

SOUTHLEIGH PARK
HERITAGE STATEMENT

SNELL & WILCOX SELF-ADMINISTERED PENSION SCHEME
JULY 2017



TERENCE
ROURKE

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1 Introduction

- 1.1 This report provides an appraisal of the potential effects of the proposed conversion and new development at Southleigh Park, Havant, on the heritage value of the site and study area, principally on the listed buildings and their surrounding designed landscape.
- 1.2 Southleigh Park is a former gentleman's house set within a small park, that was first created in the early 19th century and remained largely unchanged until the late 1960s. Since then it has been in use for offices, and much of the site is now dominated by large scale modern development. The designated heritage assets at Southleigh Park are the main house, the stable block with clocktower and the lodge on Horndean Road, which were all individually listed at grade II in 1984. The listed buildings are shown on figure 2 and the full list descriptions are given in the gazetteers in the appendix. Other buildings that are covered by the designation as qualifying curtilage structures are the coach house, the dairy, the woodstore to the rear of the main house and the length of the boundary wall along the north of the site that includes a surviving gatepier marking the original entrance. The other development on site consists of an early 1980s office building, access roads and extensive areas of car parking bounded by tall security fences.
- 1.3 The planning, design and access statement (PDAS) describes the need for the proposed development, and outlines the relevant planning policy background, the extensive consultation undertaken with the Havant Borough Council conservation officer and others, and the evolution of the scheme in response. The priority is to secure a suitable new use for the heritage assets at Southleigh Park and to ensure the future maintenance and long-term conservation of the historic buildings and their landscape setting. The description of development is as follows:

Hybrid application for up to 90 residential units in total, comprising:

- *Full planning permission and listed building consent for the change of use, alterations to and extension of existing buildings to 20 residential units, (13 dwellings in the main house and 7 in other listed buildings) with associated landscaping, parking and amenity space.*
- *Outline application (all matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.*

- 1.4 This report is one of a series accompanying the applications. It should therefore be read alongside the application drawings and the following documents:

- Planning, Design and Access Statement
- Ecological Assessment
- Transport Statement and Travel Plan
- Flood Risk Assessment
- Arboricultural Method Statement, including Tree Survey
- GeoEnvironmental Desk Study Report
- Infrastructure Delivery Statement

- Utilities and Servicing Statement
 - Landscape and Visual Appraisal
 - Minerals Position Statement
 - Noise Impact Assessment
 - History of Marketing Assessment
 - Lighting Assessment
- 1.5 Section 3 of the PDAS describes the design principles behind the development and the evolution of the layout, and sections 4a and 4b describe the proposals, including the landscape strategy. A number of appendices to the PDAS provide information on the policy context (appendix B) and the consultation process (appendix E). The listed building assessment at appendix C provides a detailed examination of the internal spaces of the listed buildings and the proposed alterations.

2 National and local policy

- 2.1 National and international policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets, and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected by the Ancient Monuments and Archaeological Areas Act 1979 as amended, and within the planning system through the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment and GPA3 The setting of heritage assets). The NPPF sets 12 core planning principles for sustainable development, one of which is that heritage assets should be conserved in a manner appropriate to their significance, so that they can contribute to the quality of life now and in the future.
- 2.3 Paragraph 131 of the NPPF states that in determining planning applications,
- “Local planning authorities should take account of:*
- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *The desirability of new development making a positive contribution to local character and distinctiveness.”*
- 2.4 ‘Great weight’ should be given to the objective of conserving designated heritage assets, and local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or mitigate conflict between any aspects of the proposals and the conservation of the asset (paragraph 129). As heritage assets are irreplaceable, all harm requires ‘clear and convincing justification’ (paragraph 132).

- 2.5 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The approach to identifying those heritage assets likely to be affected by a development proposal is given in the guidance published by Historic England, which states that *“if the development is capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.”* (GPA3, Appendix 7, paragraph 13). The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.
- 2.6 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm, based on public benefits that outweigh the harm, taking account of the weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 133 and 134).
- 2.7 Appendix B to the PDAS provides an analysis of the relevant planning policy. The local plan policy is provided by Havant Borough Local Plan (Core Strategy) adopted 2011 and the Havant Borough Local Plan (Allocations) adopted 2014. Core strategy policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that planning permission will be granted for development that *“protects and where appropriate enhances the borough’s statutory and non statutory heritage designations”*. In addition, policy DM20 of the allocations plan states that *“Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough”*.

3 Baseline information and significance

- 3.1 The main focus of this report is the 19th century estate at Southleigh Park, but the account that follows also considers earlier periods and archaeological potential. The archaeological section of the study was undertaken with reference to the Chartered Institute for Archaeologists code of conduct and appropriate standards (2008, updated 2014, and 2012).

Archaeology

- 3.2 Information from the Hampshire Historic Environment Record (HER) on recorded archaeological sites within a 1km study area is illustrated in figure 1. No sites are recorded within the planning application boundary itself.
- 3.3 Little evidence is available for the prehistoric period. The earliest recorded sites in the study area are the findspots of two Palaeolithic handaxes (TOR 4) at Prospect Farm, and a crude unfinished flint tool of probable similar date

discovered by chance on the southern edge of Southleigh Forest in 1994 (TOR 12). The origins of the former are disputed as it is noted that it may have derived from soil brought in from elsewhere.

- 3.4 An archaeological evaluation on land to the north of Downley Road by AC Archaeology in 2006 (TOR 13), comprised four trenches, all of which revealed evidence of modern truncation across the site. This modern activity probably derived from the construction of the adjacent factory buildings to the west and the railway line immediately east of the site. No evidence for any archaeological features was revealed, but a small quantity of residual prehistoric pottery and worked flint were recovered from a colluvial deposit in one trench. Another negative evaluation is recorded on land at Bartons Road (TOR 14).
- 3.5 Havant lies at the intersection of two major alignments of the Roman road from Chichester (*Noviomagus*) to Bitterne (*Clausentum*), laid out in the first century A.D. There are five recorded Romano-British sites in the study area, all relating to the chance discovery of artefacts during construction work. These were one to the west of the site and railway line (TOR 2 & 3), where a concentration of pottery and an iron chisel were unearthed, three sites revealed by works at Bartons Green (TOR 5 & 6), and artefacts covering a 3m² area between the stream and the railway line immediately west of Bartons Copse (TOR 7).
- 3.6 There are no recorded archaeological sites in the study area dating to between the end of the Romano-British period and the post-medieval/modern periods. There are two undated bank and ditch features (TOR 1 & 10) that may relate to former field boundaries. The HER records the site of a Victorian barn (now demolished) to the south of the site at Southleigh Farm (TOR 11). Aerial photography information to the south west of the site shows cropmark detail of former field boundaries in an area of boundary loss/former common land (marked blue on figure 1). There are two World War II pillboxes recorded in the study area; one along the drive to Locks Coppice House (TOR 8) and one on the east side of Horndean Road (TOR 9), the closest record to the application site.

Historic development of Southleigh Park

- 3.7 In the medieval period the site area and Emsworth were part of the parish and manor of Warblington, in an area dominated by the large open commons on the eastern edge of the Forest of Bere. Settlement was focused along the coast, with a pattern of dispersed and common edge settlement inland. There is no separate entry in the Domesday survey for the village at Emsworth, which remained part of Warblington, even as it developed into an important port for the wine trade in the 14th century. The northern part of Warblington parish remained dominated by the large area of Emsworth Common, which was recorded as being enclosed by a hedge boundary in 1626. This boundary appears on the first detailed maps of Hampshire produced from the mid 18th century¹ (Isaac Taylor 1759, Thomas Milne 1791), and was followed by the line of the precursor to the present Horndean Road.
- 3.8 The layout of the study area just before the phase of significant change following the enclosure of Warblington parish and Emsworth Common in 1814 is shown

¹ These can be viewed at <http://www.geog.port.ac.uk/webmap/hantsmap/hantsmap/hantsmap.htm>.

on the Ordnance Survey first series map published in 1810, based on a survey of 1797² (figure 3a). This shows the strong division between the nucleated settlement of the land to the south along the coast, and the sparse pattern and few roads across the commons and woods inland. The map depicts a group of buildings at East Leigh, and two unnamed holdings to the south (now the location of Southleigh Farm) and on a track that is now East Leigh Road.

- 3.9 The new holding that became Southleigh Park was established in the early 19th century, and was initially named as Woodlands. It was one of a number of gentry scale houses established in the area around or soon after enclosure. Others are East Leigh House built c.1820 to the west (LB5), and the early 19th century cottage ornée at Hollybank House to the west (LB7, 8). Each of these was set within a small area of designed landscape.
- 3.10 Some of the estate history, known ownership and later land acquisitions can be traced from material held in Hampshire Archives³. A description attached to a mortgage on the Woodlands estate from the 1840s gives a recital of title beginning from 1810, which may be the date of its earliest identity as a separate estate. Material held by the landowner confirms that by 1820 an estate known as Woodlands was in existence, and that it was described as a dairy farm. It was then purchased by Mr Charles Short, who is presumed to have been responsible for the new or enlarged house and the transition to gentry status by the time the estate, by then extending to 160 acres, was sold to Lancelot Archer Burton in 1839. As described in a mortgage dated 1847, the estate consisted of the house and grounds, and included 150 acres of agricultural land within unnamed enclosures from Emsworth Common, and several named fields to the south of the house. These fields had been converted to parkland by 1858 when the estate was sold again, to Henry Spencer.
- 3.11 The detailed layout of the house and grounds is first depicted on the Ordnance Survey 25" to a mile map published in 1859 (figure 3b). The house is named as Woodlands, a name shared with the farm and cottages to the south west. The new estate is laid out within the existing pre-enclosure road layout, and is bounded to the east by the straightened Horndean Road along part of the line of the hedged Emsworth Common, and to the west and south by minor routes that had served the earlier farms. The location chosen for the house allows long views south across parkland, and over an extensive area of borrowed landscape towards the sea. The location of the lodge on the crossroads at the north east corner, and the layout of drives, allowed the separation of the access to the main house and to the service and ancillary courtyards from the north. There is also a separate access to the stable yards and service areas from East Leigh Road. The map shows a formal arrangement of walks and terraces to the south and west of the house, with a sundial and the mound for a summerhouse overlooking a small lake. Sinuous paths are shown through the woodland belts planted along the east and west park boundaries, and the open parkland with tree clumps and specimen trees extends south to Southleigh Road. To the north of the house is a courtyard formed by the stables and coach house, walled gardens with several ranges of glasshouses, and a small orchard.

² This can be viewed at <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/index.html>.

³ Ref. 64011 - Southleigh estate, nr Havant: Emsworth and Warblington deeds (Lynton White) at <http://calm.hants.gov.uk>

- 3.12 At this early phase of its development elements of the previous agricultural layout and the older dispersed settlement pattern remain legible in the new designed landscape. Some field boundaries are visible across the park, and on the west side are the large irregular courtyards of Woodlands Farm, served by a track that crosses the park to Horndean Road (and the former location of one of the gates to Emsworth Common). There are further buildings on the park edges along Eastleigh Road, one of which is an extant 16th century house (LB4), and at a holding named as South Leigh. Beyond the road marking the southern extent of the parkland are several ranges of buildings at East Leigh Farm.
- 3.13 The map shows the irregular form of the house, with the entrance front to the east and garden fronts to the south and west, the service range to the west set back and forming the south edge of the large stable courtyard and area of walled gardens to the north.
- 3.14 The building by an unknown architect uses gothic details on a house of classical form. The lodge on the main entrance on Horndean Road is also gothic inspired and constructed of flint with pale brick dressings, perhaps to distinguish it from the stables block with clock tower, the coach house and the other service buildings which have red brick bands and dressings. The treatment of the flint also varies across the building group; from the main house with knapped, coursed galletted flintwork dressings to the door and window openings and coursed galletted flint cobbles to the main walling, and the tightly jointed, knapped, squared, coursed flintwork walling of the lodge, to the use of knapped or larger nodules for the rear of the house and the service buildings. (See figure 6, site photographs.)
- 3.15 The estate was sold to John B Barkworth in 1890 by which time it had been expanded by the acquisition of East Leigh Farm in 1874. This had allowed the removal of a number of the vestigial agricultural features within the park and on the boundaries.
- 3.16 The change is reflected in the 1895 edition OS map⁴, which shows the estate, renamed as South Leigh. By this date the former field boundaries within the park and the track to Woodlands Farm had been removed and the layout of trees and clumps had been clarified. The map shows that a number of the cottages have been removed both within the park and on the boundaries; the row of four small buildings named as South Leigh has gone and the buildings at East Leigh are reduced or rebuilt and have been renamed South Leigh Farm (HER 9 -12). This new model farm replaced Woodlands Farm, which had been reduced to a single cottage and a barn (HER13). An unnamed building on Eastleigh Road, close to the access from the west side of the house, has also been removed. The boundaries of the park are set by the triangle created by the roads except for the south west corner which seems to have remained agricultural fields.
- 3.17 The map also shows a number of additions to the house. There are two glazed extensions, on the entrance on the east side and the conservatory on the west. The west wing has been amended for the addition of a billiards room and expanded services. In the courtyard to the north there is an addition of a water

⁴ This can be viewed at <http://maps.nls.uk/view/101441736>

tower next to the coach house, and a number of small extensions to the stables and to the entrance lodge.

- 3.18 The house and grounds are described in detail in the particulars for the sale by auction on Tuesday 23rd June 1903:

"Occupies a beautiful situation on elevated site commanding fine landscaping and sea views extending to the Isle of Wight. Lodge with 4 bedrooms and offices. Surrounded by splendidly timbered park. Built of flints in a castellated style and presents a very pleasing elevation. Outer and inner halls, stone paved with open hearth and stone mantel divided by glass panelled doors and roof supported by 4 columns. Double drawing room which can be separated by folding doors. Library, capital dining room, panelled ceiling, oak floor, black marble mantel piece. Smoking room, with lavatory fitted, hot and cold water supplies. Conservatory leading to a capital billiard room.

Domestic offices are well shut off and convenient. Butler's pantry, inner pantry with hot and cold water supplies, housekeeper's room, large servants hall, butler's bed room, large kitchen with china closet, scullery, larder store, knife and boot house, closets and capital wine cellars.

Upper floor reached by principal, secondary and servants staircases. 20 bed and dressing rooms, 2 bath rooms having hot and cold water supplies, several WCs, housemaids closet, store room.

Outer offices - Bake house, wood house, servants WC, coach house, detached dairy, poultry houses, brew house and laundry.

Stabling - Stable containing 4 stalls and loose box with grooms room, large saddle rooms and 2 bedrooms over. Secondary stable (3 stalls and a loose box) and excellent coach house for 8 carriages.

Pleasure grounds - Very pretty and tastefully laid out in lawns, shrubberies and walks. Heavily timbered and contain splendid specimens of forest and ornamental timber, together with choice evergreens and luxuriant banks of rhododendrons. A pretty piece of ornamental water with well stocked fish.

Very productive kitchen and fruit gardens, walled 1 acre. Glass houses (all heated by hot water pipes) include, green houses and forcing houses on 3 divisions, lean to vinery, camellia house and vinery and an early vinery. Banana and orchid house, and a late vinery. Apple orchard planted with the choicest sort of apples. Potato house, potting shed, fruit room, store and tool rooms. Gardeners' cottage - Parlour, living room, kitchen, 2 larders, wash house, 2 bedrooms, 2 attics, outside sheds, WC and garden."

- 3.19 In 1905 the estate of 360 acres was sold to Mr Woolmer White, and remained in the ownership of that family until the death of Sir Rudolph Dymoke White, former MP for Fareham, in 1968. There were few other major changes to the landscape during their ownership, except for an additional courtyard of garden buildings to the north of the walled garden that had been built by 1945. Additionally, some of the interiors were remodelled in Art Deco style following a fire in the 1930s.

- 3.20 The OS map from 1966 (figure 3c) shows the layout of the site and surrounding area at the end of its occupation as a private house, and just before the purchase by Plessey in 1969 for use as a centre for military research. The map shows the survival of parkland character across the full extent of the park bounded by the woodland belts, which is unchanged from that first established by the late 1850s and secured by the acquisition of the adjacent farm by the 1870s. Some new field boundaries have been laid out in the southern part of the park, but the layout of tree clumps and the named block The Spinney remain in place. In the wider area there are extensive woodlands across the former Emsworth Common, contrasting with the expanding urban and suburban areas to the south.
- 3.21 The character of the site in use by Plessey can be seen in photographs from the 1970s, which show a number of large temporary buildings within the outline of the walled garden, and the dominance of the grounds by car parking (figure 4). There was a significant phase of works from 1983 to accompany the construction of the new office block to the north of the house. This resulted in the demolition of the walled gardens and glasshouses, the water tower and gardeners cottage, and the range of ancillary buildings added in the 1930s. The other buildings were retained, but the interiors of the lodge, the coach house and the stable block were stripped out to allow use for offices. The interiors of the main house and west wing were also remodelled. After this phase of significant change the house, stables block and lodge were added to the statutory list in 1984.
- 3.22 In 1995 the house and surrounding 15 acres were purchased by Snell & Wilcox. The condition of the buildings had continued to deteriorate after the designation and at the time of purchase there were areas of collapsed roofs, significant water damage and dry rot. A programme of high quality renovation work was undertaken between 1995 and 2001, which involved extensive external repairs including renewal of the roofs to prevent further deterioration of interiors, overhauling all of the flintwork of the main house, and restoring roof lanterns and French windows. Internally the surviving original features of the principal ground floor rooms, halls and staircase were restored. There were also substantial repairs and alterations to allow the use of the buildings as modern offices. Photographs of the newly restored interiors can be seen in the PDAS. The works to the grounds focused on the area closest to the house and around the lake. Most recently there have been repair works to the lodge and to the dairy. Some of the intended works were not completed, in particular the west wing of the main house was stripped out for conversion and has remained a shell. The listed building assessment in appendix C to the PDAS describes the previous conversion works, and the photographs show the interior spaces and surviving historic features in detail.
- 3.23 Southleigh Park operated as a corporate headquarters with nearly 400 staff at its peak, but since 2009 operations have been moving away and there are now around 60 staff present at the site.

Southleigh Park today

- 3.24 The recent aerial photograph in figure 5 illustrates Southleigh Park in its wider context. The image looks south across the building group, set just inland within

the triangle of roads, and adjoining the large areas of plantation woodland across the former heathland, that extends north into Southleigh Forest. There is a clear division within the building group between the house and the surviving service buildings and the large modern office and car parking that dominate the former location of walled gardens and other service ranges across the northern part of the site. The park is defined by the margin of trees on the boundaries, with the northern edge significantly more wooded along the amended alignment of Barton Road, where large numbers of self seeded trees have established between the boundary and security fences, and around the lodge, which is partially obscured. The lawns to the south on the principal garden elevation are divided by a fenceline from the parkland, which is now in separate ownership and in use for agriculture, but retains some mature trees and significant parkland characteristics, including the small copse at The Spinney.

- 3.25 The photographs in figures 6a-e show the individual buildings and illustrate how they appear as a group. The location of the new office buildings and car parking in the north of the site has avoided intrusion into the gardens at the entrance to the house or by the lake, or into the views towards the house across the lawns from the south, in which the modern buildings are largely obscured by vegetation. To the rear of the house is the office building and the group consisting of the stable block and coach house with the associated smaller features such as the dairy (recently repaired and re-roofed) and sections of high flint walls and the woodstore. Car parking is prominent in this area. The loss of the main access from the north east at the lodge, and use the former service access off Eastleigh Road, means that the courtyard to the north of the house is now one of the principal spaces. The lodge appears isolated from the other historic buildings by the office block, and again has been recently repaired.
- 3.26 Internally, the overall plan form and arrangement of rooms within the main house is largely intact. The west wing is a shell, and includes the double height space of the former kitchen. In the other buildings modern partitions have replaced internal arrangements and finishes. The surviving internal historic fabric and features of value are in the principal rooms in the ground floor of the main house. These are the circular entrance hall and reception and their flint walls and black and white marble patterned floor; the long inner hall with scagliola columns and Edwardian marble staircase and north window. The library and two adjacent principal rooms on the south front retain the interiors installed in the 1930s, with Art Deco detailing and fireplaces, including panelling, neo-Tudor ceilings and stained glass bay windows. Additionally, some early 19th century internal joinery and cornices remain on the upper floor. (See the description and the photographs in appendix C to the PDAS listed building assessment for detail on the interior of the listed buildings.)
- 3.27 The tree survey describes the condition of woodland along the park edges and the surviving specimen trees and exotics planted during the 19th century. There are several important groups of trees; at the Eastleigh Road/Bartons Road junction, forming a background to the lodge and along Horndean Road. There has been little management of these areas, and there are large numbers of self seeded trees across the site that compete with the remaining ornamental planting. Some works have taken place around the lake to open up the important view towards the principal elevation, terraces and lawns closest to the house.

Assessment of significance

- 3.28 Southleigh Park is a rarity in the local context, there are few other houses of similar status or scale in Havant, and very few with a group of surviving ancillary buildings or an associated designed landscape.
- 3.29 The principal significance of the heritage assets at Southleigh Park is the architectural and aesthetic value of the appearance, design qualities and materials of the buildings, including the quality of the construction and the care taken in the recent restoration work. Despite the loss of the whole of the northern part of the group of ancillary buildings and walled gardens in existence in the late 1960s, it is still legible as a deliberately composed group with a clear hierarchy reflected in the appearance of the buildings and use of materials. The interiors of the main house where historic features survive are of high value. There are large areas where interior spaces have been entirely remodelled or only the room layout remains.
- 3.30 Particular areas of the designed landscape that contribute to the significance of Southleigh Park are the formal garden and terraces around the house, where despite some erosion the layout remains visible, the lake and some areas of specimen trees. The open lawns and the view to the south of the house are essential as part of the design concept for the layout of the park, and were secured over time by a deliberate process of land acquisition that made it possible to remove the former agricultural divisions and control the park and its approaches. The high chain link security fence is a detracting feature. The planting along the margins of the park controls visibility, although some areas are overgrown, and the aspects of display and seclusion are still achieved by the location of the lodge despite the amended road layout.
- 3.31 The asset is also of historic value, illustrating the phase of change in the area from the early 19th century following enclosure and the creation of new gentry scale houses in a previously unoccupied heathland location. The distinctive history of the estate at Southleigh Park includes the important choice of a location allowing a long distance view to the coast, and the history of the initial establishment and transition from a farmhouse, and evidence of the deliberate process of creating the designed landscape over time.
- 3.32 The contribution of the setting to the significance of the listed buildings is high, despite the detracting effects of large scale office development, and the patterns of use such as areas of car parking and obtrusive security. The design intentions remain legible in both the formal garden and spaces close to the house, and the lawns opening out to the view across the parkland to the south. The amended access from Eastleigh Road has made the former service yard into a focal space, with important views between the buildings, as well as a blurring of circulation between the buildings and dominance by the 1980s office building. In the wider area beyond the former park boundaries the model farm and former estate cottages on the surrounding roads now appear wholly independent. The landscape and visual appraisal has confirmed that the site is very well contained by surrounding vegetation and development, with views generally restricted to locations immediately adjacent to the boundary, so visual relationships to land further afield are not a characteristic of the setting.

Archaeological potential

- 3.33 There are no designated or non-designated archaeological assets within the application site area. The site does not lie within or in close proximity to an archaeologically important area or area of limited archaeological importance as defined in the local plan. No areas of the proposed development site are considered to be of a significance archaeologically to warrant avoidance by built development because of unacceptable levels of impact on the hitherto unknown and unrecorded resource.
- 3.34 Most of the application site is occupied by buildings developed since the early 19th century, and prior to that was in agricultural use. All works have undoubtedly truncated ground that may have contained previously undisturbed archaeological sites/deposits. Information presented in this assessment, based on current knowledge on heritage assets in the HER database, indicates that the site has a low potential to contain archaeological remains of no more than local interest and does not hold potential for nationally important remains that require preservation in situ. Further archaeological investigation is unnecessary based on the combined assessment of the site's archaeological resource and likely potential.

4 The proposals

- 4.1 The design approach for Southleigh Park has been developed through extensive consultation with Havant Borough Council planning, conservation, trees and landscape officers, local residents and other key stakeholders. (See appendix E of the PDAS). The overall design principles and the proposals are described in sections 3 and 4a and 4b of the PDAS. The application drawings and the listed building assessment at appendix C of the PDAS provide the detail of how those principles have been applied in the proposed conversion of the listed buildings.
- 4.2 In the proposals for the main house, the entrance hall, inner hall and staircase, and the service corridor and lift are proposed to remain unchanged as the public circulation spaces. The subdivision of the house to create new dwellings has respected the integrity of the principal rooms where significant internal features survive, creating a duplex apartment that reflects the configuration of the ground and first floors. Where possible the changes required for subdivision are minimised by re-using existing divisions and openings, and if any new openings are required the nibs and downstands are retained so the former arrangement remains legible. Some doors will be fixed in place to preserve both the layout and the decoration. Because of the presence of decorative ceilings the work to upgrade them for fire and acoustic requirements will be done from the floor above. The west wing of the main house is one of the most vulnerable areas of the complex because of the incomplete works, but is also the area of least constraint internally. Changes to the exterior through new or amended openings are minimised and restricted to those required for exterior access. The landscape strategy proposes the creation of a new formal garden and terraces around the house to create an appropriate setting. No car parking or vehicular access is proposed along the principal southern elevation of the house.

- 4.3 For the stables block, it is proposed to remove the modern extension on the side of the building and add a replacement single storey extension to the rear of the proposed townhouses, which will be clad in timber boarding and will be distinct from the older building and sympathetic in appearance. The other works affecting the exterior of the listed building are the replacement of some windows and doors, reusing existing openings where possible, and the removal of the unsightly fire escape on the front elevation and restoration of the brick arched elevation and first floor window. The interior spaces have been previously remodelled for office use so there is little constraint, and the internal layout has been governed by the need to avoid effects on the exterior appearance. The clock mechanism will remain in place and functional in one of the houses. The immediate setting of the building will be altered by the creation of enclosures for domestic gardens and parking areas. The existing high flint wall defining the courtyard at the rear of the house needs to be rebuilt on an amended alignment to allow vehicular access, but the important division separating the rear of the main house and the courtyard will remain, and the view towards the stable block as the focal building within the courtyard, framing the space with the coach house opposite, will be preserved.
- 4.4 The most recent repair works completed were to the lodge on Horndean Road. The proposed works are therefore limited to those required to enable residential use, replacing an existing store attached to the single storey section of the building with a small glazed addition. The two storey section with the octagonal tower will remain externally unaltered, and the existing porch and entrance will be retained, with reinstated pedestrian access to Horndean Road. An additional new entrance will be provided on the western side of the building, by the car parking spaces, and to reintegrate the building with the rest of the site. The landmark function of the lodge on the road will be reinstated through the removal of security fencing, the repair of the front wall and management of overgrown vegetation. The landscape strategy proposes new yew hedges and fencing to define the private garden. The surviving section of the former northern boundary wall and surviving single gatepier will be repaired, and will be integrated into the public areas acting as a division between car parking and private gardens. The former relationship to the lodge will therefore remain legible.
- 4.5 For the coach house, it is again proposed to remove the single storey extensions on two sides of the building, and to infill with timber boarding as used for the new extensions to the stables block, ensuring they retain the similar appearance. As for the stables block, the interior spaces have been previously remodelled for office use so there is little constraint, and the proposed internal layout has been governed by the need to avoid effects on the exterior appearance. Some modern windows will be replaced and new openings are required for access to gardens. The setting of the building will be altered by the creation of enclosures for domestic gardens and parking areas.
- 4.6 No works are proposed to the dairy. Its future use as part of the residential development will be confirmed at the detailed design stage, and it may be within the domestic curtilage of one of the proposed houses. The woodstore at the rear of the main house is proposed to be used as a refuse store for the dwellings in the house, which will require an opening on the north side that was previously blocked to be reinstated.

- 4.7 The proposed landscape strategy for the spaces around the house aims to retain, and where necessary restore, the essential characteristics of the different sections of the designed landscape: the formal garden and terraces close to the house; the lake and groups of specimen trees; the lawns and the open view southwards across the parkland, and the views back towards the house from the gardens; and the wooded boundaries of the park. The landscape proposals also respect the views between buildings and acknowledge the importance of the former service courtyard on the north side of the house, which has become a focal area.
- 4.8 Built development will remain present in the setting of the listed buildings, but the character of that development will be wholly changed. The appearance and form of the new development is a reserved matter, but the overall principles are that the new development should appear subservient and respect the hierarchy within and between the historic buildings across the site. The new residential development occupies the northern part of the site and extends south in two areas that flank the lawns to the south of the house. The parameters for the location and proximity of the proposed new build to the house and on the south principal elevation are set by the existing trees and the lake. To the rear of the house, in the former service courtyard, the development alongside the stable block and coach house will again appear subservient, with lower rooflines than the historic buildings (in particular in relation to the stable block with its clocktower). The historic buildings will therefore remain legible as a group and will remain the focus of the view when entering the courtyard. The lodge on Horndean Road is more independent, within the restored curtilage of the boundary walls and the gardens, that link to the vegetation along the park boundaries.
- 4.9 The proposed landscape scheme will be important in reducing the visual impression of the new development and creating an appropriate setting for the listed buildings. The landscape strategy describes how the proposals integrate the existing landscape features and trees of value, and the new build development. The removal of some overgrown boundary vegetation and the proposed management to remove self seeded trees that are crowding the remaining ornamental planting will result in the estate appearing more visible within the local landscape. The plans also illustrate how car parking has been integrated into the landscape treatment so it is less prominent.

5 Conclusions

- 5.1 The proposed development will introduce a sustainable new use for the listed buildings at Southleigh Park, returning the house to its original residential function, ensuring the removal of risk factors for those buildings that are partially-repaired or currently empty, and reintegrating the whole group of buildings and parkland. The supporting information submitted demonstrates that the scale of the proposals for new development are sufficient to support the full repair and conversion of the historic buildings and designed landscape, and the future maintenance and long term stewardship to avoid the need for subsequent change.

- 5.2 The proposals will have a clear beneficial effect through the removal of the large scale office building, a number of other extensions, the areas of car parking and damaging patterns of use. The development completes the repair works and provides a new use for buildings that have been renovated but are currently under used or empty. The conversion works will continue to be completed to the high standard of the previous refurbishment work. The landscape strategy enables the management and restoration of the landscape and woodland.
- 5.3 The detailed proposals for conversion of the historic buildings will preserve the external appearance and architectural style of the buildings, and those internal spaces of significance. No features of interest are to be removed, and additions to the buildings have been minimised, and where they are required they are differentiated. The approach to the conversion and reuse of the historic building ensures the preservation of the spaces and elements that are intrinsic to the overall design concept, and that contribute to the special architectural and historic interest.
- 5.4 The outline parameters set for the scale and location of the new build will ensure the preservation of the essential axial view from the south façade and the garden spaces, and the views between buildings in the former service courtyard. The landscape strategy will enable the renovation of the gardens and management to allow the recovery of the remaining specimen planting. Detailed design is a reserved matter but the parameters set will ensure that the new development will be sympathetic and sensitive to its setting.
- 5.5 The proposals for conversion of the listed buildings, the restoration and enhancement of the designed landscape setting and a sensitive approach to the replacement development at Southleigh Park ensure the proposals satisfy requirements of local policy and the NPPF on the conservation of heritage assets.

Sources

Chartered Institute for Archaeologists, 2014 Standards and guidance for historic environment desk based assessments
Department for Communities and Local Government, 2012, National Planning Policy Framework
Department for Communities and Local Government, 2017, Planning Practice Guidance (online)
English Heritage 2008 Conservation principles – policies and guidance for the sustainable management of the historic environment
Historic England, 2015, Good Practice Advice notes (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment and GPA3 The setting of heritage assets)

Websites consulted:

<http://ads.ahds.ac.uk> – for grey literature and primary source material
www.bgs.ac.uk/geoindex – for geological data of the site and area
<http://www.british-history.ac.uk> – for historic background and documentary sources including VCH
<http://csweb.bournemouth.ac.uk/aip/Gazetteers.html> – for list of archaeological investigations in the vicinity of the site
<http://list.historicengland.org.uk> – for the National Heritage List for England

Appendix

Gazetteers of designated and undesignated assets in the 1 km study area

HER entries (archaeology) (figure 1)

TOR ref	Hampshire HER ref	Description
1	23364	A bank and ditch, possibly a former boundary, crosses Emsworth Common and is of unknown date
2	23365	A concentration of 2nd/3rd century Roman pottery sherds unearthed during trench cutting of Sharps Road in 1965
3	23366	An undated iron chisel found in association with the Roman pottery on Sharps Road in 1965
4	23370	A palaeolithic flint handaxe was found at Prospect Farm in 1963, but may have derived from soil brought in and dumped
5	23422	Sherds of Roman pottery were found during pipeline laying across Bartons Green. The sherds were from a late sandy ware cooking pot
6	23423	Burnt flint 'pot boilers' and Roman pottery (A) were found during pipeline laying at Bartons Green
7	23473	A scatter of Romano-British pottery is visible between the stream and the railway line immediately west of Bartons Copse. The pottery, covering some 3m square included sherds of coarse grey ware cooking pots, thumb impressed storage jars and a coarse sandy red ware bowl.
8	24376	Two WWII pillboxes situated on the drive to Locks Coppice House
9	24381	An L-shaped WWII pillbox of poor design and construction on east side of Horndean Road
10	32463	An undated bank and ditch feature was recorded within Bartons Copse
11	42597	Site of a destroyed Victorian barn at Southleigh Farm
12	56394	Findspot of a crude unfinished Palaeolithic handaxe discovered by chance in 1994
13	57403	Negative archaeological evaluation at Downley Road
14	69150	Negative archaeological evaluation on land at Bartons Road

Listed buildings (figure 2)

LB ref	Description
1	Southleigh Park, House (excluding attached 1983 corridor and office building), grade II Country house (now a commercial establishment). Mid C19 with C20 alterations. Coursed, knapped, flint with flint galleting. Hipped Welsh slate roof. 2 storeys, 7 x 3 bays, facing south with 5-bay west- east wing and 2-bay link projecting from rear left corner. South (garden) elevation: arranged 1:6 bays, the 6-bay section defined by pilasters buttresses which rise as turrets, and with central 2-bay bow with flanking corbelled circular turrets. Pale-grey flint "hoodmoulds", parapet band, and vertical bands to buttresses. Embattled parapet and turrets; the parapet to bow and its flanking turrets reduced in height by approx 1 metre in 1983. Square headed, wooden, mullioned and transomed windows with foiled glazing bars to upper lights; set in reveals with dentilled heads, the soffits comprising iron plates which have decorative panels filled by flint shards. Windows of 4 lights to ground floor of bay 1 and bow, otherwise of 2-lights; on ground floor tall, and mostly with French windows. Tall chimney stacks with coupled shafts, chamfered plinths and embattled caps. Right return (entrance elevation): lower added bay on right. Across original elevation is single-storeyed 3-bay embattled porch. The entrance on right has raised pilasters; heavy moulded wooden console brackets supporting hood; replacement small-paned glazed double door; on left, two tall replacement windows with small-paned glazing. Inserted window to 1st floor. Left return (west elevation): the 2 right-handed bays project, that on the left, canted, with windows

LB ref	Description
	of 2 and 4 lights to ground floor. The left-hand bay has ground-floor canted bay with French windows and flat roof forming 1st floor balcony with access from canted bay window with French windows. On left, stepped link to wing has door which led into former conservatory which ran alongside the wing. Only the decorative tile border to the floor paving, and the chamfered dwarf brick walls of the conservatory survive. The wing has central 3 bays projecting slightly with French windows on ground floor, corbelled corner turrets, and parapet stepping up at centre. Left bay is blind. The ground-floor windows have pointed arched glazing bars to upper lights. At rear left of main block, leading from back door, is a 1983 brick and glass corridor (not included in listing), linking main block to Clock Tower building (q.v.) and to 1983 brick and glass office building (not included in listing). Interior: Entrance porch; entrance leads into circular vestibule with floor of black and white polished stone set in radial pattern. Double door, into house, has cusped panels, etched glass, and foiled overlights. Entrance hall has stone flag floor; quasi-marble Ionic columns; and tongue and dart cornices. Principal stair is open well with stone treads and replacement balustrade. The principal rooms were refurbished 1930's after fire damage, but original doors, reveals and window shutters remain. Billiard Room (rear left corner) retains wood-block floor; coloured glass to upper lights of windows; compartmental ceiling with decorative bosses; and cornice with shields and floral bosses. Service stair has wooden handrail with spiral curtail; stick balusters; columnar newels; moulded tread ends; panelled cupboards at base possibly original. Back doorway retains radial glazing bars to fanlight. 1st floor much reordered during the 1970's office conversion but small sections of original well-moulded cornices survive and in the room above the Billiard Room there are similarly moulded skirting boards and architraves with floral corner panels. The clock in the Clock Tower building is dated 1840. and this could well be the date of the house as well.
2	Southleigh Park, Clock Tower building, GV, grade II Outbuilding, possibly formerly stable, with clock tower: mid C19 (clock dated 1840) with C20 alterations. Coursed flint with red brick quoins and dressings; stucco plinth and platt band. Welsh slate roof. Wooden clock tower. 1 ½ storeys, 3 bays with single storey wing to right. The main section has outer bays taller and projecting slightly below oversailing gables. Each has giant pilasters framing segmental archway which has ground-floor doorway and small window above. The left-hand bay has full-width door and the opening above is heightened to form fire door. The right-hand bay has half-glazed door with small- pane overlight; and cambered-arched 6-pane sash above. The central bay has wide doorway with small-pane overlight and flanking flat-arched 6-pane sashes (right sash altered); above door is oculus with radial glazing bars. Roof is carried down in front of central bay on slender columns, and with decorative pendants to cross-beams. Rising from the front roof slope, at centre, is 2-stage clock tower having clock face below Tuscan-columned bell stage with frieze and cornice; and shallow pyramidal roof carrying weather vane with ball base, scrolled brackets, arrow vane and spike finial. Chimney at right end; and on right, single storey flat-roofed wing, the right end canted. At rear of building, 1983 brick and glass corridor (not included in listing) links building to main house (q.v.) and to 1983 brick and glass office building (not included in listing). Interior: much reordered during the 1970's office conversion, but wooden stair remains. Clock has dial with manufacturer's name and date: "Paine. High Street Bloomsbury. 1840
3	Southleigh Park Lodge, GV, grade II Lodge. Mid C29. Flint and brick, hipped slate roof. Gothic style. Octagon, with narrow rectangular wing to the south, 2 storeys. Flint walls with yellow brick flush dressings; crenelated parapet, prominent stack in the angle between 2 units, rectangular openings to the wing, small pointed windows on the octagon (alternating on each floor), 1st floor weathered band, quoins. Cast iron diamond windows to the octagon, sashes to the

LB ref	Description
	wing. Porch with stepped gable, pointed arch, and side windows.
4	East Leigh Road, Nos. 1 and 2, grade II House C16 with early C19 extensions. Timber frame, thatch. 2 storeys, irregular fenestration. Hipped roof brought to a low eaves at the south-side outshot. exposed frame with painted brick infilling, indicating extensions to an original centre. Casements. 2 plain doorways (formerly 2 cottages) with hoods on brackets.
5	East Leigh House, grade 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.
6	Barn (10 yards west of East Leigh Farmhouse), grade II Barn. Late C18 or early C19. Timber frame of 8 bays, with aisles on the long sides; the upper roofing is of the later date, with straight struts. 1/2-hipped slate roof. Boarded walls, some brickwork.
7	Hollybank House, grade II House. Early C19 large cottage orne□e. Stuccoed with roof mainly tiled but partly slated and 6 groups of tall cemented chimney-stacks set diagonally. Irregular plan, roughly L-shaped, with irregular fenestration. 2 or 3 storeys. Front elevation has 3 gabled semi-dormers with finials. Paired bracket eaves cornice. 3 round- headed casements with unusual diamond imposed on oblong panes. Band between floors. Ground floor has 12 full height 12-pane sashes in moulded architraves and central gabled and canted porch, with 4 panelled door with attached tiled verandah supported on rustic poles. Garden front has 10 windows in all, mainly round-headed casements with diamond imposed on oblong panes. French windows and tiled verandahs to ground floor.
8	The Creamery in grounds of Hollybank House, grade II Garden building, possibly originally an ornamental dairy. Early C19. Stuccoed with tiled roof. 1 storey rectangular building with semi-circular projection to south with domed roof and metal finial. Wide verandah supported on rustic poles.

Buildings included in the HER

HER ref	Description
9	Agricultural building range (NE) at Southleigh Farm Unlisted Agricultural Building range at Southleigh Farm. Victorian, but certainly there by 1880 (OS 1st Series mapping). Long, low, single-storey range of brick, with a pitched tile roof on King post trusses; runs northeast- southwest, opposite the farmhouse. Now used as offices and as general storage, the range contained parts used as; stables, cattle shed, bull pen and cart shed.
10	Agricultural building range (North) at Southleigh Farm Unlisted Agricultural Building range at Southleigh Farm. Victorian, but certainly there by 1880 (OS First Series mapping). Built in an 'estate style', this building, together with MONUID. 42601 attached to the west end, forms the north side of a small yard here. Tall, 2-storey range of coursed and knapped flint, with brick quoins and dressings. Cambered brick heads to ground floor openings. Original use not known, but presence of quarry tile floor, with central drainage gully, suggests a livestock use, at least on the

HER ref	Description
	ground floor. Adapted in the modern era, for the drying and storage of grain.
11	Agricultural building range (North) at Southleigh Farm Unlisted Agricultural Building range at Southleigh Farm. Victorian, but certainly there by 1880 (OS 1st Series mapping). Attached to the west end of MONUID. 42600, together they form the north side of a small yard here. Tall, 2-storey building of brick, the upper storey of weatherboarding. Pitched roof of slate, continuous with that of the adjacent MONUID.42600. Original use not known, but now contains grain drying machinery.
12	Barn range (West) at Southleigh Farm Unlisted Barn range at Southleigh Farm. Victorian, but certainly there by 1880 (OS First Series mapping). Built in an 'estate style', this building, attached to the west end of MONUID.42602, forms the west side of a small yard here. Tall, 2-storey range of coursed and knapped flint, with brick quoins and dressings. Ventilation slits along both main elevations, now all blocked, formed with brick dressings. West elevation has a large, full-height, wagon entrance (no porch) with metal framed and skinned double doors, set in a slightly recessed bay. Various lean-to's on east (yard) side. At south end, the range is lower and is (now) open ended with a weatherboarded gable pediment. Original use for range not known, but now adapted and used as a silage barn
13	Home Farm Barn Barn converted to domestic use.

Figures