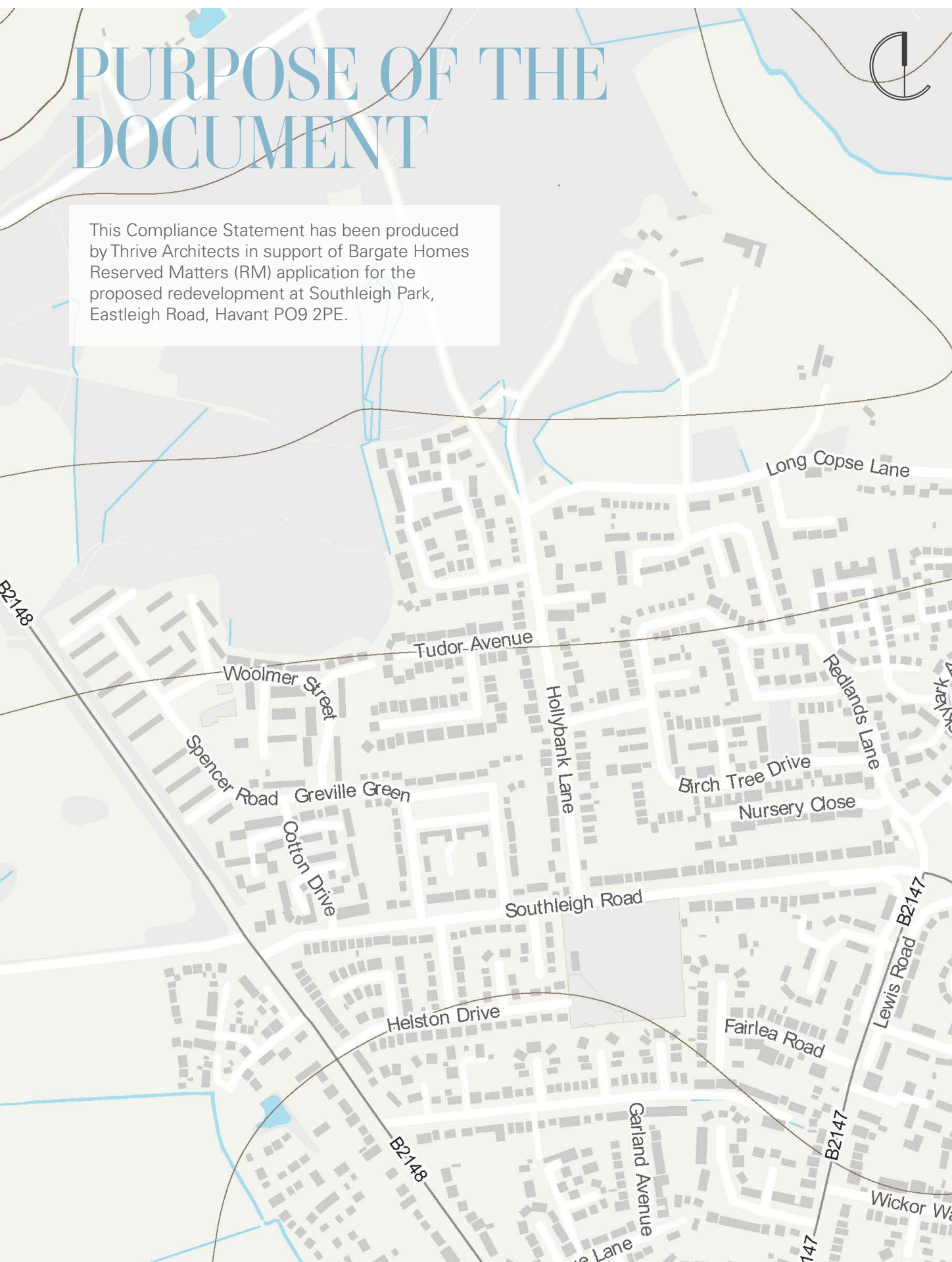
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PURPOSE OF THE DOCUMENT

This Compliance Statement has been produced by Thrive Architects in support of Bargate Homes Reserved Matters (RM) application for the proposed redevelopment at Southleigh Park, Eastleigh Road, Havant PO9 2PE.



THE DESIGN CODE

ABOUT THE DESIGN CODE

The Design Code builds on the information set out in the DAS and accompanying Parameters Plans. The Code provides more detailed guidance on how exactly the Character Areas will be delivered. There is a separate code for each character area.

This section of the document will follow and respond to the format of the Design Code to indicate how the RM proposals appropriately reflect the guidance within the code. Where there is a departure from the code requirements, this will be explained, and justification given.



THE DESIGN CODE

BUILD 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.

COMPLIANCE WITH BUILD FORM STRATEGY

Streets and blocks follow the build form strategy. All streets and spaces are overlooked by frontages. Key frontages onto key spaces and important corners are defined by building form, materials, or height.

KEY

-  Existing Buildings
-  Potential Areas for Built Form



Built form strategy plan

STREET HIERARCHY

The street network has been designed to promote a pedestrian and cycle friendly environment, while accommodating the principal highway functions of each route. All routes will be well connected, safe and robustly designed.

COMPLIANCE WITH STREET HIERARCHY

The internal streets transition from the access points into Secondary and Tertiary Street types. Variation is introduced with elements of shared surface streets and private drives serving a limited number of plots at the perimeter of the development.

KEY

- Primary Route
- Secondary Route



Street hierarchy plan

THE DESIGN CODE

STREET HIERARCHY

The street network has been designed to promote a pedestrian and cycle friendly environment, while accommodating the principal highway functions of each route. All routes will be well connected, safe and robustly designed.

COMPLIANCE WITH STREET HIERARCHY

The Internal, Secondary, Shared Surface and Tertiary Street types provide walking routes that connect into a network of pedestrian only paths. The network of paths provides the ability to connect east to west and north to south enabling strong permeability and allowing the whole site to be enjoyed by the residents.

KEY

-  Existing Buildings
-  Potential Areas for Built Form



Shared surface and pedestrian routes plan

PARKING

The street network has been designed to promote a pedestrian and cycle friendly environment, while accommodating the principal highway functions of each route. All routes will be well connected, safe and robustly designed.

KEY

 Parking Space



Parking plan

THE DESIGN CODE

RELATIONSHIP TO EXISTING BUILDINGS

The key assets within the development shape the local environment and setting, establishing a sense of place for those particular parts of the site. Ensuring that the proposed new build element is not only respectful and appropriate but also enhances the settings of these buildings will determine the success of the scheme

COMPLIANCE WITH RELATIONSHIP TO EXISTING BUILDINGS

The prominence of Southleigh Park is maintained by the positioning of the adjacent new development which will also frame the formal lawn. A courtyard space has been introduced between the existing Coach House and Stables. New development has been designed to complement the setting of these buildings and echo the utilitarian nature of these buildings.



Section A - A

Plot 33
beyond

Plot 34
beyond

Plot 38



Section B - B

Plot 28

Plot 29

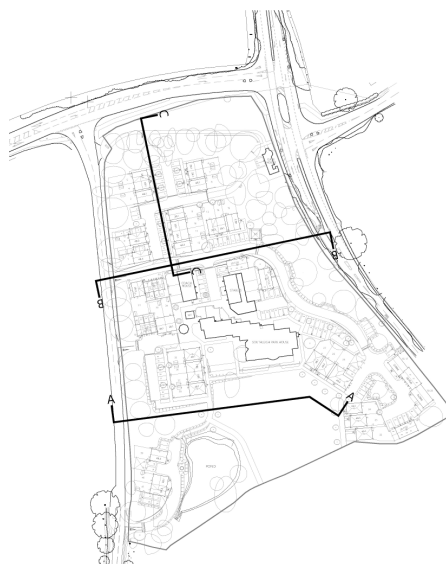


Section C - C

Plot 6

Plot 7

Plot 8



THE DESIGN CODE

CHARACTER AREAS

The site has a natural division into three areas: the southern gardens which Southleigh Park House inhabits, the middle of the site where the Stables and Coach House sit, and the northern area which contains the Lodge and listed wall.

CHARACTER AREAS

Plot forms and relationships to existing buildings along with road forms will define the character areas within the site. The elevational treatment will refine the character further,

1. Georgian Villa Vernacular where new proposals relate to the retained Southleigh Park House.
2. Cottage Vernacular to the remainder of the site that lay behind the main house.



Character areas plan

BUILDING HEIGHTS

The scale of the development is in line with the existing domestic scale. The proposed new dwellings would be respectful and appropriate to its setting and mainly 2 storeys in height. 2.5 storey dwellings can be used to terminate vistas or at corners. The proposed buildings are to be below the height of the existing Southleigh Park House and won't exceed 10.5M.

COMPLIANCE WITH CHARACTER AREAS

The majority of the development will be 2 storeys in height. Key plots have been identified as being suitable to be 2.5 storey high. All new housing will be below the 10.5M maximum ridge height.



Building heights plan

THE DESIGN CODE

LANDSCAPE SPACES

The general site arrangement lends itself to 4 different approaches to landscape treatment. 3 of these have a close relationship to the character areas of the built-environment (as described on page 12), with the 4th relating to the wooded edges of the site, to its west, north and east. The proposed planting within each of the 4 landscape character areas is consistent with the guidance within the Design Code.

The plant palette is varied, and whilst it is appropriate that one character area flows naturally into the adjacent (without distinct edges / abrupt changes in plant species choice), the general approach to planting design has been to include more ornamental shrubs and groundcovers, as well as more exotic tree species, within immediate vicinity of the listed House and its former stables and coach house.

The area to the south of the House would be lawned, contiguous with the historic parkland landscape extending southwards from the site. Planting to the western side of the lawn responds to the pond, with native, aquatic and marginal planting informed by the Ecologist's recommendations to enhance biodiversity.

The new residential streets to the north of the site include street trees and amenity shrubs wherever space allows in order to soften the street-scene. Ornamental groundcover planting within the curtilages of the new dwellings facilitate defensible space.

The area along the western, northern and eastern boundaries of the site is almost wholly undeveloped, with the exception of the Listed Lodge and the boundary wall which runs alongside. It has a dense coverage of mature treecover, which the design proposes to retain and enhance through the careful removal of remnant hard surfacing, to be replaced with new planting of native herbaceous understorey. Habitat connectivity would be improved by additional planting of native shrubs along the site boundaries, wherever opportunities arise, taking into account existing vegetation. A new short 'woodland ride' will also be created on the alignment of the former road, planted with species rich grass.

Character Area 1

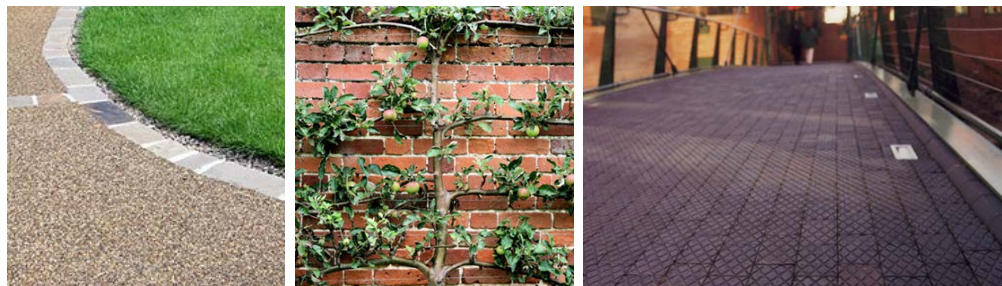


Character Area 2

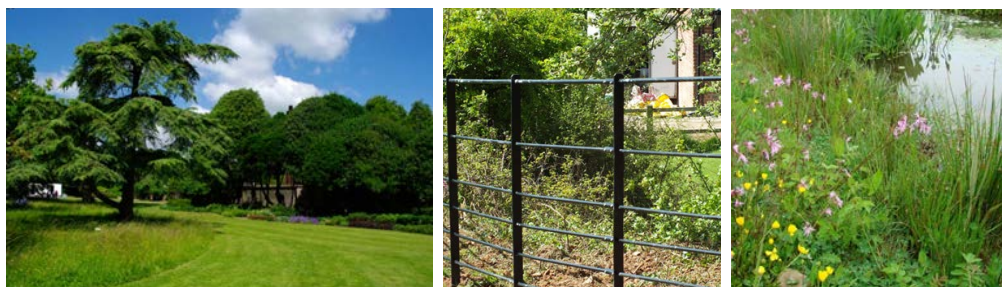




Character Area 3



Character Area 4



THE DESIGN CODE

LOCAL CONTEXT AND DETAILS

Façade treatment and material choices should be informed by the local context and what makes the area distinct in turn, this will create a development of high character in keeping with the local fabric.

COMPLIANCE WITH LOCAL CONTEXT AND DETAILS

The predominant material will be red stock bricks. These may take the form of red stocks to reflect the local vernacular. Grey bricks will be utilised on feature plots and the Georgian Villa vernacular plots. Contrasting red brick will be used for quoining, window surrounds and head detail. A variety of roof finishes are present in the local area and red/brown plain tile and grey slate are appropriate.

Flat and gabled timber canopies along with timber door surrounds will be applied across the Cottage vernacular. Scalloped roofed canopies on ornate metal support posts will be used through out the Georgian Villa vernacular.

Windows will have a vertical emphasis and style that reflects the character of the house.

Window heads will be brick arch or voussieur.



Section A - A

Plot 33
beyond

Plot 34
beyond

Plot 38



Section B - B

Plot 28

Plot 29

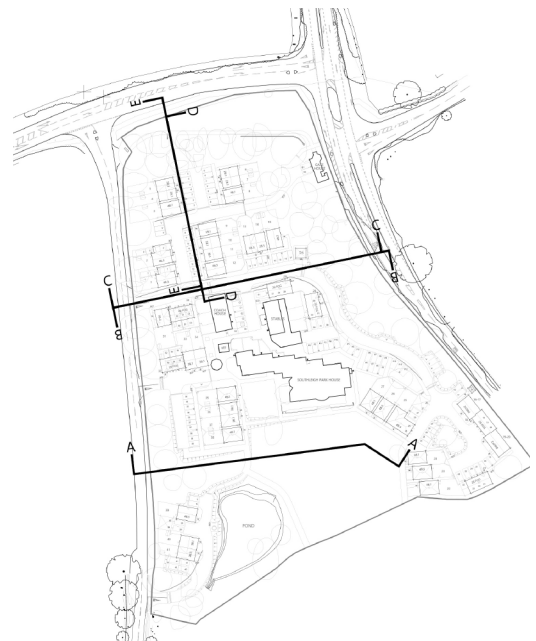


Section C - C

Plot 6

Plot 7

Plot 8



THE DESIGN CODE

HERITAGE STATEMENT

The overall principles for the proposals that determine the relationship of the new development to the heritage assets, both individually and as a group connected by the remaining elements of the designed landscape, are well established. In summary, they aim to respond to:

- The hierarchy of the buildings and spaces across the site; the primacy of the main house and subservience of the courtyard of service buildings.
- The different sections of the designed landscape; the formal gardens to the south of the house, the lake and parkland and the wooded boundaries.
- The patterns of circulation as amended by the office development to the north of the house and shift to the entrances on Eastleigh Road.
- The separate status of the lodge set within the wooded park boundary on Horndean Road, and now unrelated to the main circulation route through the site.
- The avoidance and mitigation of potential harm to the listed buildings and their setting has been integral to the design process.

DESIGN RESPONSE

The site is divided into two different development types; the Georgian villas area that relates to the formality of the main house and its designed setting and the cottage vernacular area that relates to the service buildings and clocktower. The lodge is experienced as an independent feature of the park boundary, the other buildings being visually contained at the centre of the site. A further character area is the wooded margins on three sides of the park.

Building heights have been kept below the main house roof line at a maximum of 10.5m and the proposed houses are predominantly 2 storeys, except for three points where buildings are proposed to 2.5 storeys within the height parameter in order to define prominent edges and corners.

The intention is that the development reads as a clear and cohesive new phase. The chosen materials for the two character areas are grey brick with contrasting detail for the formal villa types that relate to the main house, with no attempt to copy the distinctive knapped flint of the main façade or the stone of the rear elevations, and red brick for the cottage vernacular area. The decorative detail is limited and in the form of porches and door surrounds which are consistent across each character area.

The proposed circulation routes enter the site from three points on Eastleigh Road, with the primary route running to the north of the courtyard and two secondary access points to small groups of houses. The routes around all sides of the house, on either side of the open parkland setting to the south and within the courtyard between the stable and coachhouse are all pedestrian only, minimising the effect of vehicles across this area.

Car parking is in the form of car ports integrated into the design of the houses (mainly in the cottage vernacular area) or has been dispersed around the site and as small groups within the retained tree groups, avoiding the principal spaces of the formal gardens and lawn to the south to the house.

THE RELATIONSHIP TO THE HERITAGE ASSETS

THE MAIN HOUSE AND ITS DESIGNED SETTING:

For the Georgian villa area, the houses are formal in appearance and are oriented directly onto the west garden and the lawn to the south. The materials have been chosen to complement but not copy the main house. The vehicular access and parking areas are shifted away from the house and surrounding spaces which are proposed for pedestrian access only. At the rear of the house, the direct relationship to the service courtyard and stable and coachhouse is maintained and the spaces unified as part of the detailed landscape proposals.

THE SERVICE BUILDINGS AND THE STABLES AND COACHHOUSE WITH CLOCKTOWER:

The cottage vernacular area uses a simple and restricted material palette. The building forms are more varied, using single houses or pairs and some short rows of no more than three, and the alignments of the blocks are based on the stable and coachhouse with a predominant north to south orientation. The line of the primary access route to the north of the courtyard linking to the rear of the house avoids dominance of the space by cars and potential conflict with the narrow entrance and the walls. The smaller structures of the store and dairy are integrated into the spaces and access is by pedestrian routes only.

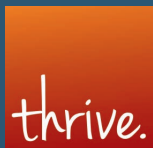
The two additional areas at the south edges of the site are set back from the principal axis across the lawn and former parkland to the south, and are distinct from the more formal villas framing the house. The form of these groups is intended to integrate with the wider rural setting beyond the park edge.

THE LODGE AND BOUNDARY WALLS:

The lodge appears independent of the rest of the development, set within the wooded site boundary, and is a prominent local landmark. It is connected to the wider area by the new pedestrian route along the walled north edge of the park, and to the centre of the site via a separate vehicular access.

CONCLUSION

The detailed proposals for Southleigh Park reflect the principles established through the outline consent. The layout of the dwellings and the access routes, and the two approaches to the elevations and materials used, have been designed to respect the character of the site as a deliberately composed building group with a clear hierarchy between the main house and the ancillary service buildings, and to retain the surviving designed landscape setting of the formal gardens and terraces, the open lawn allowing long views across the former parkland to the south and the strong wooded boundaries.



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