

Heritage Statement

East Leigh House, Bartons Road, Havant

1. Introduction

1.1 East Leigh house is a former dwelling dating from the early 19th Century. Its conversion to form a B1 office and two dwelling houses was granted in 2016 under APP/15/01104. It is situated outside the urban edge to the north of Havant town centre.

1.2 An application for the construction of 9 dwellings and the continued use of East Leigh House as offices / C3 was approved in 2017 under APP/16/01077 and is currently on site with completion anticipated 2019.

1.3 The future of the building is likely to be dependent on the future viable use of the offices itself. This statement considers the Listed Building in its historic and architectural context, together with its setting and assesses its significance, so as to inform any design considerations and process for the site. It should be read with the Design and Access Statement for the site produced by Concept Design & Planning as well as the submitted application drawing set.

2 Planning and Heritage Policy

2.1 The following policy matters are relevant to any considerations concerning the building itself and its setting. East Leigh House is a Grade 2 Listed Building, although sited outside the urban area, an extant approval for the erection of 9 dwellings and part conversion of the existing building to form offices and two dwellinghouses exists.

2.2 The open land to the south of the site, a large field is allocated as housing stock (UE3b) and has outline planning permission for 175 dwellings under APP/15/01435. A reserved matters application is currently under consideration under APP/18/00453.

2.3 With regard to the above, the application site is considered suitable for residential development and the listed building may be suitable for further residential conversion.

3 Site Area

3.1 East Leigh house lies on the eastern edge of the built settlement along Bartons Road. It appears to have been part of a larger farmstead in the 18th Century which included a surviving remnant a listed barn which is now part of the adjoining garden centre to the west. To the east of the site, the development becomes more sparsely spread as it extends in to the countryside.

3.2 The building itself sits back from the road and represents a prestigious design at the centre of the farmstead. The main entrance faces south with bays to take advantage of the wider views across the landscape to the south.

3.3 To the east and west the site is bounded with mature trees, which help dampen the sound of the adjoining commercial use and road to the north.

3.4 The additional dwellings, currently under construction occupy to the north of the building, whilst to the immediate south the housing development for 175 dwellings is proposed.

4 List Entry Description

Listing Text

SU 70 NW HAVANT BARTONS ROAD

East Leigh House

16.5.52

(Formerly listed under

4/14 West Leigh Road)

II

House. Mainly circa 1820, with a north-west wing of older date, obscured by rendering and later features. Brick, with a slate roof. Almost square block of 2 storeys and cellar. The symmetrical front (south) has 3 windows; low-pitched roof with spaced plain mutules set against a fascia, yellow brick walls in Flemish bond (headers to the curved walling), rubbed flat arches and stone cills. Sashes in reveals. The doorway is a reeded architrave, enclosing a plain fanlight and 6-panelled door, now enclosed in a late C19 large glazed porch. The west elevation, with similar treatment, has 3.1 windows, the north side being a 2-storeyed semi-circle with 3 windows: the older lower wing extends northwards. The east side has 3.1.2 windows, the south side semi-circular walls having 3 windows to the ground floor, and 1 to the 1st floor (raised in style at a later date); large central modern porch with glazed roof. Some contemporary fireplaces.

Listing NGR: SU7316607882

5 The Building

5.1 East Leigh House dates from circa 1820s, displaying the typical characteristics found at that time; shallow pitched roof slate roofs and refined regency proportions, built in the (then) fashionable yellow brick. These are most likely to be early Beaulieu bricks. This 1820s (former) house is square in plan (see blue shading on diagram below), a two storey block which has been built onto the southern end of an older building, with a main entrance, hall and staircase and three main reception rooms (now offices) and three bedrooms (rooms 16, 19 and 20) on the first floor.

5.2 A north east wing including a kitchen and further ancillary rooms with rooms above (rooms 13 and 14). See yellow shading on diagram below.

5.3 This is connected to an older building which runs north-south and was the service wing to the original house. This older building is now 2 x dwellings as implemented under APP/16/01077. For the purposes of this statement the dwellings will be referred to as existing dwelling 1 and existing dwelling 2. This is a simpler building with rendered walls under a slate roof and could have been the former farmhouse. This part of the building is not subject to any alterations under this proposal. (See purple shading on diagram below).



5.4 The later Regency build has a symmetrical front with three windows under a low pitched roof, with a much later large glazed porch in front of a six-panelled door with reeded architraves under a plain fanlight. The brickwork together with the west and east elevations of this main block are Flemish bond with headers to the curved bays, rubbed flat arches and stone cills. The sash windows are mostly six-over-six and set in reveals. The north east wing slightly projects beyond the main block and this is accentuated by the addition of large modern orangery/conservatory extension to the kitchen.



Photographs showing south elevation (main entrance)

5.5 The earlier north west wing appears to date from the late 18th Century or early 19th Century and became the service wing for the new house. This wing has been subject to residential conversion recently and is complete.



Photographs showing west elevation



Photographs showing north elevation

5.6 The Setting: East Leigh House was originally designed as a residence of some substance, probably for a gentleman farmer, set in its own private grounds and positioned for both to impress and take advantage of the long views southwards over the countryside. The site is bounded by trees, originally set in formal gardens, the recent implementation of a new build housing scheme to the north end off the site means that the approach differs much to that of the original design which saw the dwelling with a sense of seclusion.

5.7 The courtyard access for the new housing development to the north of the Listed building is approved and underway, the access driveway retains its entrance from Bartons Road and sweeps to provide oblique views of East Leigh House which is set behind a brick wall.

5.8 The Interior: The floor plan of the main house and the earlier northwest wing are very much as one would expect. The former with its central hall, culminating with a large staircase under a lantern and with well proportioned main 'reception' rooms (now offices) either side. Two of these main rooms have Adam-style fire surrounds. The original sitting room has a large alcove on its north wall with mouldings. Upstairs, the larger office rooms have Art Nouveau style fireplaces. Most windows have their existing shutters.

5.9. The focus of the main hallway is a replacement staircase and is fairly typical of late 19th Century example. It has to accommodate the change in levels between the higher front of the building and the rear. The lantern above is also a 'modern' replacement.

5.10 The first floor of the north east wing (over the original kitchen) have been raised to the same level as the front part of the house. This has required a further smaller staircase of 5 risers to gain access to this room (room 13 - office). These steps have a slim piece of shaped handrail and together with the square balusters would appear to be more in the style of the original staircase (see photographs in section 8.13). Below, the 'new' kitchen has been extended outwards into a new orangery. These works are 20th Century. See photographs in Section 8.11.

5.11 As part of these later works at ground floor level, an east hallway has been made through a former pantry to a set of French doors leading out to the garden. Refer to section 8.6. Between the kitchen and the northwest wing are ancillary rooms and the access to the cellar, which lies mostly under the centre of the building.

5.12 At the first floor lower landing of the main staircase, the floor level is unchanged to office 14. An archway to provide access to the northwest service wing and the newly converted dwellings has been blocked up as approved under APP/15/01103.

5.13 The north west service wing has been converted to 2 separate dwellings under APP/15/01103 and is not to be considered as part of this proposal as no change is proposed.

5.14 It is unclear as to the position of the original stair.

6 Comment and Assessment

6.1 The current list description (dated May 1952 and amended in 1984) gives sufficient information for identifying the building. The above description is the result of detailed on site inspection dated December 2018 and visual inspection and reflects the nature and character of the building and its setting. It has undergone changes within the past 18 months for its conversion to form offices. Although it should be noted that the exterior of the two historic builds appears not to have changed much since the 1820s other than the addition of a glazed porch to the south elevation (refer to section 8.1) and the modern orangery / conservatory to the east elevation. Thus the building still maintains what it aimed to do and retains its significance.

7 The Future

7.1 In view of the wider proposals for the site, currently underway as residential development and the implications of the current approvals for residential development on the neighbouring land, the future of the building in its current form as offices is in doubt. Its previous use as a large

dwelling has been doubted and proven unviable leading to its justification to conversion to form offices under APP/16/01077.



Photographs showing adjacent development underway (9 houses)

7.2 The previous owner of the site (Mildren Homes) had planned to use the listed building as an office for their own use. No external changes were proposed and minimal internal alteration to the historic fabric was proposed. The changes which were approved and have been undertaken involved alterations to later work, such as partitioning on the first floor in the bathroom, the majority of works proposed were redecoration works, with existing services being utilised.

7.3 In light of the above it is proposed to convert the building back to residential, a use considered suitable and historic to the site. The works proposed in order to allow this conversion are noted below in section 8.

7.4 Physical works are internal only, no perceived change will occur from the change of use.

8 The Works [Internal]

Ground Floor

8.1 Room 1 Entrance Porch:

No change proposed, all glazing and doors to be retained.



Photographs showing room 1 (porch)

8.2 Room 2 Entrance Hallway:

Walls - painted plaster with dado and picture rail. White painted skirting boards.

Floor - timber board, inset door mat to entrance door.

Ceiling - white painted plaster, cornice detail, spot lights. Fire exit sign over entrance door. High floor to ceiling height.

Window - none

No change proposed. The existing timber flooring will be retained and cleaned. The existing painted plaster walls will be repaired where necessary; water damage visible under stairs.

Large inset door mat with logo 'Mildren Homes' to be replaced with door mat to fit (no logo).



Photographs showing room 2 (entrance hallway)

8.3 Room 3 Office

Walls - painted plaster with picture rail. White painted skirting board.

Floor - carpet over boarding

Ceiling - white painted plaster with cornice detail. Spot-lighting. High floor to ceiling height.

Windows - 2 of six over six sash windows within a white painted timber box frame. Windows are with timber internal panelled shutters which fold into recesses of each side of the window, white painted iron shutter bars. Timber decorative aprons to both windows.

Fireplace - Cast iron with marble surround.

Furniture - Built in timber (painted white) shelving units with glass doors either side of the window on South elevation

Works proposed - refer to submitted floor plans.



Photographs showing room 3

8.4 Room 4 Office

Walls - painted plaster with picture rail. White painted skirting board. Arch to north wall has been blocked with painted plasterboard as per the approved and implemented consent to form 2 dwellings beyond.

Floor - carpet over boarding

Ceiling - white painted plaster with cornice detail. Spot-lighting. Water damage visible. High floor to ceiling height.

Windows - Circular bay formed with 3 of six over-six-sash windows within white painted timber box frames. Windows are with timber internal panelled shutters which fold into recesses of each side of the window, white painted iron shutter bars. Timber decorative aprons to all windows. All windows are single glazed. Modern paper pleated blinds to all 3 windows.

Fireplace - None visible, original has been historically blocked.

Works proposed - refer to submitted floor plans.



Photographs showing room 4

8.5 Room 5 Office

Walls - painted plaster with picture rail. White painted skirting board.

Floor - carpet over boarding

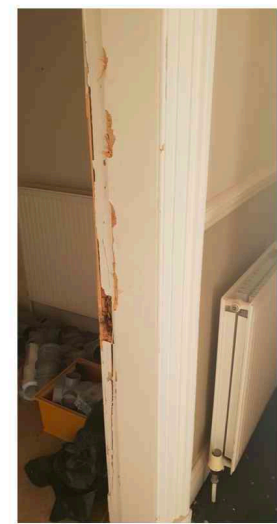
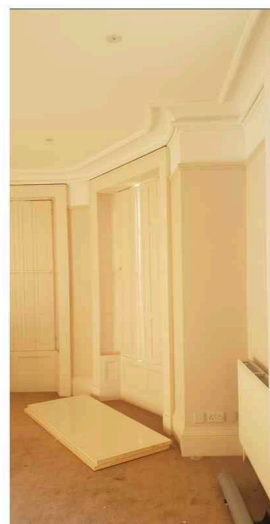
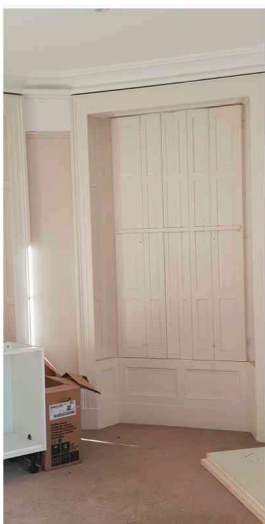
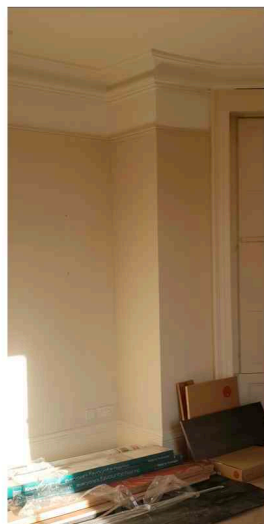
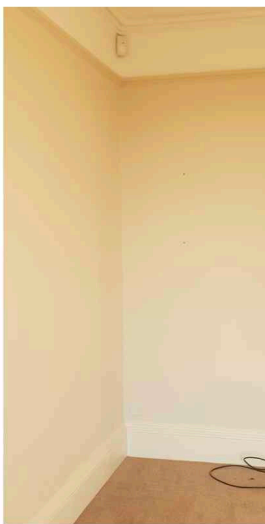
Ceiling - white painted plaster with large cornice detail. Spot-lighting. Water damage visible. High floor to ceiling height.

Windows - Circular bay to east elevation formed with 3 of six-over-six sash windows within white painted timber box frames. Windows are with timber internal panelled shutters which fold into recesses of each side of the window, white painted iron shutter bars. Additional six-over-six sash window to south elevation. Timber decorative aprons to all windows. All windows are single glazed.

Fireplace - Visible, Adam style fire surround.

Notes: Vandalism to door and frame upon entrance to the room.

Works proposed - refer to submitted floor plans.



Photographs showing room 5

8.6 Room 6 Hallway

Walls - painted plaster with dado rail.

Floor - timber boarding

Ceiling - white painted plaster with spot lights. High floor to ceiling height.

Door - Single glazed timber 'French' doors; boarded up and screwed shut given vandalism damage (smashed glass) still visible. Upper glazing is with timber internal panelled shutters which fold into recesses of each side of the window, white painted iron shutter bars.

Furniture - Built in timber (painted white) shelving units with timber doors on wall in-front of and either side of fireplace wall (no fireplace visible).

Notes: Arched access through hallway from entrance hallway. Former pantry

Works proposed - refer to submitted floor plans.



Photographs showing room 6

8.7 Room 7 Kitchen

Walls - painted plaster.

Floor - carpet over plyboard.

Ceiling - white painted plaster with spot lights. High floor to ceiling height.

Furniture - Built in modern kitchen units.

Fireplace - Original fireplace removed (kitchen units infant), timber surround still visible.

Notes: Square doorway access through to attached conservatory (refer to 'room11')

Works proposed - refer to submitted floor plans.



Photographs showing room 7

8.8 Room 8 Store Room

Walls - painted plasterboard.

Floor - brick

Ceiling - white painted plaster with spot lights. Low floor to ceiling height.

Notes: Remains of doorway access through from room 7 (kitchen) apparent, now blocked.

Works proposed - refer to submitted floor plans.



Photographs showing room 8

8.9 Room 9 Store Room

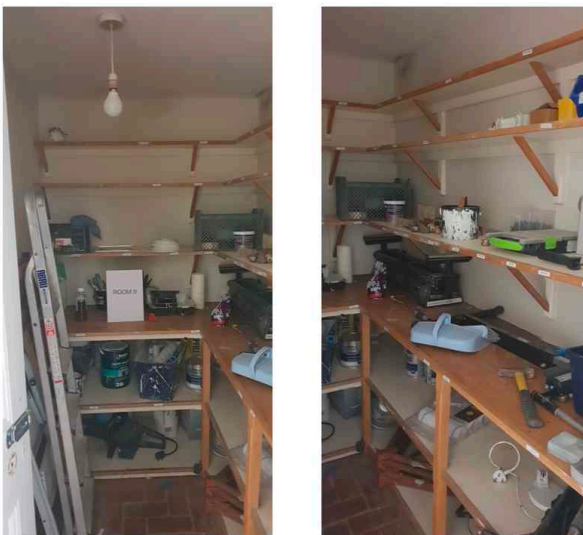
Walls - painted plasterboard.

Floor - brick

Ceiling - white painted plaster with spot lights. Low floor to ceiling height.

Furniture: Shelving (timber), not original.

Works proposed - refer to submitted floor plans.



Photographs showing room 9

8.10 Room 10 Office

Walls - painted plaster. White painted skirting board. Arch to north wall has been blocked with painted plasterboard as per the approved and implemented consent to form 2 dwellings beyond.
Floor - timber boards.

Ceiling - white painted plaster with modern cornice detail. Spot-lighting. Low floor to ceiling height.

Windows - One of six over-six-sash window, no surround. Windows are single glazed.

Furniture - Timber built in cupboard, not original.

Notes: Rear access door, likely to be servant entrance with access to kitchen / pantry and basement.

Works proposed - refer to submitted floor plans.



Photographs showing room 10

8.11 Room 11 Conservatory

Walls - painted plaster.

Floor - carpet over plyboard.

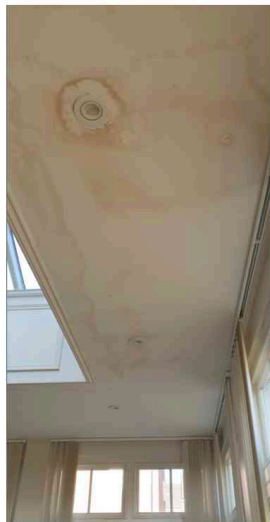
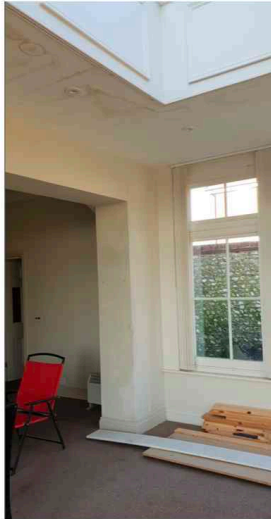
Ceiling - white painted plaster with glass intern over; water damage visible.

Windows - White painted timber double glazed casement windows, with double doors to patio.

Furniture - Built in modern kitchen units.

Fireplace - Original fireplace removed (kitchen units infant), timber surround still visible.

Works proposed - refer to submitted floor plans.



Photographs showing room 11

First Floor

8.12 Room 12 Half Landing

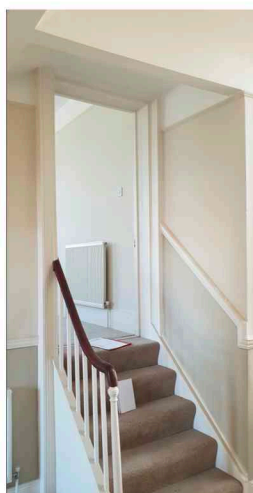
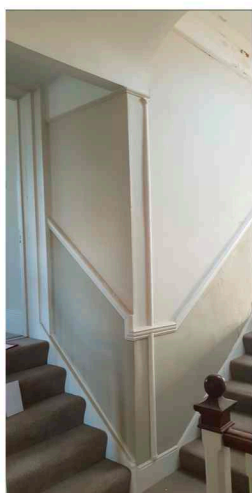
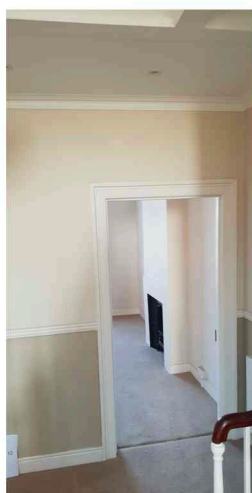
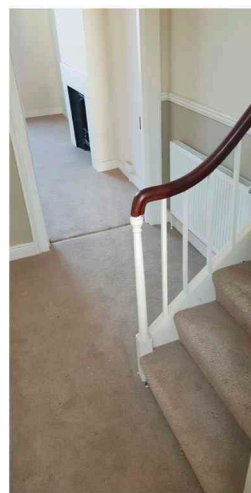
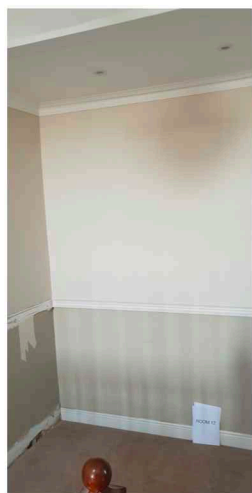
Walls - painted plaster / painted lining paper with dado rail. White painted skirting boards.

Floor - carpet

Ceiling - white painted plaster, cornice detail, spot lights. Ceiling is part arched to allow for differing heights.

Notes: Arched doorway blocked, plaster board visible (unfinished) as per approved scheme for 2 dwellings beyond. Low staircase, formed with 5 risers to provide access to room 14 (office), carpeted with timber painted balustrades. Along with curved ceiling feature, where the half landing is formed due to the lower ceiling heights in the (historical) service quarters to the (northern) side of the building, an arch has been created over.

Works proposed - refer to submitted floor plans.



Photographs showing room 12

8.13 Room 13 Office

Walls - painted plaster with picture rail. White painted skirting board.
Floor - carpet over boarding
Ceiling - white painted plaster. Spot-lighting. Lower floor to ceiling height.
Windows - One of six over-six-sash window, no surround. Windows are single glazed.
Fireplace - Visible, slate with stone (white painted) surround.

Works proposed - refer to submitted floor plans.

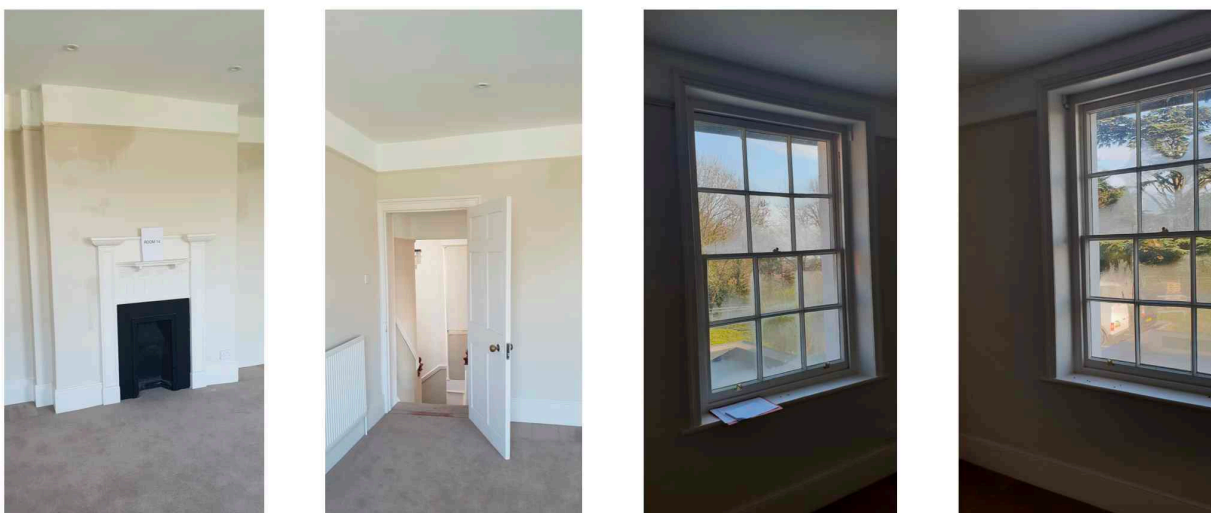


Photographs showing room 13

8.14 Room 14 Office

Walls - painted plaster with picture rail. White painted skirting board.
Floor - carpet over boarding.
Ceiling - white painted plaster. Spot-lighting. Lower floor to ceiling height.
Windows - two of six over-six-sash window. Windows are single glazed.
Fireplace - Visible, slate with Adam style surround.

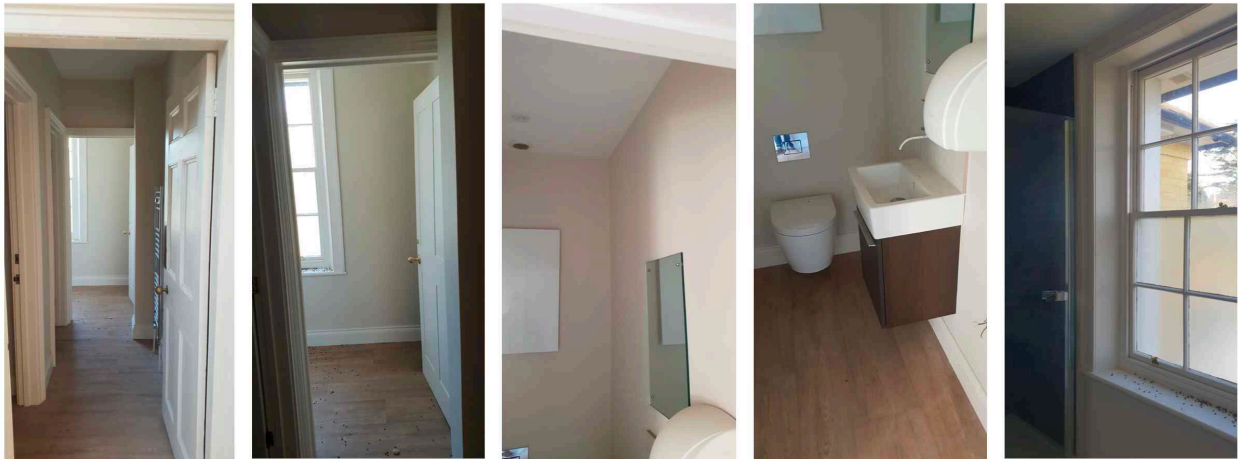
Works proposed - refer to submitted floor plans.



Photographs showing room 14

8.15 Room 15 Bathrooms

Walls - painted plaster with ceramic tiled splash baks over basins. Fully tiled within shower area.
 Floor - Linoleum
 Ceiling - white painted plasterboard with spot lighting.
 Window - one of six over-six-sash window. Windows are single glazed, Lower sash is obscur.
 Works proposed - refer to submitted floor plans.



Photographs showing room 15

8.16 Room 16 Office

Walls - painted lining paper with picture rail. White painted skirting board.

Floor - carpet over boarding

Ceiling - white painted plaster with curve to edges. Spot-lighting. High floor to ceiling height.

Windows - Circular bay to east elevation formed with one of six-over-six sash windows within white painted timber box frame. Additional six-over-six sash window to south elevation. Timber decorative aprons to all windows. All windows are single glazed.

Fireplace - Visible, with Adam style surround.

Furniture - built in timber cupboards and shelving either side of fireplace.

Notes: Raised floor level and lower ceiling height within bay window area. Pilasters visible either side of bay window area. Arched doorway blocked, but arched frame retained (former door to room 18 (kitchen). Square door way blocked (former access to room 15), frame retained.

Works proposed - refer to submitted floor plans.



Photographs showing room 16

8.17 Room 17 Landing

Walls - painted lining paper with dado and picture rail. White painted skirting board. Water damage visible.

Floor - carpet over boarding

Ceiling - white painted plaster with large cornice detail. Spot-lights and large iron / glass pendant.

Water damage visible primarily around double-glazed lantern. High floor to ceiling height.

Windows - glazed lantern in roof over staircase. Historical leaking.

Works proposed - refer to submitted floor plans.



Photographs showing room 17

8.18 Room 18 Kitchen

Walls - painted plaster, white painted skirting board.

Floor - linoleum

Ceiling - white painted plaster. Spot-lighting. Lower ceiling height for this part of the building, timber access hatch to assumed loft space (no access). Water damage visible

Windows - One of six over-six-sash window, no surround. Windows are single glazed.

Furniture - modern kitchen units.

Notes: Arched doorway blocked, but arched frame retained (former door to room 18 (kitchen)).



Photographs showing room 18

8.19 Room 19 Office

Walls - painted plaster / lining paper with picture rail. White painted skirting board.

Floor - carpet over boarding.

Ceiling - white painted plaster. Spot-lighting. High floor to ceiling height.

Windows - one of six over six sash windows within a white painted timber box frame.

Fireplace - Cast iron with black / tiled surround.

Furniture - Built in timber (painted white) shelving units to right hand side of the fireplace.

Works proposed - refer to submitted floor plans.



Photographs showing room 19

8.20 Room 20 Office

Walls - painted lining paper with picture rail. White painted skirting board.

Floor - carpet over boarding, water damage visible.

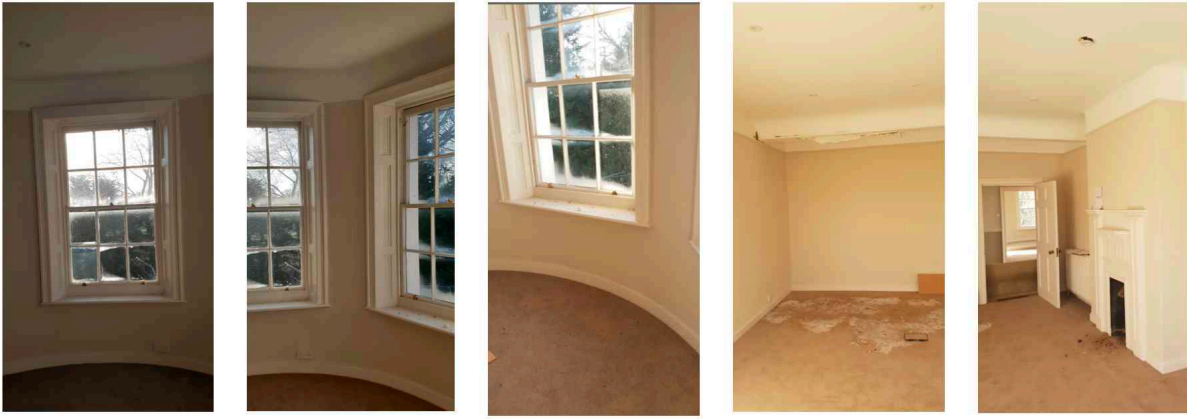
Ceiling - white painted plaster. Spot-lighting. High floor to ceiling height. Water damage visible.

Windows - Circular bay formed with 3 of six over-six-sash windows within white painted timber box frames. All windows are single glazed.

Fireplace - Cast iron with white painted surround.

Works proposed - refer to submitted floor plans.





Photographs showing room 20

8.21 Room 21 Cloak WC

Walls - painted plaster. White painted skirting board.

Floor - timber boarding.

Ceiling - white painted plaster. Spot-lighting. Low floor to ceiling height.

Works proposed - refer to submitted floor plans.

9 The Works [External]

9.1 For the avoidance of doubt, the works proposed relate purely to internal alterations. No alteration is proposed to the external elevational treatment.

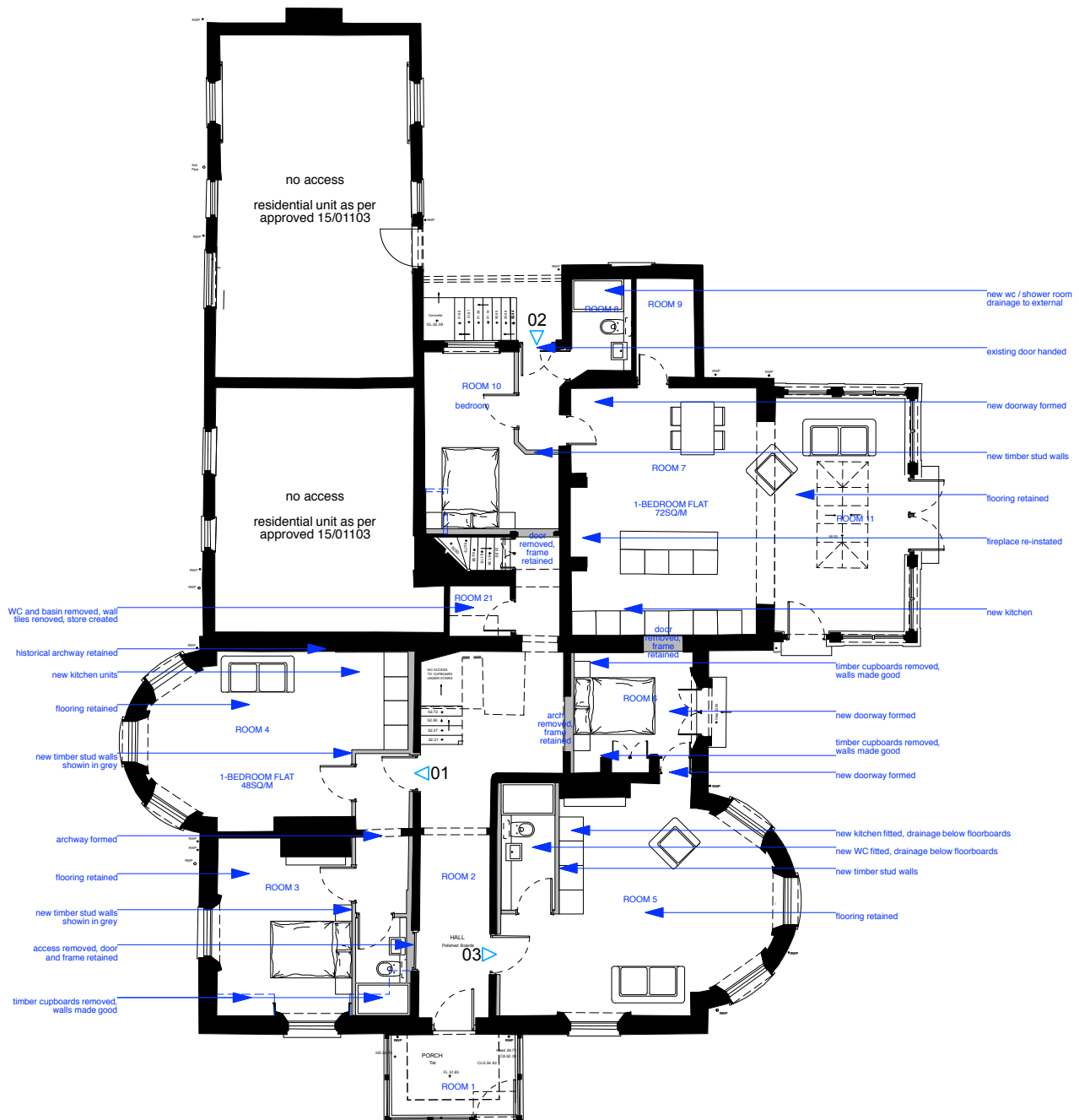
9.2 The site plan shows the existing building within its current setting with the adjacent residential development as completed.

9.3 The proposed change of use of the building allows for reconfiguration of parking and landscaping to further enhance the listed Building.

9.4 The existing driveway is to be retained with existing car parking utilised for the residential units.

9.5 Proposed external works are shown on the proposed / existing site plan.

Ground Floor Plan



First Floor Plan

