

HERITAGE STATEMENT

to accompany
Full Application for
Proposed New Dwelling

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

August 2018



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Above: Grade II Listed East Leigh House in 2016 (Google Earth image)

UPD refs 18-1051



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I. HERITAGE STATEMENT



I.06.1 INTRODUCTION

East Leigh House is a detached, period house that was once set in its own grounds on the south side of Bartons Road. It is a statutory Grade II Listed building dating from the early 19th Century, situated outside the urban area to the north of Havant town centre, and to the east of the historic pleasure grounds, now known as the Staunton Country Park. After many years of being rented out for domestic use, recent applications for Listed building consent and planning permission have been granted, including APP/16/01077 and APP/16/01078 for 9 new dwellinghouses, which are currently being implemented on the site.

The above-mentioned applications included the continued use of the Listed building as Class B1(a) offices. A previous Heritage Statement, submitted with the above-mentioned applications, considered the housing layout design with regard to the Listed building in its historic and architectural context and in particular the impact upon its setting.

This statement considers only the impact of the proposed single dwelling, and is done with reference to the principles as set out in the National Planning Policy Framework 2018 and in Local Plan policies. It should be read as supporting information to the present Design and Access Statement as well as the submission drawings produced by the agents Urban Pulse Design Ltd.



Above: South elevation of East Leigh House.

I.06.2 PLANNING AND HERITAGE POLICY

The following policy matters are relevant to any considerations concerning the building and its setting.

East Leigh House is a Grade II Statutory Listed Building, with mature gardens and landscaping with substantial trees. In a previous Heritage Statement, it was mentioned that although the site currently lies outside of the urban area, and is therefore subject to countryside policies, it was allocated in the emerging Local Plan (Allocations) – Policy UE33 and considered suitable for lower density housing development that would conserve or enhance the listed building and its setting. The open land to the south of East Leigh House was also an allocated housing site (UE3b) in the draft Allocations Plan. This site, although outside the urban area (under Policy UE33), formed part of the local planning Policy HBI which considered the site suitable for some development.



Above: View showing semi-circular bay to east elevation.

I.06.3 SITE DESCRIPTION AND CONTEXT

East Leigh House lies on the eastern extremities of built settlement along Bartons Road. The development pattern along Bartons Road becomes more sparse as it extends east of the site into the countryside.

It appears that in the 18th Century, the house was part of a larger farmstead. This farmstead included a barn, now Listed and currently part of the adjoining Garden Centre immediately to the west. It also included a Lodge, which is currently in a state of disrepair.

East Leigh House itself was set well back from the road in private spacious grounds of 1.8 acres (0.73 ha) and was the prestigious centrepiece of the farmstead. The main entrance faces south with bays to take advantage of the wider views across the gently sloping open landscape. The east elevation faces a private garden laid to lawn. Its grounds were enclosed by extensive trees on the north, east and west boundaries, making for a relatively tranquil setting, even with the present day traffic levels on Bartons Road.

Former peripheral structures, such as rear single storey range of storage buildings at the north east corner, a 'modern' detached garage building and a derelict outdoor swimming pool, have been demolished as part of the implementation of previous approvals.



Above: View showing semi-circular bay to west elevation.

1.06.4 EAST LEIGH HOUSE - DESCRIPTION

East Leigh House in the main dates from about the 1820s, displaying characteristic features such as shallow pitched slate roofs and refined Regency proportions. It was built in the then fashionable 'white' (yellow) brick. These are likely to be early Beaulieu bricks. This 1820s house is almost square in plan, and comprises a two storey block which was built onto the southern end of an older building. Its principal rooms included a main entrance, hall and staircase, three main reception rooms and three bedrooms.

The north east wing included a kitchen and ancillary rooms, with a further two bedrooms above. These connected to an older building which runs north-south and became the service wing to the house. This is a simpler building with rendered walls under a slate roof and might once have been the original farmhouse. There were indications of blocked external doors on the west elevation, suggesting that it could also have been a pair of cottages.

The later Regency build has a symmetrical south front, with three windows across 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, is in Flemish bond. There are 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 a large 'modern' timber orangery/conservatory extension to the kitchen.

The earlier north-west wing appears to date from the late 18th Century or early 19th Century. Following the 1820s build, it seems to have become a service wing for the new house. There are signs in the rendered west wall of two former door openings. Windows consist of large sashes with small panes and smaller later sash windows, together with a rare Yorkshire or Sheffield (horizontal) sliding sash on the ground floor.

East Leigh House was designed as a residence of some substance, probably for a gentleman farmer. It was set in its own private grounds and positioned both to impress and to take advantage of the long views southwards across the open countryside. The site was originally enclosed by trees grouped along the boundaries and included some particular specimens within its formal garden.

The layout of the residential development currently being implemented maintains the sense of expectancy on entering from Bartons Road, maintaining the oblique view of the simple west wing and taking the eye to the west elevation of the main block. The formal but simple garden space sets off the house to good effect on the three main sides and arrival at the 'pear drop' outside the south entrance provides long views over fields to the south. The east elevation of the house looks out to a private 'sunken' lawn, enclosed by the tree on the east side.

The interior of the Listed house has been described in detail in the Heritage statement accompanying APP/16/01077 and APP/16/01078. That description will not be repeated here, as the current proposals for a single dwelling on the development site have no connection with it.

1.06.5 THE SIGNIFICANCE OF THE HERITAGE ASSET

The significance of a heritage asset is the sum of its architectural, historic, artistic and/or archaeological interest. The following sets out the significant historical attributes of the East Leigh House:

Its constituent parts are:

- The 1820s farmhouse with its main square-planned block, and north east wing, two storeys high with characteristic shallow pitch slate roof, in 'white' brick, with feature bays on the west and east elevations and traditional late Georgian sash windows;
- The earlier cottage range at the north-west end with its central chimney stack, since subsumed as a service wing, with lined-out rendered walls and slate roof;
- The simply laid out older service wing, with its central chimney stack and cast iron fireplaces, vertical sash windows and single Yorkshire sliding sash on the west elevation;
- The formal garden surrounding the house particularly on its west, south and east sides, including the containment of a small walled yard at the rear;
- The driveway approach and the enclosure of the setting of the house by the surrounding trees which form a landscape backcloth.

1.06.6 COMMENT & ASSESSMENT

The current list description (dated May 1952 and amended in 1984) gives sufficient information for identifying the building.

Since the grant of planning permission for change of use and Listed building consent for certain works, it has been possible to refurbish the building with minimum interference or affect upon its character. There is still the potential for the house to maintain its essential character and retain its significance in its landscape setting.

The main point for consideration is the impact of a single dwelling alongside the wider scheme for the site and its implications for the north-east side of the Listed building.

1.06.7 IMPACT OF THE PROPOSALS

The residential scheme currently being implemented on site maintains separation from the Listed building. This is done by means of an access road along the north side of the Listed building and a new wall separating it from the residential development and to enclose its rear yard.

The current proposals for a single dwelling involve no further external changes to the Listed building and no internal alteration to the existing historic fabric.

The proposals maintain the east-west access road as a separation between the Listed building and the area given over to the residential development. The position of the proposed single dwelling means that the residential development taken as a whole does spread further across the site than previously, but it maintains its distance from the back of the Listed house and its important east lawn.

Existing trees are maintained south of the proposed garden to the new dwelling, acting as a buffer between it and the remaining portion of the east lawn of the Listed building. The retention of existing trees on the eastern boundary of the site, between the proposed new dwelling and the east lawn of the Listed building, will be important to maintain the character of the Listed building's setting.



The respective landscape settings of the Listed building and the new residential development have remained separate. The proposed additional planting will be important to define the two separate areas.

The proposed car parking for the new dwelling is to be provided immediately alongside and adjacent to similar parking for an adjoining dwelling, thereby keeping its impact to a minimum.

1.06.8 LIST ENTRY DESCRIPTION

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.

1.06.9 SUMMARY

The proposed single dwelling adjacent to the 9-unit residential development site leaves the Listed building virtually untouched.

The external works associated with the proposed single dwelling are limited to provide only what is functionally necessary to that dwelling, with the remainder of land given over to enhancement of the setting of the Listed building. The proposed dwelling is grouped with the new housing located to the north of the Listed building, which is effectively contained behind a line north of the access road.

This proposed single dwelling and its plot, in private ownership, will reduce the area of land having to be maintained in association with the Listed building and will reduce the burden of landscape management and enhancement to that building. The external views of the Listed building and its surroundings will not be compromised by the proposals.

1.06.10 REFERENCES

- The National Heritage List for England
- National Planning Policy Framework 2018
- East Leigh House Heritage Statement (October 2015) by Michael Ricketts Associates (in support of APP/15/01103).
- East Leigh House Heritage Statement (October 2016) by Michael Ricketts Associates (in support of APP/16/01078).



Above: The modern conservatory at the north-east corner of the building.



Above: Double door to east elevation of Regency building.



Above: North-facing elevations.



Above: South elevation of the modern conservatory.