

ARCHITECTURAL DESIGN & ACCESS STATEMENT

Proposed New Dwelling

on land adjacent to
East Leigh House
Bartons Road
HAVANT
PO9 5NA

For Cherrymain Estates Ltd

September 2018

UPD refs 18-1051





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I. BACKGROUND

I.01 INTRODUCTION

This Design & Access Statement accompanies an Application for Planning Permission for a single new dwelling on land adjacent to Grade II Listed East Leigh House.

The planning history for the site is an important reference for this application. This document will show that the proposed single dwelling will fit into the context of the overall development of the former grounds of the Listed house.

I.02 LISTED BUILDING

East Leigh House is Grade II Listed. An extract from the Historic England List Entry is provided below.

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.

Heritage Statements in respect of East Leigh House were submitted in support of consented applications 15/01104 and 16/01078.

A separate Heritage Statement accompanies this application and has been referenced in the preparation of the current proposals and this Design and Access Statement.

2. SITE AND CONTEXT



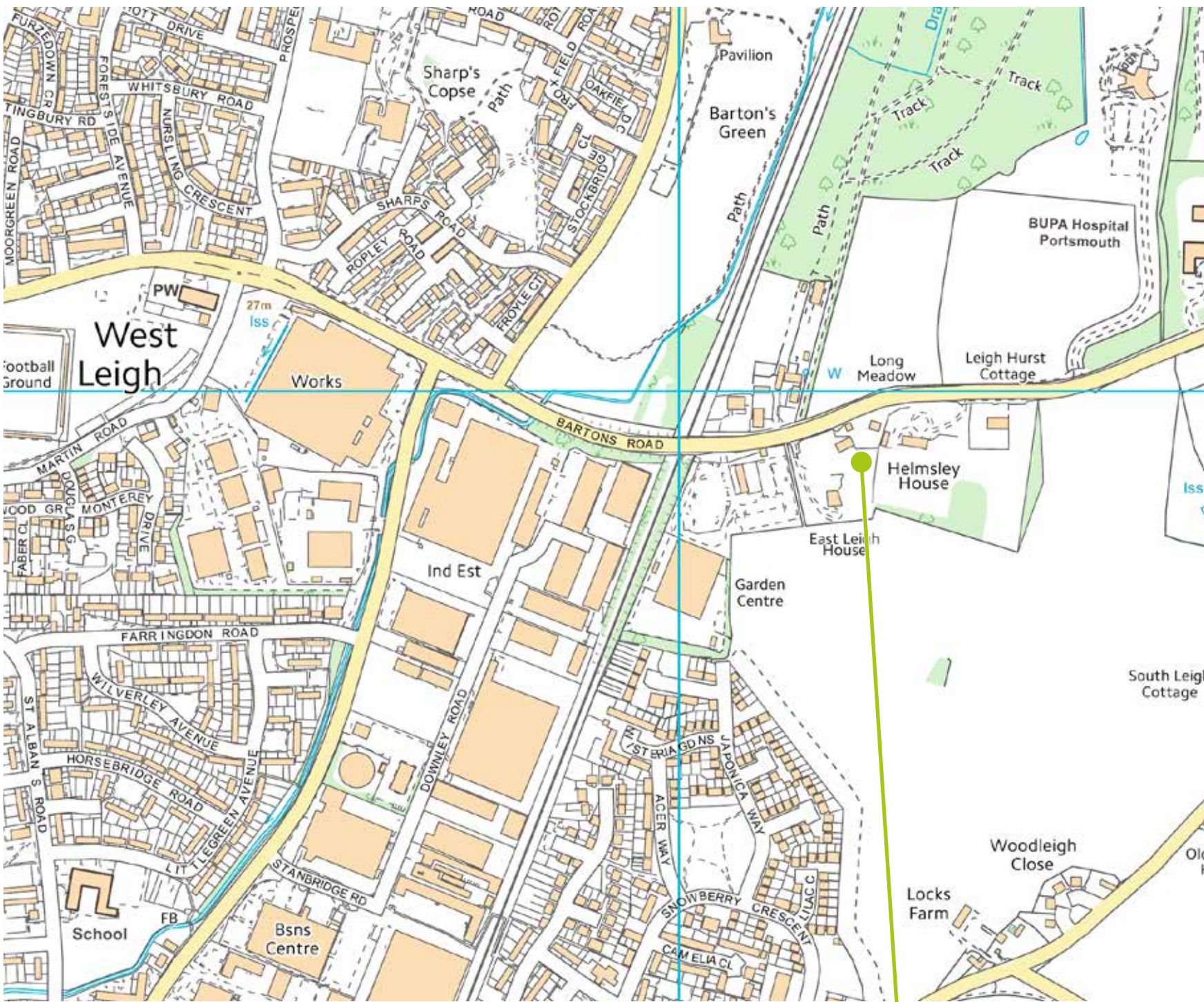
The application site is located on south side of Barton Road and to the east of the main built up area of Havant.

The northern half of Grade II Listed East Leigh House's former curtilage has been given over to a 9-unit newbuild residential development, which is under construction at the time of writing. The northern elevation of East Leigh House is considered the least sensitive, as it has been subject to the most alterations and changes over the years.

The application site for this single dwelling is an undeveloped portion to the east of the development site, together with the access road which links it to Barton Road. There are a number of mature trees which are located in the south-eastern corner of the application site.

Immediately adjoining the 9-unit development site, to the west, is a Wyevale Garden Centre. This is a modern full size retail garden centre comprising a large modern sales building, open and covered display areas, and a large car park between the sales building and Bartons Road. The garden centre also occupies some former wooden barns which are located on the shared eastern boundary with East Leigh House and these are used as an aquatics centre.

Opposite the Wyevale Garden Centre, on the north side of Bartons Road, is Bartons Rise, a recently completed development of 2, 3, 4 and 5 bedroom units.



West Leigh (not to scale)

SITE

3. PLANNING HISTORY

The following are the results for a recent Application Search for 'East Leigh House' on the Havant Borough Council website, copied here for reference:

APP/18/00565

Formation of access road from Bartons Road to residential development site.
Land South of Eastleigh House & Helmsley House, Bartons Road, Havant
Ref. No: APP/18/00565 | Received: Fri 01 Jun 2018 | Validated: Fri 01 Jun 2018 | Status: Deposited (ie valid and registered)

APP/18/00492

Application for Non-material change to Planning Permission APP/16/01077 relating to substitute brick samples and removal of brick quoining to elevations.
Eastleigh House, Bartons Road, Havant, PO9 5NA
Ref. No: APP/18/00492 | Received: Fri 18 May 2018 | Validated: Fri 18 May 2018 | Status: Decided

APP/16/01077

Residential development to provide 9 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building.(approved 21.01.17) Request to discharge condition No.s 2,5,6,7,8,9,and 14 (26.05.17). Request to discharge condition No/s 2,5,6,7,8, 9,13 and 14 (15.01.18). Request to discharge condition No.3 and 16 (07.02.18). Request to Discharge Conditions 5 and 14 (20.06.2018).
Eastleigh House, Bartons Road, Havant, PO9 5NA
Ref. No: APP/16/01077 | Received: Mon 17 Oct 2016 | Validated: Fri 21 Oct 2016 | Status: Decided

APP/16/01078

Listed Building Consent for residential development to provide 9 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building.
Eastleigh House, Bartons Road, Havant, PO9 5NA
Ref. No: APP/16/01078 | Received: Mon 17 Oct 2016 | Validated: Fri 21 Oct 2016 | Status: Decided

APP/15/01103

Conversion of Eastleigh House from single C3 dwellinghouse to B1 offices and two C3 dwellinghouse along with the erection of a two storey extension to provide a further single C3 dwellinghouse, plus the construction of a courtyard development of 10 terraced houses, including landscaping, parking and turning areas.
Eastleigh House, Bartons Road, Havant, PO9 5NA
Ref. No: APP/15/01103 | Received:Thu 01 Oct 2015 | Validated:Wed 28 Oct 2015 | Status: Decided

APP/15/01104

LBC for the Conversion of Eastleigh House from a single dwellinghouse to B1 offices and two dwellinghouse along with the erection of a two storey extension to provide a further single dwellinghouse including landscaping, parking and turning areas.
Eastleigh House, Bartons Road, Havant, PO9 5NA
Ref. No: APP/15/01104 | Received:Thu 01 Oct 2015 | Validated:Wed 28 Oct 2015 | Status: Decided

4. DESIGN STATEMENT

4.01 USE

As already shown, the land that formed part of Grade II Listed East Leigh House's former curtilage has been the subject of previous applications. Recent approved applications APP/16/01077 and APP/16/01077 were proposals for a 9-unit residential development on the northern half of the site. Such residential development is under construction at the time of writing this statement and consists of two, three and four bedroom homes.

The Applicant proposes a new single dwelling on an undeveloped portion to the east of the development site.

The proposed single dwelling will fit into the context and use of the overall development of the former grounds of the Listed house.

4.02 AMOUNT

A single three-bedroom unit is proposed, which will have a gross internal area of approximately 94.18 sq.m or 1012 sq.ft.

4.03 SCALE

The proposed single dwelling is scaled to fit in with the existing development and follows the pattern established by it, which was to adopt a similar roof pitch and form to Listed East Leigh House. All of the houses currently under construction are two storey in height and of typical domestic scale. This is consistent with two storey housing in the area and is therefore considered appropriate.



4.04 LAYOUT

The site of the proposed dwelling has distinct aspects which inform its orientation:

- Southern aspect: The site of the proposed dwelling is approached from the south, so it is logical that the main entrance to the house should be on this facade. The main habitable rooms have windows to the south, for optimum natural light and passive solar gain, although there will be some shading from existing trees to the south east. The house enjoys views south west towards Listed East Leigh House from this aspect.
- Western aspect: The driveway is located on the west side of the property, because that location is most efficient in terms of direct vehicular access, which in turn limits the need for hard landscaping. Access from the parking bays to the kitchen is possible via a back door to the utility room.
- Northern aspect: Much of the northern (and eastern) parts of the site of the proposed dwelling are taken up with existing trees and vegetation. The kitchen has a window facing the garden area to the north, with access to the garden is via the utility room. The living room has doors opening out to the garden to the north, as well as fenestration to other aspects.
- Eastern aspect: On the ground floor the living room has windows enjoying views of existing trees and vegetation, while the third bedroom has a window to this aspect on the first floor.

4.05 LANDSCAPING

The site of the proposed single dwelling already benefits from significant screening and planting on its northern and eastern boundaries.

Landscaping opportunities are broadly restricted to small scale planting within the site and the appropriate use of hard surfacing.

Given the sensitivity of the site the Applicant accepts the need for high quality landscaping on this site. The effect of the proposed landscaping will be to integrate the new house into its surroundings.

Existing trees are retained where indicated on plan, and they are augmented with new tree planting, as shown.

4.06 APPEARANCE

The proposed new single dwelling will follow the pattern of relatively simple traditional architectural detailing established in the adjoining 9-unit development. This approach was chosen to complement rather than compete with Listed East Leigh House. Consistent with this is the use of a limited, but high quality, palette of materials, including timber doors, timber roof details, natural slate and good quality stock bricks.

The roof of the new dwelling will be grey interlocking slate tile, with matching ridges and hips.

The walls will be facing brickwork, with contrasting facing brick heads to doors and windows and cills to windows. There will also be a contrasting facing brick plinth.

The main entrance door will be a stained timber 'stable' style two-part door, protected by a stained timber gable-style porch with a finial post on gallows brackets.

The same high standard of design and detailing will be applied to the new single dwelling as in the adjoining residential development.

VEHICULAR ACCESS

The vehicular access point to the former East Leigh House grounds as a whole (i.e. including the residential development site), from Bartons Road, has already been established and approved as part of previous applications.

REFUSE VEHICLE AND FIRE TENDER ACCESS

Both refuse collection vehicles and fire tender vehicles will be able to approach the southern end of the driveway to the proposed unit. Turning of such vehicles has already been catered for in the design of the 9-unit residential development scheme.

A fire hose from a fire tender vehicle at the southern end of the driveway will be able to reach all sides of the proposed unit.

PARKING PROVISION

In accordance with local parking provision policy, two allocated parking bays have been provided, on the driveway to the unit.

DISABLED ACCESS

The proposed house will have a level threshold at the new main entrance door, providing for disabled access, and will have a Part M compliant WC on the Ground Floor.