



# SOUTHLEIGH PARK, HAVANT

DESIGN CODE | FEBRUARY 2024



# CONTENTS

|                                         |    |
|-----------------------------------------|----|
| INTRODUCTION.....                       | 3  |
| SITE CONTEXT.....                       | 4  |
| SITE LOCATION.....                      | 4  |
| SITE HISTORY.....                       | 6  |
| SITE PHOTOS.....                        | 8  |
| OPPORTUNITIES AND CONSTRAINTS.....      | 10 |
| SITE PROPOSAL .....                     | 12 |
| SCHEMATIC MASTERPLAN.....               | 12 |
| BUILT FORM STRATEGY.....                | 14 |
| STREET HIERARCHY .....                  | 15 |
| RELATIONSHIP TO EXISTING BUILDINGS..... | 16 |
| CHARACTER AREAS.....                    | 18 |
| BUILDING HEIGHTS.....                   | 19 |
| LANDSCAPE SPACES .....                  | 20 |
| LOCAL CONTEXT AND DETAILS.....          | 22 |
| CONCLUSION .....                        | 26 |
| DESIGN COMPLIANCE STATEMENT .....       | 27 |



# INTRODUCTION

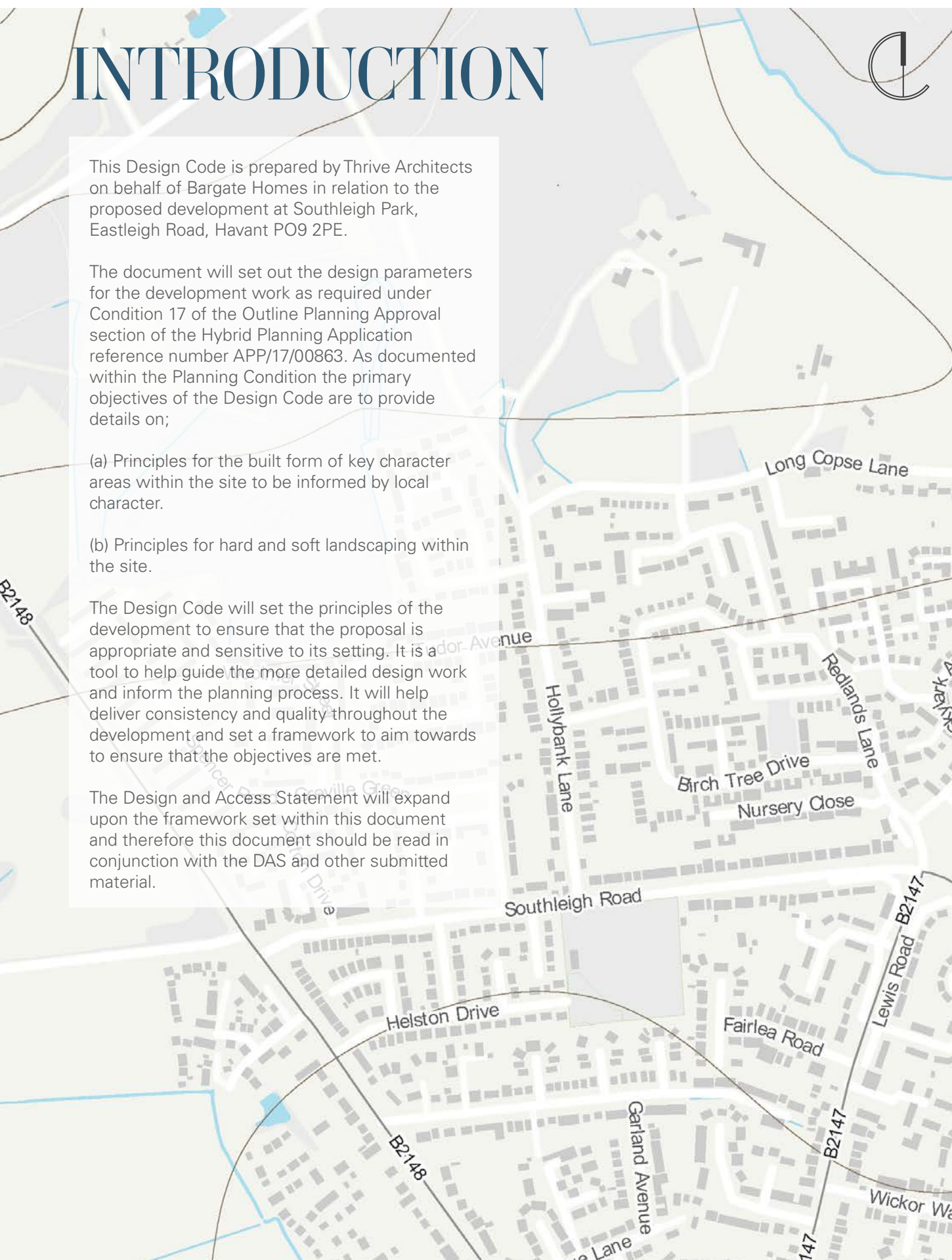
This Design Code is prepared by Thrive Architects on behalf of Bargate Homes in relation to the proposed development at Southleigh Park, Eastleigh Road, Havant PO9 2PE.

The document will set out the design parameters for the development work as required under Condition 17 of the Outline Planning Approval section of the Hybrid Planning Application reference number APP/17/00863. As documented within the Planning Condition the primary objectives of the Design Code are to provide details on;

- (a) Principles for the built form of key character areas within the site to be informed by local character.
- (b) Principles for hard and soft landscaping within the site.

The Design Code will set the principles of the development to ensure that the proposal is appropriate and sensitive to its setting. It is a tool to help guide the more detailed design work and inform the planning process. It will help deliver consistency and quality throughout the development and set a framework to aim towards to ensure that the objectives are met.

The Design and Access Statement will expand upon the framework set within this document and therefore this document should be read in conjunction with the DAS and other submitted material.



# SITE CONTEXT

## SITE LOCATION

The site sits to the north-west of Emsworth and east of Havant. The site is 3.13 hectare in area and is within the administrative boundary of Havant Borough Council.

The site is bounded by the B2148 Horndean Road to the east, Bartons Road to the North and Eastleigh Road to the west.

To the south of the site are the tree lined, open grounds and former gardens of Southleigh Park House.

Vehicular access into the site is via Eastleigh Road on the western edge of the application site.





# SITE CONTEXT

## SITE HISTORY

In its current form, the site is dominated by Southleigh Park House and numerous other buildings of significant heritage value. The site is also occupied by a (derelict) modern office building in the northern part of the site.

The grounds were originally built for a gentlemen's residence and parkland in the mid 19th Century and have more recently been used as an office environment. Various applications have been considered since the 1980's for the site as an employment use.

Hybrid Application (App/17/00863) granted permission for '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.

In addition, permission was granted for an 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.

The Hybrid planning approval provides the opportunity to reinvigorate the site and celebrate its former use and create a more appropriate and grand setting for the listed structures.



Southleigh Park House



EASTLEIGH ROAD

BARTONS ROAD

HORNDUAN ROAD

EMSWORTH COMMON ROAD

LOCAL GREEN SPACE

LODGE

OFFICES

STABLES & COACH HOUSE

DAIRY & WOOD STORES

SOUTHLEIGH PARK HOUSE (WEST WING)

SOUTHLEIGH PARK HOUSE (MAIN HOUSE)

GARDENS/ PARKLAND

# SITE CONTEXT

## SITE PHOTOS





# SITE CONTEXT

## OPPORTUNITIES AND CONSTRAINTS

The site offers opportunities for the re-establishment and refurbishment of the existing historic buildings within a landscape setting along with additional development to frame and enhance the setting.

The main opportunities and constraints are noted below:

### OPPORTUNITIES AND CONSTRAINTS

- Existing Listed Buildings & walls can be retained and re-established as the historic core of the site.
- Existing buildings provide focal points and courtyard spaces that can be framed and enhanced.
- Height and offset relationships to existing buildings to be respectful to maintain existing buildings as main presence.
- Retained mature trees and landscaping on site can be complemented with new planting to add to the verdant character.
- Established trees provide screening from surrounding roads.
- Noise from surrounding roads is buffered by tree belt.
- Tree protections zones naturally dictate areas for new development.
- Existing pond and lawn can provide a communal landscape area and site feature.
- Existing substation can be retained in same location.
- Multiple vehicular access points into the site.

| KEY                                                                                 |                                     |
|-------------------------------------------------------------------------------------|-------------------------------------|
|    | Site Boundary                       |
|    | Existing Buildings - Retained       |
|    | Existing Buildings - Removed        |
|    | Listed Wall                         |
|    | Existing Tree - Cat. A +            |
|    | Existing Tree - Cat. B +            |
|    | Existing Tree - Cat. B              |
|    | Existing Tree - Removed             |
|    | Root Protection Zone                |
|    | Existing Pond                       |
|    | Retained Lawn                       |
|    | New Native Tree & Hedgerow Planting |
|    | Existing Sub-Station                |
|    | Topography - High Point             |
|   | Topography - Banking/Level Change   |
|  | Traffic Noise                       |
|  | Proposed Site Entrance              |



# SITE PROPOSAL

## SCHEMATIC MASTERPLAN

The concept layout indicated opposite considers the site opportunities and constraints and provides an indication of how the site can be developed sensitively within the context of the retained listed building structures, site access points and established landscape setting.

The principal space of the overall site is the area to the south of Southleigh Park House where the main house overlooks the lawn and pond. This area can be further enhanced and framed by additional, sensitively positioned, dwellings overlooking the lawn and pond. These dwellings should be subservient to the grandeur of the main house façade.

To the southwest of the main house there is an area that can be positively modified into a square landscaped space framed by new dwellings facing towards the main house with oblique views to the main lawn and pond. These dwellings should be of a scale and style that is subservient to the main house.

In the centre of the site the existing stables and coach houses form an internal hard landscaped courtyard. This area can be framed further by built form to further enclose and enhance the space.

To the north of the site, on the grounds of the former office is the area, of highest development capability. The development area can provide a more traditional street pattern with front facing dwellings. This space offers opportunities for pedestrian linkages to the northwest and north east adjacent to the retained lodge. These pedestrian routes can be integrated within the retained landscaped setting.

| KEY                                                                               |                     |
|-----------------------------------------------------------------------------------|---------------------|
|  | Site Boundary       |
|  | Site Access         |
|  | Pedestrian Access   |
|  | Primary Route       |
|  | Secondary Route     |
|  | Development parcels |
|  | Existing Buildings  |
|  | Buildings           |
|  | Building Frontage   |
|  | Proposed Tree       |
|  | Existing Vegetation |
|  | Pond                |
|  | Open Space          |



EASTLEIGH ROAD

HORNDUAN ROAD

EMSWORTH COMMON ROAD

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

VEHICULAR ACCESS

VEHICULAR ACCESS

VEHICULAR ACCESS

OPEN SPACE

POND

# SITE PROPOSAL

## BUILT FORM STRATEGY

The outline approved layout and tree protection plan, combined with the retained existing buildings and approved development access points set defined development areas.

These areas can be used to create street patterns and frontages from which a layout can be developed.

The majority of the existing buildings on site have a

traditional residential form with pitched roofs, gables and domestic scale footprints. Southleigh Park House, however, is a parapetted flat roofed building of substantial width and depth.

The prominence of Southleigh Park House will set it apart from the surrounding residential development.



## STREET HIERARCHY

Areas of character will define different parts of the site and the retention of key trees and enhanced dwellings will create focal points between the transition spaces.

The ability to connect east to west and north to south will enable strong permeability and allow the whole site to be enjoyed by the residents.

Opportunity to create character spaces by way of courtyards and squares is presented and these can form part of the journey through the site.



# SITE PROPOSAL

## CAR PARKING

**Parking must be provided in accordance with local policy, ensuring that a variety of solutions are provided and, as a strategy where possible, removing cars from the street.**

The proposed development should have a range of driveways, on-plot garages, car barns, on street bays and parking courts as indicated. The precise mix and layout will be determined at the detailed application stage, however the total level of parking provided should be in line with the Council's parking standards.

The total car provision will include a mix of allocated and visitor parking. All parking should be overlooked within the street to provide safe levels of natural surveillance.

As a general strategy, where a dwelling has a garage, these are sized for cycle storage and refuse (internally 3x6m for a single). Dwellings without a garage will have secure garden sheds for cycle storage and an accessible side or rear path to bring refuse road side on collection days. Flat Over Garage [FOG's] will have storage within the garage space.





# SITE PROPOSAL

## RELATIONSHIP TO EXISTING BUILDINGS

The key assets within the development shape the local environment and setting, establishing a sense of place for those particular parts of the site.

Ensuring that the proposed new build element is not only respectful and appropriate but also enhances the settings of these buildings will determine the success of the scheme.

It is well established that Southleigh Park House fronts onto the communal gardens and dwellings to each side will celebrate its prominence and position in a subservient manner.

Eaves heights will be below the existing parapet level, with a shallower pitched roof to reduce the ridge and become an ingredient to the character area.

The terrain falls gently away from the House, further reinforcing the subservience of the new build and promoting grandeur of the existing building.

The centre of the site can be reinvigorated by the introduction of a courtyard space between the Coach House and Stables.

A change in level between the north and south needs to be catered for and as such, this pushes the FFL of the proposed dwellings higher than existing.

The existing Lodge, to the north east, sits within prominent and mature trees as well as the wrapping listed wall.

Built form should celebrate this space and take advantage of the axis created by the 2 listed structures.

A pedestrian route joins onto Horndean Road in this area, overlooked by the Lodge frontage.



Section A - A

Plot 33  
beyond

Plot 34  
beyond

Plot 38



Section B - B

Plot 28

Plot 29



Section C - C

Plot 6

Plot 7

Plot 8



Georgian Vernacular



New Coachhouse/Coach



# SITE PROPOSAL

## CHARACTER AREAS

The site has a natural division into 3 areas: the southern gardens which Southleigh Park House inhabits, the middle of the site where the Stables and Coach House sit, and the northern area which contains the lodge and listed wall.

Using these as basic dividing principles can help determine appropriate areas of character, which in turn inform items such as materials, heights and density. Within each part of the site are existing focus areas which will inform the layout and flow through the development, areas which require special attention and become nodes within that part of the site.

The elevational character of the site will be further refined into 2 approaches:

1. Georgian Villa Vernacular where the new proposals relate to the retained Southleigh Park House.
2. Cottage Vernacular to the remainder of the site that lay behind the main house. These should be subservient to the grandeur of the main house and will be detailed accordingly. These should relate more to the Coach House and Stables.



## BUILDING HEIGHTS

The scale of the development is in line with the existing domestic scale.

The proposed new dwellings would be respectful and appropriate to its settings and mainly 2 storey in height.

There are areas like vista views or corner turns where the plots would be 2.5 storey to highlight important junctions.

The proposed building heights will be below the height of the existing Southleigh Park House and wont exceed 10.5M.



# SITE PROPOSAL

## LANDSCAPE SPACES

Creating multi-functional spaces which enhance the listed buildings and their settings and provide a variety of high quality amenity spaces for residents in tandem with ecological enhancements.

The site contains a range of mature trees, both native and more exotic which reflect both its history and rural location. Trees of good quality should be retained and additional structural planting proposed.

Overgrown evergreen shrubs should be reduced or removed and boundary vegetation maintained and supplemented where required. A mixture of native species and more exotic 'period' planting should be employed with the more exotic species closer to Southleigh Park House.

Character Area 1 should include a restored landscape setting for the listed lodge and historic boundary wall, with routes and views through to the site opened up where appropriate. Existing hard surfaces would be carefully broken out, allowing an increase in native understorey species alongside enhancement of existing understorey. Native shrub planting wherever space allows at the site edges would also increase habitat provision as well as reinforce the boundaries. Species rich grassland forming a short 'woodland ride' would be appropriate to the site's heritage, acknowledging the alignment of the former road, placing the listed wall in a more appropriate semi-open visual context, and also typical of 19th century designed landscapes associated with country houses such as Southleigh.

Character Area 2 should have clearly defined defensible boundaries to the new residential units, which may include hedges, low walls or timber fences. Street trees and amenity shrubs should be used to soften the streetscape and enhance biodiversity where space permits. Hard surfacing may be of simple black bitmac enlivened by block and sett detailing.

Character Area 3 centres on the former stables and coach house where traditional materials should be used to reinforce their character. Traditional blue stable blocks would be appropriate for detailing and resin-bound gravel would provide a durable but rural appearance. The use of soft landscaping should be more limited but climbers and wall shrubs could be employed with small trees, if space allows.

Character Area 4 is the setting the Southleigh Park House which should be restored and enhanced. Long views south across the lawns should be protected and framed and estate railings used to provide a secure but visually-permeable southern boundary. The lawn could be enhanced with native species to provide additional biodiversity. Additional native trees should be planted to ensure a legacy of large trees for the future. To the site boundaries and beneath trees overgrown evergreens should be reduced or removed and additional native species planted. More exotic shrubs should be employed closer to the house to respond positively to the history of the site. The pond should be restored and managed for ecology with marginal and emergent planting.

Character Area 1

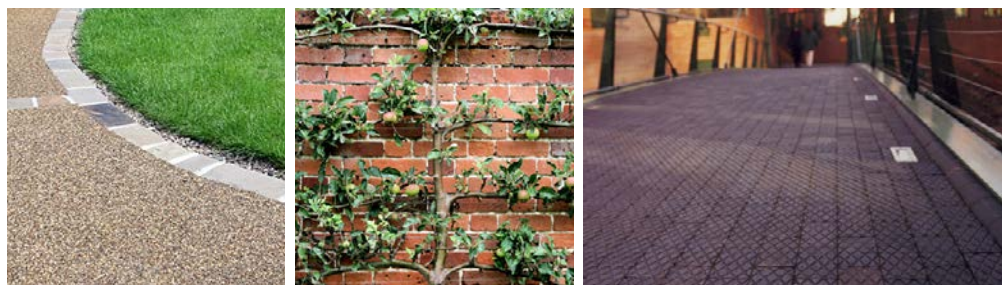


Character Area 2

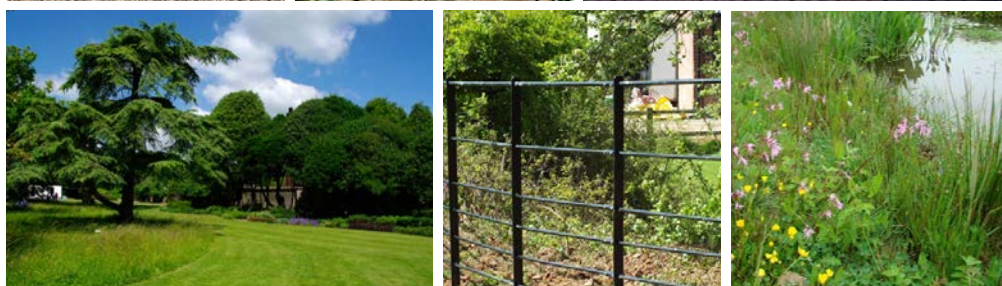




Character Area 3



Character Area 4



# SITE PROPOSAL

## LOCAL CONTEXT AND DETAILS

Façade treatment and material choice should be informed by the local context and what makes the area distinct. In turn, this will create a development of high character, in keeping with the local fabric.

Emsworth has an abundance of red brick buildings with ornate detailing to the windows, eaves and mid level. There is also a strong presence of rendered buildings within the centre.

The nature of the site suggests a brick palette would be an appropriate choice to pursue due to the mature trees and proximity to major thoroughfares. This will ensure longevity in the façade treatment.

The centre of Emsworth has repeated feature buildings consisting of grey brick with red brick quoining, window surrounds and window head detail.

The buildings will demonstrate defined entrances with timber canopies, proportioned casement windows with glazing bars and black rainwater goods.

There are a variety of roof tiles within the centre adding to the character, grey slates and clay tiles both appear.

The site itself currently has knapped flint, stonework, red brick and slate roofs to the character buildings. The use of brick tones, windows and additional detailing will complement the existing built form rather than compete against it.

The following images display characteristics that could be appropriate to the façade treatment to the proposals.



Southleigh Park house



Stables, coaches and stores



Southleigh Park house



Stables, coaches and stores



Stables, coaches and stores



Southleigh Park house

# SITE PROPOSAL

## LOCAL CONTEXT AND DETAILS



Formal Georgian style precedent



Formal Georgian style precedent



Cottage/utilitarian precedent



Cottage/utilitarian precedent



# CONCLUSION

Our proposal is to create a new development that integrates within the surrounding environment. Ultimately the proposal will realise a development that meets future housing needs, including affordable housing and family homes to provide a balanced, sustainable community.

In particular we have addressed the following design objectives;

- A design proposal of the highest quality which makes efficient use of the land and which provides a variety of housing types and tenure;
- A structured, distinctive and attractive urban environment which respects local urban form and vernacular and;
- A scale of development that respects the height of the existing development within the surrounding area which is of an appropriate density.

