



Roofline looking north from the main house

## 03 DESIGN PRINCIPLES AND EVOLUTION OF LAYOUT

The analysis of the site identified a number of key issues that need to be addressed as part of the proposals. These are as follows:

### Landscape setting

#### 3.1 Aim – to respect and enhance the setting of the listed buildings and parkland

- Outlook from, and views towards the main house, particularly from the south
- Views towards stable block / coach house courtyard from central entrance
- Lodge as a landmark building on Horndean Road
- Access routes within site to respect views and context
- Enhancement of existing formal landscape areas – coach house / stable block courtyard, west wing formal garden, main house south terrace and eastern parking area
- Restoration of landscape setting to original intent – buildings with a backdrop of focal specimen trees
- Lake and specimen trees.

### Historic buildings

#### 3.2 Aim – the sensitive conversion of listed buildings

- Working with existing internal layouts and fenestration to minimise extent of alterations to existing fabric
- Retention of key interior elements and spaces, particularly within the ground floor areas of the main house
- Where alterations are required, concentrate these in areas of later modification
- Removal of unsympathetic later additions.



### Access and site orientation

#### 3.3 The site naturally divides into three development zones

- Three existing access points from least busy road (Eastleigh Road) utilised
- Southern – focus around main house, with views out and towards over parkland space
- Central – focal courtyard contained by coach and clock house
- Northern – redevelopment of area previously occupied by office block and parking areas.



## Trees

### 3.4 Aim – to improve the vegetation across the site to restore the parkland setting

- Retain as many specimen trees as possible
- Replant where appropriate
- Remove damaged and self-seeded trees of little value.



## Ecology

### 3.5 Aim – to improve the biodiversity on site

- Retain good quality vegetation for bats and other species
- Introduce new varieties for foraging bats and other species
- Include other measures to encourage wildlife.



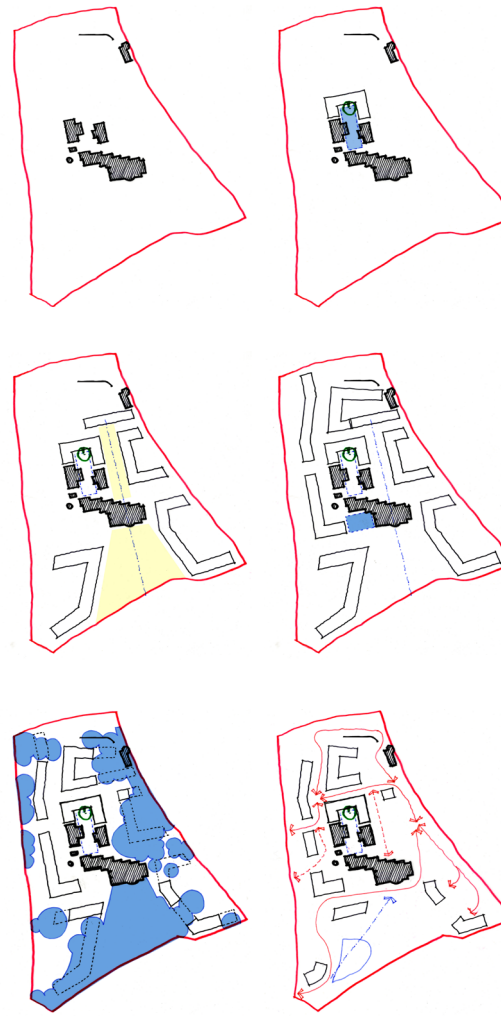
## New development objectives

- Maximise development potential, allowing flexibility for type and mix of units to appropriately meet local market demand.
- Respond to context (scale, materials and detail) – development to enhance setting of listed buildings while remaining subordinate and sympathetic to them.
- Majority of gardens to enjoy southerly aspect where possible
- Utilise built form to northern and eastern perimeter of site to provide a buffer from road noise.
- Integration of existing landscape elements – focal tree clusters and specimen trees, courtyard, formal garden, lake, entrance circle to main house.

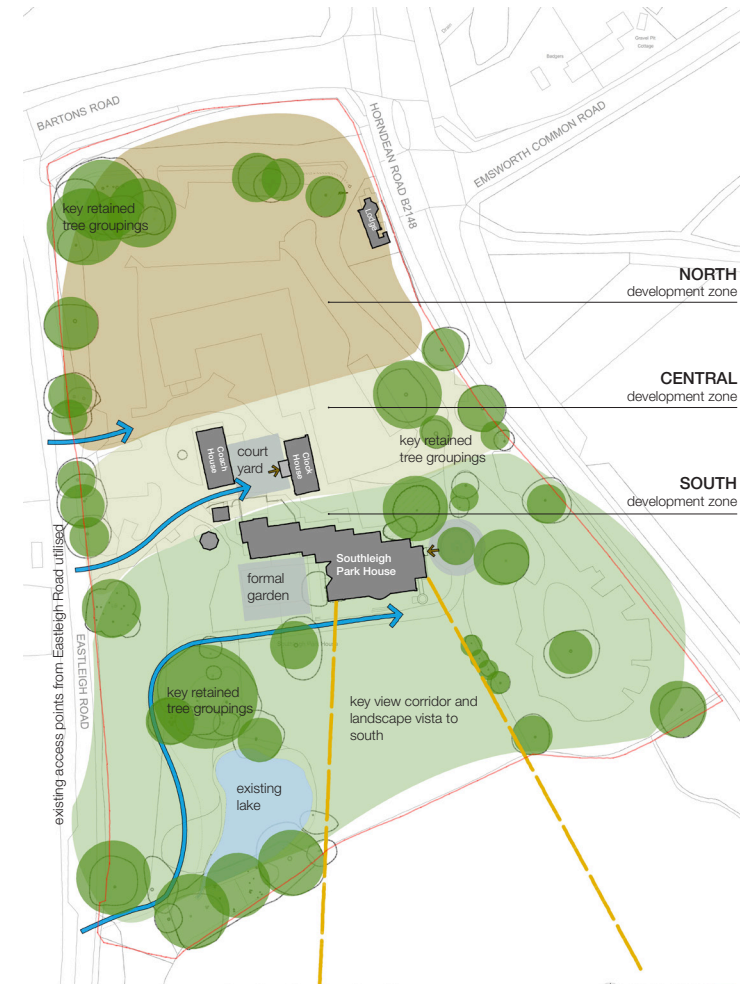




- 3.6** The design approach for the proposed residential conversion of the listed buildings and outline application for new residential development has been developed and informed through extensive consultation with Havant Borough Council planning, conservation, tree and landscape officers. A number of development options were considered and masterplans developed.
- 3.7** In addition, the emerging designs were subject to informal 'market testing' and review by a number of developers to ensure that the approach is realistic and attractive.
- 3.8** More detail regarding the consultation process and how this has informed proposals can be found in the consultation statement in appendix E.



**Figure 3.1:** Design evolution



**Figure 3.2:** Analysis plan: The site naturally divides into three development zones





Figure 3.3: Masterplan June 2016



Figure 3.4: Masterplan January 2017

## THE PROPOSALS: OVERALL APPROACH

- 4.1** The proposals are submitted as a 'hybrid' application, comprising a detailed planning application / listed building consent application for conversion of the listed buildings and outline application for the remainder of the site, with all matters reserved for later approval apart from access. This approach provides detail and certainty with respect to the listed buildings whilst offering some flexibility regarding the exact layout of the new development, which will be brought forward by a site developer.

### Proposed use

- 4.2** The site and buildings contained within it are currently in commercial use as the research and development centre for a broadcast and media technology company. This application proposes the conversion of retained listed buildings to residential use, with the demolition of a more recently constructed office block and parts of the remaining site area redeveloped for housing.

### Amount of development

- 4.3** It is proposed to convert the listed buildings to provide new dwellings as follows:
- Main house converted to 9 apartments (over two storeys) – 6 one bed apartments, 1 two bed apartment, 1 three bed apartment and 1 two bed duplex apartment.
  - Main house west wing converted to four town houses with individual entrances and outlook over formal garden space.
  - Coach house and former stable block (with clock house) converted to 5 two bed townhouse units and 1 three bed unit.
  - Former gate lodge converted to two bed house.
- 4.4** For further detail of listed building conversions, refer to chapter 4b and appendix C of this document.

- 4.5** It is the proposed that the remainder of the site is redeveloped with a mix of houses and apartments.
- The precise number and mix of dwellings is to be subject of a later reserved matters planning application, although a indicative layout has been produced for viability assessment purposes.
  - Up to 70 new build homes are proposed on the 'outline' area, providing a total of up to 90 homes on the site.
  - Approximately 60% of the site area would be open landscape, trees and garden and 40% of the site would be existing and new building footprint, roads and hardstanding. Currently buildings, roads, parking areas and hardstanding comprise 37% of the site area.

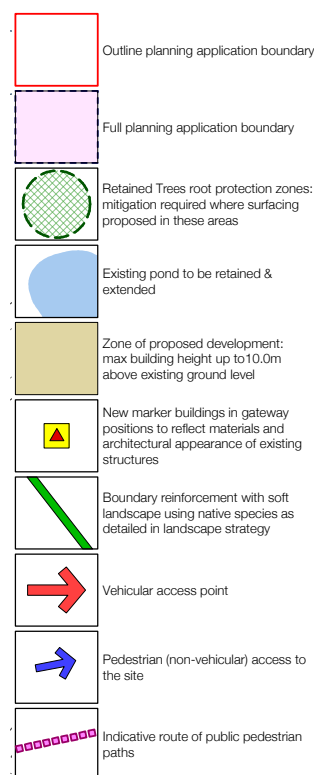
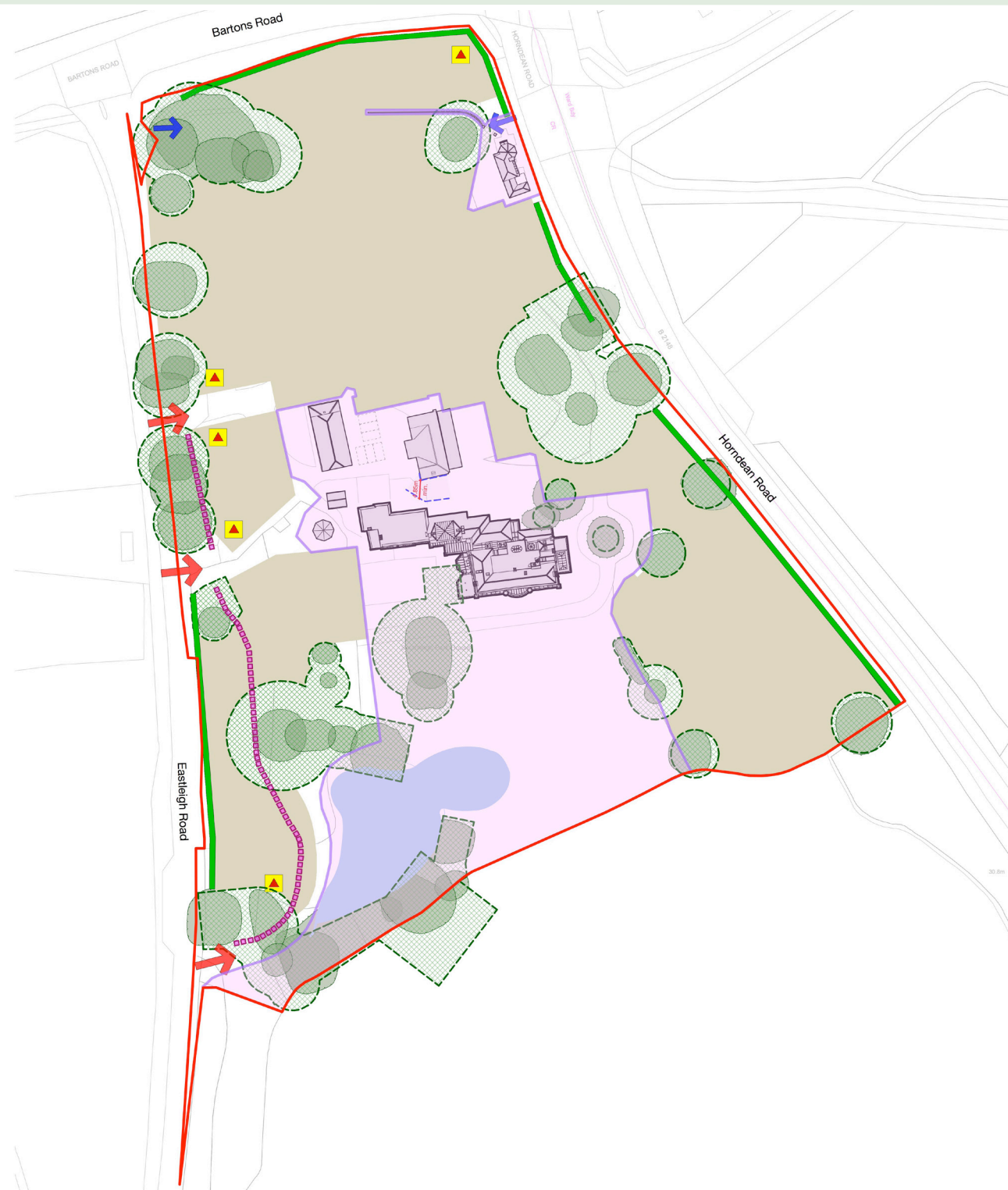


Figure 4.1: Parameters plan





## Overall layout

4.6 The illustrative layout demonstrates how comprehensive site development proposals could come forward, addressing the key design principles set out in chapter 3. The layout seeks to create a legible urban form, sensitive in the context and responding to key views to and from the listed buildings, whilst retaining and 'celebrating' significant specimen trees to restore the parkland setting.

4.7 The three existing entrance points along Eastleigh Road to the west of the site are used to provide vehicular access to three sections of the development. These comprise:

- 1 Northern entrance to the majority of the new build development on the site and grounds of the 1980s former office building
- 2 Central entrance to access the listed buildings courtyard and the south-eastern quarter of the development
- 3 Southern entrance to development in the south-western quarter of the site, overlooking the main house, lawn and lake.



Figure 4.2: Illustrative masterplan





The Gate Lodge

- 4.8** Key frontage and marker buildings are used to reinforce the gateway role of these entrances, using materials, detailing and architectural form to differentiate between these units.
- 4.9** New development is generally arranged in a perimeter block form, to define street spaces and the public and private areas to maximise safety and security. Active frontages facing the majority of routes, amenity areas and entrances ensures a high level of natural surveillance.
- 4.10** The street network will take a simple mews form responding to the tight scale of the development, the spatial constraints created by retained trees and listed building, and the inward-looking nature of the development. Visitor parking will be carefully integrated and will incorporate existing landscape features. The design is intended to encourage walking and a low traffic speeds, while permitting access by emergency and refuse vehicles.

## Open Space and Linkages

- 4.11** The site includes a number of amenity spaces and linked pedestrian corridors and paths that are essential components in maintaining the setting of the house and forming the character of the overall development. These spaces and pathways also provide a very good level of permeability within the site so that residents are easily able to access the shared spaces.
- 4.12** The main shared open space is the area south of Southleigh Park House, comprising:
- The lawn comprising a formal area of mown grass framed with wildflower meadow
  - Shrubs and trees enclosing the lawn to the east
  - The lake and trees and shrubs enclosing the area to the west.



Figure 4.3: Proposed terrace and front lawn

- 4.13 The south facing frontage of the main house is the dominant feature, which together with the view of parkland to the south, provides a strong country house character to the space. This character will be complemented with new planting with a mid Victorian character and the removal of the existing security fence to the southern boundary and replacement with a new estate style fence.
- 4.14 The currently derelict area adjacent to the west wing will be replaced with a new formal lawn, stone paved terrace, walls and steps to match the existing frontage, and this area will add to the country house character of the main lawn. A pedestrian link will lead from the new lawn to the area of development north of the main house that will pass the retained dairy and wood store buildings.
- 4.15 The important group of trees to the north east of the main house, that help provide a well treed backdrop to the house, will be retained within a



new area of open space. This space, currently occupied by car parking, will have a lightly wooded character with shade-loving understorey ground flora.

- 4.16 Trees on the north west corner of the site form a distinctive group at the junction between Eastleigh Road and Bartons Road. Currently overgrown and including the remnants of a road, the trees will be incorporated into a new woodland space. The space will include a new pedestrian link to Eastleigh Road.

- 4.17 The lake, an important element in the immediate setting of the house, will be extended with a new wetland area. Most of the existing trees around the lake will be retained and new specimen trees will be planted. The removal of dense under-storey shrubs will enable the establishment of a diverse ground flora and a new hazel coppice grouping will also enhance the biodiversity value of the area. New arboretum specimen trees, referencing the Victorian heritage of the grounds will be established north of the lake.



Figure 4.4: Proposed courtyard

### Frontages and shared areas

- 4.18 Front garden design will vary to reflect the different character areas of the development. Frontages to housing near to the northern entrance will have a semi-formal character with some low

metal and picket fencing, hedging up to 1200mm height. Planting will include a high proportion of evergreen shrubs to reflect the Victorian character of the estate and reinforce the semi-formal character of these gateway areas.

**4.19** The open, shared street character of the new development will be reflected in the landscape treatment of frontages. Enclosure will be minimal and low level, with planting restricted to under 1m height, except for wall shrubs and climbers, which will be used to soften the frontages and define house curtilages. Distinctive planting palettes for units within each separate mews area will provide a sense of place.

**4.20** Houses facing Bartons Road will share a common frontage comprising a 1200mm high clipped hedge forming the boundary and enclosing the frontages that will be served by a shared path.

**4.21** Housing in the south east and south west corners of the site have an informal layout. Planting on the frontages and shared areas will frame and soften the shared surfaces and reinforce the green character of the area next to the Southleigh Park House lawn.

**4.22** The proposed units forming the small row west of Southleigh Park House will, together with the west wing of the house, enclose and overlook a shared formal lawn. The frontages will be served by a semi-private path, separated from the lawn by a hedge up to 900mm high, which will provide some privacy to the units as well as formal enclosure to the lawn. Shallow frontages between the common access path and the units will be defined with low ground cover and standard and climbing roses to give a Victorian character to the frontages that will also contribute to the character of the enclosed lawn and the immediate setting of the main house.

### Legibility

**4.23** A limited number of locations near entrances and at key focus points have been designated as appropriate locations for 'marker' buildings. These can provide an indication of the character and identity of the development in the wider context and create a more legible and easily navigable development.

### Scale

**4.24** The parameters plan for the outline application area indicates zones for the proposed maximum building height to ridge above existing site contour levels (measured to Ordnance Survey Datum). Typically these will be two to two-and-a-half storey (room in the roof) height. Chimneys may extend beyond this height (only).

**4.25** A variation in height within the maximum parameter is acceptable and may be appropriate within the streetscape, particularly for marker buildings. Buildings in close proximity to the listed buildings will need to carefully consider the heights of parapets, eaves, ridge line and opening proportions in order to respect, but remain subordinate to the listed buildings.



## Density

- 4.26 The exact development density will be confirmed as part of the reserved matters applications, but based on the detailed proposals for the conversion of the listed building, and the indicative wider site layout the following densities are achieved:

|         | Overall site | Outline application area |
|---------|--------------|--------------------------|
| Area    | 3.22ha       | 2.16ha                   |
| Density | 27.95 dw /ha | 32.41 dw/ha              |

## Materials

- 4.27 It is proposed that new buildings and structures will be constructed using materials and architectural forms that are complementary to the listed buildings. This is to ensure the development has an integrated appearance, whilst at the same time ensuring the new works will not detract from the qualities of the listed building. As discussed with the conservation officer, it is envisaged that the new buildings will be in materials that will not overshadow or compete with



The stables and clock tower

the distinctive flint work of the listed buildings. For example brickwork that complements the flint work.

- 4.28 'Marker' buildings will utilise materials and architectural forms that draw cues from and complement the listed buildings in order to extend the

identity of the development to the wider site and context.

- 4.29 Specific proposals in relation to materials selection and architectural form of proposed structures will be agreed at reserved matters stage.

## Access & movement

### Access points from Eastleigh Road

**4.30** Vehicular access will be from the three existing junctions on Eastleigh Road, one that is currently used, and two additional access points that have been constructed but are currently not operational. This approach corresponds with the natural division of the site into three distinct development parcels, allowing a dedicated access for the new build and the converted listed buildings. It also allows a more sensitive design that avoids as far as possible siting conflicts between roads and the need to preserve listed buildings and key trees.

**4.31** The most northerly access point on Eastleigh Road utilises the current entrance and provides access to the new build development and the lodge conversion. The central entrance which was in fact the original entrance from Eastleigh Road, provides access to the coach house, stable block conversion, main house and west wing. The vehicular route extends across the site to provide access to the development parcel in the



Figure 4.5: Central access point

south-eastern corner of the site, where an entrance from Horndean Road is not a feasible option. Further south on Eastleigh Road, a third entrance provides limited access to a small number of dwellings on the south-western side of the site, on a route that offers fine views across the lake towards the main house.

### Movement through the site

**4.32** As a result of the development constraints on the site, the primary routes shown are curved and sinuous. Hardscape areas have been designed to be shared surfaces, suitable for both vehicular and pedestrian traffic. This combination of measures will ensure that vehicular speeds through the site are slow and that the environment is amenable to pedestrian and cycle use.



**4.33** Continuous, level walking and cycle routes are provided through the site and link with the surrounding network onto Eastleigh Road/Bartons Road to the north west and Horndean Road on the eastern boundary of the site.

**4.34** The masterplan incorporates space for refuse vehicles and trucks to manoeuvre safely around the development, as confirmed by spaces shown on the illustrative masterplan.

### Parking

**4.35** The parking shown in the indicative layout has been informed by the Census data on existing parking demand within the ward, and adopted parking standards. Allocated spaces meet the adopted requirements across the site (providing 181 spaces) significantly exceeding Census based demand (103 spaces). An additional 24 spaces have been provided for visitors, meeting the adopted standards for the listed building application but not for the outline area. However since the shortfall is only in visitor parking,

un-utilised resident spaces would be able to accommodate some visitor demand should this arise. Therefore parking provision strikes a balance between the constraints of the site and anticipated parking demand. More detail can be found in the Transport Assessment.

### Access for all

**4.36** The indicative masterplan includes level routes across the site linking it to the wider area. These are suitable for those with mobility issues including wheelchair users. Proposals for the conversion of the existing building include level ground floor access from the north to the main house and west wing, and the retention of the existing lift system to provide access to the upper floors. There is level access to the ground floor of the remaining converted buildings in the site. With regard to the new development, compliance with Part M of the building regulations will be required as part of the reserved matters applications. More detail can be found in appendix D.



Figure 4.6: Accessibility



## Landscape strategy

- 4.37** The potential impacts of the proposals on the landscape character of the site and immediate surroundings and on local views have been a significant consideration from the outset.
- 4.38** In addition heritage concerns, particularly relating to the setting of the listed buildings and ecology concerns, mainly relating to bats and birds, have also been strong drivers in developing a landscape strategy that minimises landscape and visual effects, respects the setting of the historic buildings and enhances the biodiversity of the site.

## Trees

- 4.39** Trees have been a very important consideration in the design process, and whilst many high quality trees are retained, a number of trees (as detailed in the Arboricultural Impact Assessment) will be removed to enable the development of the site to proceed. The lengthy and detailed process of selection of trees for retention and removal has involved the whole design team and liaison with Havant Borough Council officers.

- 4.40** Layout options have been considered in great detail to ensure that where possible, the trees which make greatest contribution to the setting of the listed buildings and to local landscape character will be retained.

- 4.41** There are locations where some trees that might otherwise have been retained need to be removed in order to provide a safe and appropriate environment for residential development. These include trees removed in order to enable necessary road access, drainage and services to be provided.

- 4.42** Trees on the outer edges of the site have been identified as important for bat and bird foraging and commuting and most of those trees have been retained.

- 4.43** Trees to be removed within the core of the site have been selected realistically, taking into account the degree to which they would be likely to be retained in the medium to long term given the new residential context.

- 4.44** The proposed development provides the opportunity to remove the many poorer quality trees and shrubs that

are constraining the growth and appearance of the best retained trees. This thinning would also address issues of overshadowing and proximity in relation to residential development.

- 4.45** Key groups of trees and shrubs will be retained elsewhere on the site, including the group of trees ‘holding the corner’ at the Eastleigh Road/Bartons Road junction, trees forming the background to the lodge, and trees on the east side of the site adjacent to Horndean Road, where a strong distinctive group will form the structure to a new informal open space, providing them with a more sustainable growing area than the current car park surfacing.

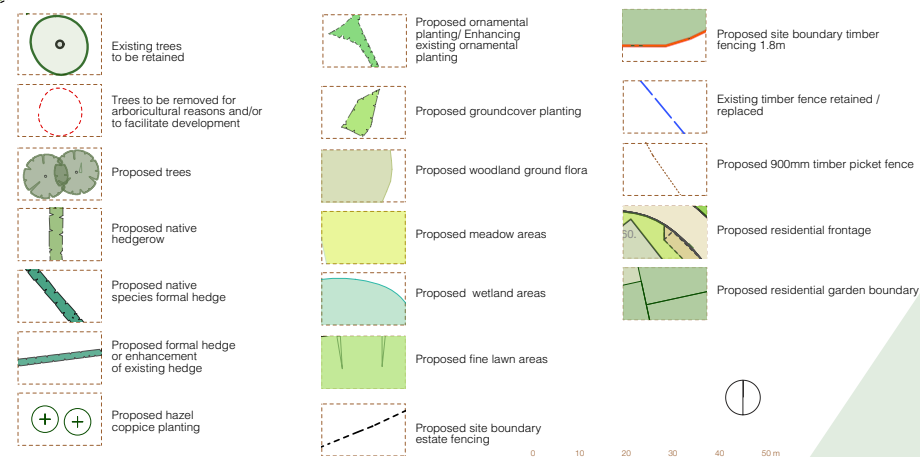
- 4.46** North of the lake, where a large cedar that recently died was removed, there is a large gap and in view of the importance of this location in framing the house and providing its immediate setting, new arboretum specimen trees, including Incense Cedar, Dawn Redwood and Swamp Cypress, will be established north of the lake. These species reference the Victorian heritage of the grounds and will ensure the continuation of the period character of the grounds.

Figure 4.7: Landscape strategy

- Bartons Road boundary. Dense self-seeded trees and non-native shrubs removed and replaced with formal hedge and trees forming appropriate frontage to Bartons Road.
- Potential pedestrian / cycle access to Eastleigh Road
- Non-native shrubs including laurel removed. Native shrub species retained and augmented with new planting including holly and yew to provide a new native hedgerow boundary with Eastleigh Road. This will contribute to its predominantly rural character and provide privacy and enclosure to new residential properties.
- New formal lawn and planting south of the west wing of the main house and extended walling and hedge. New paved terraces around lawn.
- New arboretum specimen trees planted to mitigate removed trees and rejuvenate the grounds.
- Dense and overgrown laurel in area adjacent to lake to be removed to allow light in to enhance biodiversity of ground flora and allow views of house and lake. Additional hazels planted to form small coppice for biodiversity.
- Eastleigh Road boundary, southernmost section. New hedgerow and trees, to provide rural character with some buildings on boundary reflecting similar boundary buildings on Eastleigh Road.
- New specimen trees including Swamp Cypress, Incense Cedar and Dawn Redwood.
- Pond extended to east to increase flood capacity. New wetland area created in extended section.



- Pedestrian access from Horndean Road
- New garden setting for Lodge enclosed with yew hedging
- Horndean Road boundary with Lodge. Existing low flint and brick wall retained and repaired with new pedestrian gate.
- Stable/coach house courtyard high quality paving to give stable yard character to the enclosed spaces and traffic calming.
- Pedestrian footpath
- New informal open space with mature trees and new trees including replacement Wellingtonia (Sequoiadendron giganteum).
- Horndean Road boundary, mid and southern section. Existing timber fence retained or repaired. Security fencing removed. Overgrown laurel and sycamore to be replaced with new hedge consisting of native species and new trees. New permeable boundary will allow views of the house from the local area.
- Southern setting to Southleigh Park House. Lawns enhanced with additional Victorian style shrub planting to frame views and provide more attractive immediate setting. 'Estate' fencing to replace existing chain link on southern boundary. Wildflower meadow on southernmost area of lawn to enhance biodiversity value, including for foraging bats, with mown paths for pedestrian circulation.



## Landscape measures

**4.47** The landscape and visual studies detailed in the landscape and visual assessment show that the changes to the site will not be perceived in the wider landscape. The pattern of surrounding trees and woodland also helps with the landscape concealment of the site, but in addition the strategy of limiting new building height and retaining much of the existing vegetation has also played an important role in minimising effects on landscape character and restricting views to the immediate local area.

**4.48** The key design solutions incorporated into the development proposals are shown on the landscape and ecology strategy illustrated on the submitted landscape strategy plan (figure 4.7). In addition to the measures relating to existing trees described above, the development will include the following specific landscape related elements:

- New tree planting involving predominantly native trees but including a number of non-native specimens to reflect the historic context, will mitigate the loss of the removed trees, maintaining a well treed

appearance to the site and improving the foraging and nesting opportunities for bats and birds.

- New hedgerows on the boundaries will replace much of the existing dense non-native evergreens. This will restore a more rural character to the site and will improve the biodiversity of the site.
- Dense and overgrown laurel in the area around the lake will be removed to allow light in to enhance the biodiversity of ground flora and improve intervisibility between the main house and the area west of the lake. Removal of dense overgrown evergreen shrubs elsewhere on site will lead to better light conditions to establish native woodland understorey vegetation improving the foraging value of the site for bats and birds.

### *New areas of open space*

**4.49** The immediate setting to the south of the main house west wing will be designed and planted as an interpretation of a mid-Victorian period country house garden. Parts of the immediate setting of the house and ancillary buildings that are not currently contributing positively to the setting will be replaced with appropriate hard

and soft landscape. Details of the landscape strategy for these areas is provided in section 4b.

**4.50** The Lodge curtilage will be enhanced with new planting and paving. Details of this are provided in section 4b.

**4.51** The courtyard area to the rear (north) of the main house will be enhanced to reflect its underlying stableyard character. Details of this are provided in section 4b.

**4.52** A new informal open space will be established in an area on the mid-eastern boundary. This area contains a group of trees that will be retained and will include new planting. One of the new trees will be a replacement for an adjacent damaged Giant Sequoia, which will be removed.

### *Planting*

**4.53** Trees within the new residential area will be suitable for streets and gardens and will include cultivars of field maple, flowering cherry, crab apple, thorn and hornbeam.

**4.54** Plants for private frontages and shared spaces both within the curtilages of historic buildings and within the new





Lodge wall



Frontage planting



Estate gate

residential areas, will be selected to reflect the Victorian heritage of the site and the palette of plants repeating throughout the site will lend an overall unity and unique character to the development. Plant choice will naturally respond to the aspect and degree of prevailing sun or shade.

**4.55** New planting within the more wooded edges of the site will mainly consist of native trees and shrubs with wildflower seeding to provide a natural looking species rich understorey of herbaceous plants.

**4.56** The existing lawn area will be managed as species-rich flowering lawn in the area closest to the house and managed as wildflower meadow towards the edges. Paths mown through the wildflower meadow will be managed as flowering lawn.

#### *Boundary treatment*

**4.57** The eastern boundary with Eastleigh Road will be designed to enhance the rural character of that lane, with a new native hedgerow including some holly and yew replacing the overgrown non-native evergreens. This will provide a

lighter environment, more appropriate for residential development, but also beneficial for biodiversity, allowing more light to reach the ground flora. Where required for noise attenuation, the existing timber fence will be retained, replaced or repaired. The northernmost part of the boundary will include a pedestrian/cycle access path into the site.

- 4.58** The strategy for the boundary with Bartons Road will involve the removal of dense vegetation of low biodiversity and amenity value, mainly comprising self-seeded sycamores. This will be replaced with a more formal hedge of native species with individual trees appropriate to the more suburban character of the road and forming an appropriate setting for the development on that boundary.

- 4.59** The Horndean Road boundary will retain a fenced boundary to alleviate road noise, but the areas of dense overgrown evergreens and sycamore will be replaced by a new hedge and trees, maintaining a green appearance to the site in views from the road but with the greater transparency enabling the house and specimen trees, (currently virtually invisible to the outside world), to be

appreciated, contributing to the local landscape and sense of place.

- 4.60** Existing security features including security fences and lighting will be removed. This will improve the appearance of the site from the surrounding roads and together with new planting will restore a more rural character.
- 4.61** Overall the landscape strategy is focussed on maintaining an appropriate landscape setting for the listed buildings and addressing effects on views from the local area.
- 4.62** Controls of boundary treatment to ensure appropriate fencing and consistency of treatment would be required and agreed at reserved matters stage.

#### Biodiversity

- 4.63** Specific biodiversity measures for bats will include new meadow grass areas, native hedgerows and other appropriate species that will enhance the prey resource, a lighting strategy that will result in an overall reduction in light spill and new bat boxes attached to retained trees.

- 4.64** New bird boxes will be installed on existing retained trees and new buildings. Dead trees will be retained on site and log piles created to provide habitat for saprophytic invertebrates in appropriate locations.

#### Drainage and SUDS

- 4.65** The drainage strategy has been designed cope with a 1 in 100 year flood event, plus 40% allowance for climate change. Proposals are for surface water to drain in the southerly direction to a geocellular storage tank, located under the lawned area at the south of the site, controlled by a flow control manhole with high level overflow. Once at capacity, water would flow into an extended lake and then into the drainage ditch on Eastleigh Road, which would be controlled by a flow control and represent an improvement on the existing drainage regime. More detail can be found in the Flood Risk and Drainage Strategy. As part of proposals the Eastleigh Road ditch is to be cleared of debris, de-silted and downstream culverts will be jettied.