



Staunton Park Regency Farmhouse – Planning Supporting Statement

P12225

September 2019

Read in conjunction with the Heritage Statement

Prepared by:
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Property name Staunton Country Park

Property address Middle Park Way, Havant PO9 5HB

Works: Alterations to the Regency Farmhouse

1.0 Existing Building and Site

Site Description

Staunton Country Park covers 400 hectares of land and is divided in two by a road, Middle Park Way. It is a conservation area deemed to be of national importance, and is registered Grade II* in the English Heritage Register of Historic Parks and Gardens. Within the park there are ten listed structures (of Grade II and II*).

The area south of Middle Park Way is the paid farm attraction which includes an ornamental farm (Ferme Ornee), walled garden, glasshouses, Gothic Library and Regency farmhouse.

Historical Context

In 1819 the Estate was purchased by Sir George Staunton, with whom it has become chiefly associated. He added to the land and began the process of designing the Pleasure Grounds, remodelling the landscape on a grand scale. He renovated and extended the house, adding the Gothic Library to accommodate the many books and Chinese manuscripts collected on his travels.

The structure of the landscape is in the tradition of 18th century natural landscapes overlaid with a picturesque approach, which reflects the new aesthetic concepts which emerged in the early 19th century. Of particularly high quality is the lake and its adjoining landscape. The lake has retained its character of water, tree belts, woodland and undulating grassland, with the beauty of the grouping of its remarkable natural and man-made features unchanged. Over time, most of the follies have been lost, and only the Chinese Bridge, the Shell House, the Beacon, and the Island Fort survive today. Present proposals for the restoration of these will add significantly to the quality of the landscape, and raise it to a higher level.

Following the death of Sir George Staunton in 1859 the estate was purchased by William Stone. He demolished Staunton's Georgian mansion and built a new Gothic style mansion overlooking the lake, which in turn was demolished in 1959. However the terrace remains and occupies the most stunning location in the Pleasure Grounds. The handsome Victorian coach house also remains intact, and is a lasting reminder of the Stone period.

Stone sold the estate to Sir Frederick Fitzwygram in 1875. Fitzwygram's high standards ensured that the estate was very well maintained. Following Sir Frederick's death in 1904 the Estate remained within the Fitzwygram family until it was purchased by Portsmouth City Council in 1944. Prior to this the Estate had been requisitioned by the Admiralty Mines Department (1940 to 44). By this time most of the original range of glasshouses had disappeared and large tracts of estate land had already been sold to Portsmouth City Council for development (West Leigh and Leigh Park (1936)). By the 1950's the South Gardens were separated from the North Pleasure Grounds by the construction of Middle Park Way.

In 1987 Sir George Staunton Country Park was officially opened to the public. The Park was managed as a partnership between Hampshire County Council, Portsmouth City Council, Havant Borough Council, Portsmouth Water Company and East Hampshire District Council. During this time a series of restoration projects were undertaken. These included the Terrace (1988); footpaths and gates (1990); the Coach House and some of the glasshouses (1992); Tea Rooms and the Regency Farmhouse (1994); and the Gothic Library roof (1995). In 2003 Portsmouth City Council withdrew from the partnership arrangement selling its freehold interest to Hampshire County Council. A grant from the Heritage Lottery Fund in 2001 enabled the restoration of the South Gardens and the Ferme Ornee.

2.0 Brief

The café suffers from poor access, problematic internal circulation and life-expired servery installation. This Design and Access Statement forms part of a Listed Building Application covering proposed alterations which aim to address these issues and ensure the Farmhouse is able to retain its key role in the function of the Park.

3.0 Design Principles

To improve visitor experience and access into the farm house, whilst respecting the importance of the Grade II Listed farmhouse

- 1, Improve access into the building by increasing the width of the door.
2. Improve both weather protection and legibility of the entrance through the provision of a new canopy above the widened entrance door.
- 2, Improve access into the building by increasing the width of the lobby
- 3, Improve the café offer by remodelling the servery, till and seating areas
- 4, Remodel and refurbish the toilet accommodation.
- 5, Refurbishment and decoration

4.0 Design Solutions

The proposals are as indicated on drawings P12225 – 2211 and 2215 and can be summarised as follows;

1. Enlarged door opening to North return elevation of Regency Farmhouse, with new canopy above. This alteration is proposed in order to enlarge the opening width of the entrance door into the café and includes provision of a level threshold. The current door is very narrow and coupled with the threshold this makes access into the café very difficult for those of limited mobility, or users of pushchairs. The proposal comprises an external ledged and braced door to maintain the external appearance of the building group, and which when fixed open will sign the cafe as open for business. An internal glazed door will enable the internal environment to be maintained, and will enable compliance with Approved Document Part M. The new canopy will provide a degree of weather protection to the enlarged door and will also help to signal the entrance to the café.
2. Removal of stud wall and changing room within the NE corner of the Regency Farmhouse. This will enable a more generous circulation space at the entrance point to the café.
3. Alternations to the Servery Area. It is proposed to remove the modern servery within the dairy part of the building, and to provide a new fit for purpose installation which is suitable to serve the projected visitor numbers to the Park. Within Room B it is proposed to replace the current modern terracotta tiles with a new suitable sympathetic floor covering. The original stone flooring to Rooms A and C will be retained.

4. Alterations to the WC's. In 2004 a modern link building was constructed between Building 30 and Building 15, which can be seen on the construction phases plan Appendix A. It is proposed to carry out internal modifications to this link building in order to increase the number of WC's serving the café.
5. General redecoration and new lighting throughout The Dairy and the Granary.

5.0 Access and Inclusion Principles

One of the key project goals has been to improve accessibility within the park and the project team has benefited from continued guidance from Hampshire County Council's Access Officer through the design process.

Detail

Property: Staunton Country Park

Access Officer: Shona Forsyth

Review date: 10.02.17

Project description: Staunton Country Park is situated in the Borough of Havant, just north of Portsmouth and to the east of the A3.

The Country Park is bounded by residential housing, private farmland, forestry commission land, the B2149 and Middle Park Way.

The Country Park generally consists of an ancient woodland, a landscape parkland, a lake, a series of heritage buildings and structures, a visitors farm, a series of connecting walkways / footpaths, a playground, a series of gardens for growing plants and food and car parking facilities. This appraisal deals with the accessibility for disabled people to the existing country park and provides a proposal to increase the accessibility for disabled visitors to the area of the country park which will include new refreshment facilities, toilets, interpretation and improved access routes. An access workshop was held in November 2017 with members of the Gosport Access Group and Disability Forum which involved looking around the existing historic buildings and landscape. The feedback gathered during this exercise has been used to develop the project proposals and it informs the commentary below.

Legal position: The Equality Act 2010 brings together, harmonises and in some respects extends the current equality law. It aims to make it more consistent, clearer and easier to follow in order to make society fairer. The Equality Act replaces the Disability Discrimination Acts 1995 and 2005 (DDA). The changes include new provisions on direct discrimination, discrimination arising from disability, harassment and indirect discrimination. The Equalities Act 2010 and the duties of the owner and service provider will take into account of factors such as the nature of the site, its historic status, and what is 'reasonable' in terms of a fixed budget.

The Building Regulations (2010) Approved Documents M (2013) & K (2013) are the minimum standards of construction that should be achieved in terms of accessibility as part of this project, BS8300: Design of buildings and their approaches to meet the needs of disabled people, offers some alternative and higher standard design solutions which may also be referred to.

7.0 Buildings & Plant/Serviceing

No major changes but there will be interventions to improve the heating and lighting, in addition to providing the necessary ancillary items for the proposed servery.

8.0 Highways

The park development already has approval for an improved pedestrian crossing on Middle Park Way, for the safety and convenience for visitors accessing the farm from the North. The measures, will make it quicker, easier and safer to cross the road.

Increased car parking is being provided by the previous planning application APP/17/00735, which also provides cycle parking stands in key locations and improvements to the pedestrian connections with surrounding footpaths to encourage visitors to make sustainable transport choices.

9.0 Environmental Protection Including Ecology and Biodiversity

The park features a wonderfully diverse range of ecological habitats and the environment is home to many different plants and animals including several protected species.

A comprehensive ecological consultation was commissioned at the start of the previous application to ensure that the ecology within the park will be protected and enhanced where possible.

10.0 Landscape Design

No external works are proposed as part of this application. No trees or hedgerows will be affected.

11.0 Economic Impact Assessment

Information on potential economic impacts, opportunities and benefits associated with the proposed development	The Regency Tea Rooms offer the visitor to come and relax and enjoy locally sourced food, nutritious meals or hot drinks with a slice of delicious cake, or a freshly-made sandwich with a cold drink. There is also a competitively priced selection of Fair Trade teas.
Details of any associated community benefits (where relevant). Information on economic impacts may be provided as part of an Environmental Impact Assessment where applicable.	The farm, based on the 1830s style ferme ornée (ornamental farm), is home to many different animals. Ranging from the everyday farm animal, like pigs, sheep, Shetland ponies, and chickens, to a selection of other animals such as llamas, a Poitou donkey and alpacas. Staunton farm provides an important visitor attraction for families to visit. Many come from the local area