

Southleigh Park House

Design Code

Project Location: Eastleigh Road, Emsworth
Client: Bargate Homes
Date: December 2021
HGP Reference: 21.034
Revision: 00



Design Code Objectives

To create a development of high quality and value

To create a development of distinct character

To celebrate the existing buildings and structures on site

To integrate landscape spaces

To provide a mixture of types and tenures

To create a community to enjoy and be proud of

Introduction & purpose of the document

Southleigh Park will become a new destination; a place of distinction, combining character, landscape and the history of the site to create enjoyable and sustainable place to live.

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 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.

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Site Location

The 3.1 hectare site sits north of Emsworth and West of Havant whilst being within the administrative boundary of Havant Borough Council.

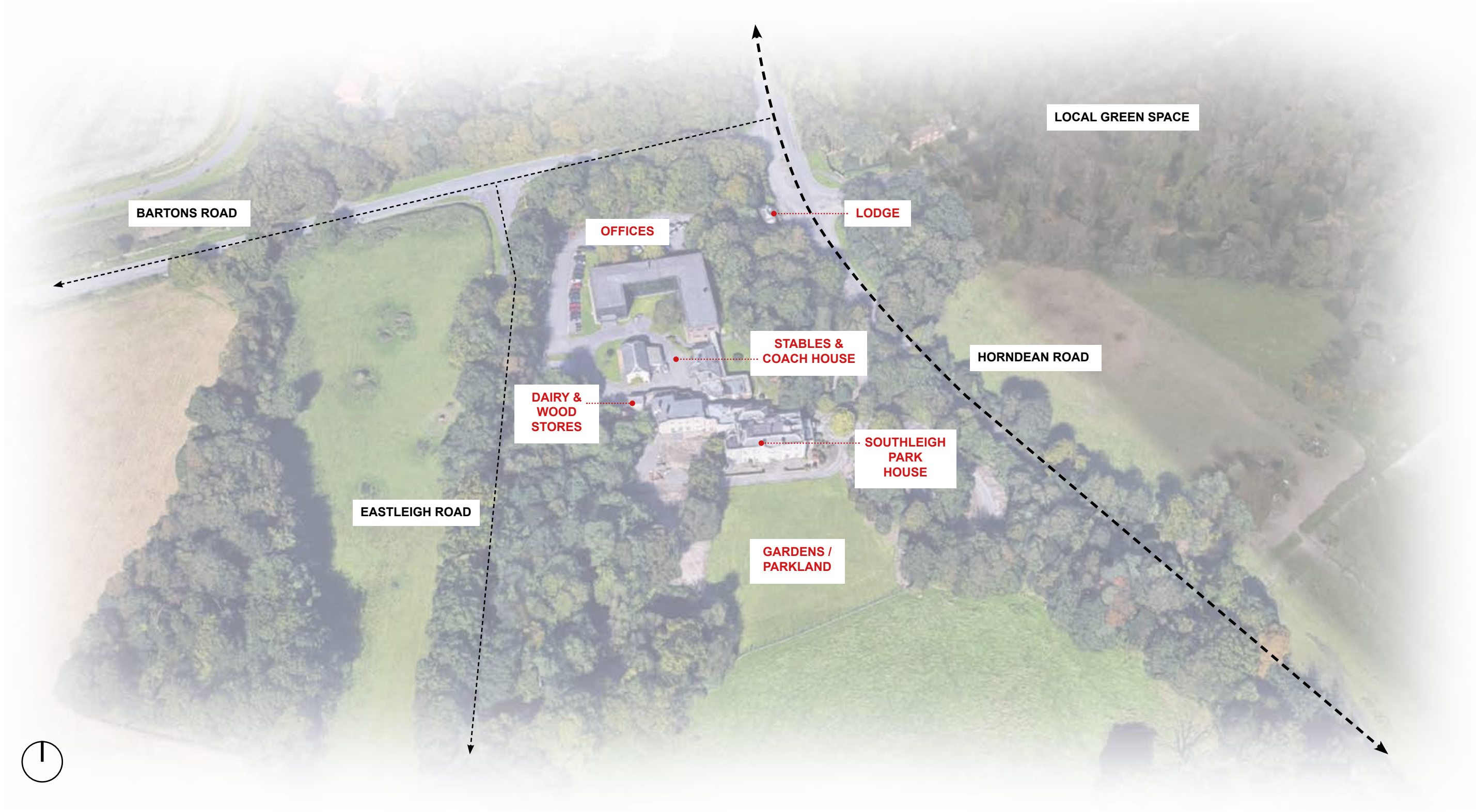
The B2148 Horndean Road runs north to south between Horndean and Emsworth and passes the eastern edge of the site.

To the north of the site, running west, is Bartons Road which arrives in Havant itself, with the eastern side of the site contained by Eastleigh Road.

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



Site Location



Site Photographs



- 01 Southleigh Park House looking south over the parkland and gardens
- 02 West wing courtyard of Southleigh Park House
- 03 Eastern edge of site along Horndean Road with mature character trees
- 04 West and North elevation of the Coach House. Stables to the left and dairy & wood stores to the right
- 05 Knapped flint to the facade of Southleigh Park House

Site Photographs



- 01 Rear elevation and walls to Southleigh Park House. Stables to the left
- 02 North elevation of the existing offices
- 03 The lodge along the north eastern boundary
- 04 Listed wall associated with the Lodge to the north of the site
- 05 North and west elevations of the existing offices

Site History

In its current form, the site is occupied by a derelict office, Southleigh Park House and numerous other buildings of significant heritage value.

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.

Opportunity has presented itself to reinvigorate the site and celebrate its former use and create a more appropriate and grand setting for the listed structures.

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. As well permission 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 approved outline masterplan for the site sits to the right demonstrating capacity for up to 70 additional dwellings set within the (at the time) parameters presented whilst respecting the position and setting of the heritage assets.



Inset diagram from application App/17/00863 by Terrance O'Rourke on behalf of Snell & Wilcox.

Outline application boundary with retained buildings (full application) within coloured zone. U-shaped office building to be demolished



Inset diagram from application App/17/00863 by Terrance O'Rourke on behalf of Snell & Wilcox.

Approved site layout demonstrating a denser, more compact layout to the north with larger detached dwellings to the south

Site Wide Strategy

The key principle to be integrated and maintained is the celebration of listed buildings and structures and the space within which they sit.

The key views and prime area of the site is to the south, where Southleigh Park House proudly sits and overlooks the gardens. This area dictates that any new build forms a special relationship, not only to the building, but to the garden space itself.

Dwellings will orientate to the centre, to celebrate the view and to form subservient wings to Southleigh Park House.

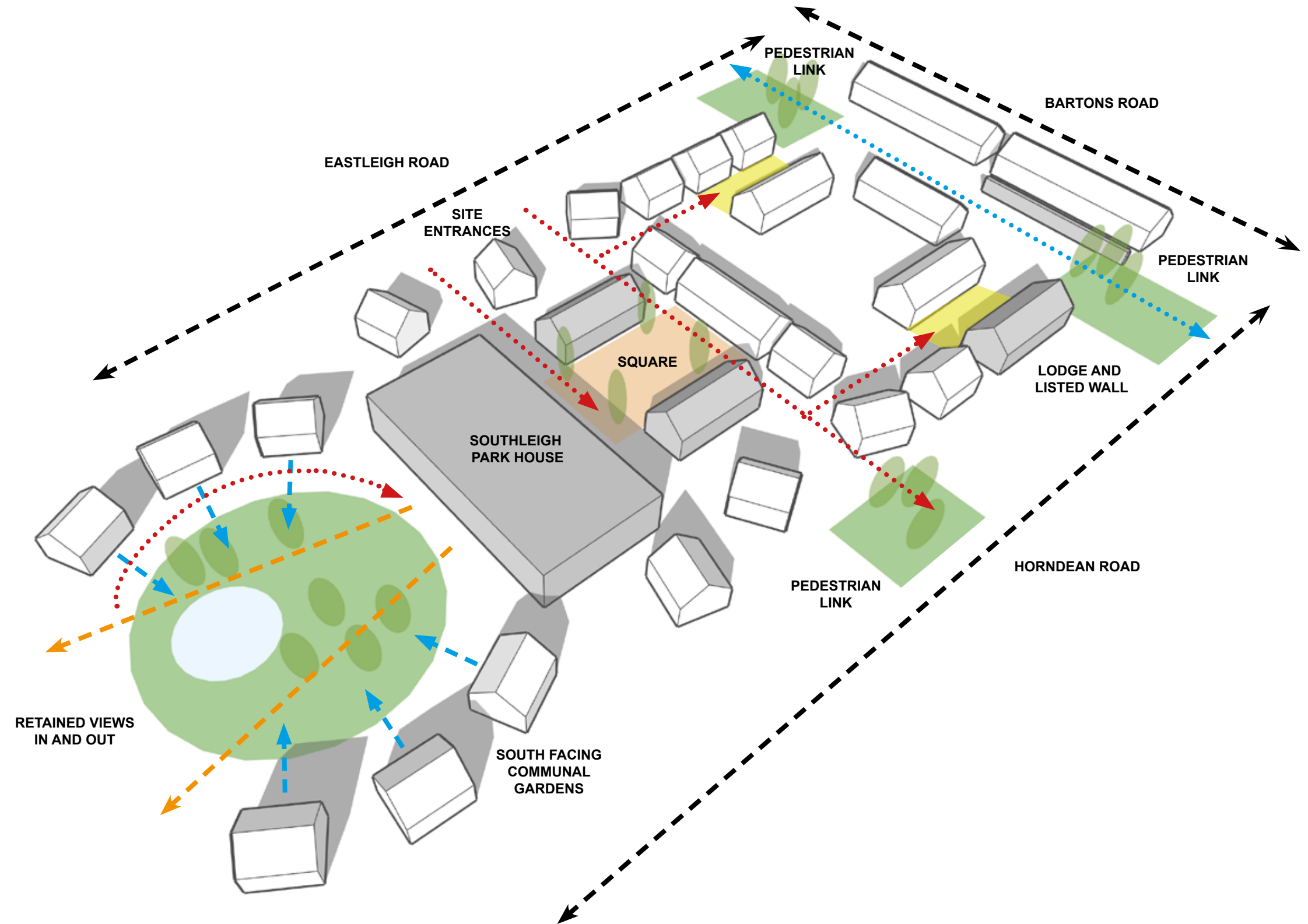
To the middle of the site are the existing Stables and Coach House. These 2 buildings sit either side of a hard landscaped space to the rear of Southleigh Park House with proposed site entrances either side to the west.

A formal arrangement can accentuate the square on all sides, creating an opening within the built form and a transition focal area between east and west boundaries.

To the north of the site, on the grounds of the former office is the area of highest development capability.

There is opportunity to create traditional street patterns which are otherwise absent from the south and centre of the site, giving this area its own distinct properties.

To the north east and north west are connecting nodes which traverse the listed wall and lodge. Each point is a verdant transition to the public highway and gives a softer setting to the listed and retained structures.



Built Form Strategy

The outline approved layout and tree protection plan, combined with the heritage assets and site accesses give defined buildable areas.

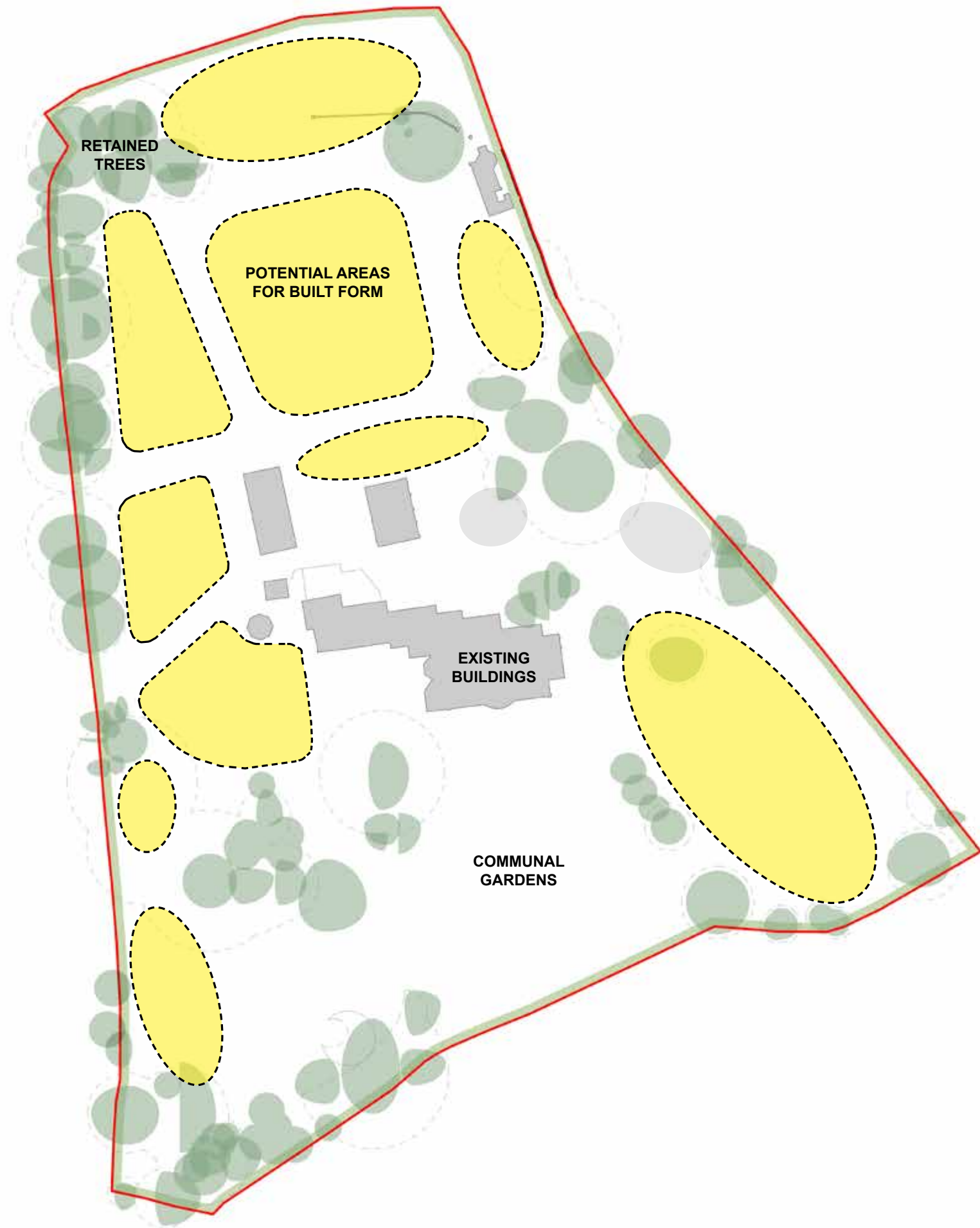
These zones can be used to create street patterns and frontages from which a layout can be formed.

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 roof building of substantial width and depth.

The prominence of Southleigh Park House will set it apart from the surrounding residential development in both form and material and will be reinstated as the centre piece to the development.



OUTLINE APPROVED TREE PROTECTION PLAN



Street Hierarchy

The outline approved layout and tree protection plan, combined with the heritage assets and site accesses give defined buildable areas.

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 of 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.



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.

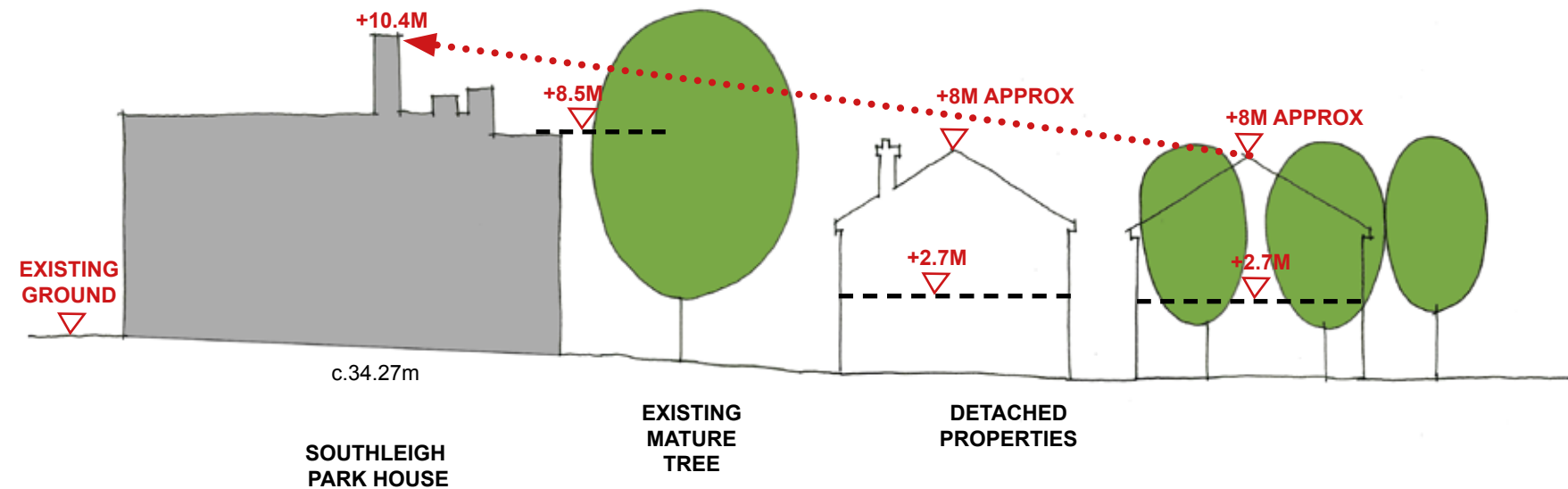
Ensuring that the proposed new build element is not only respectful and appropriate but also enhances the settings of these buildings will determine the success of the scheme.

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.

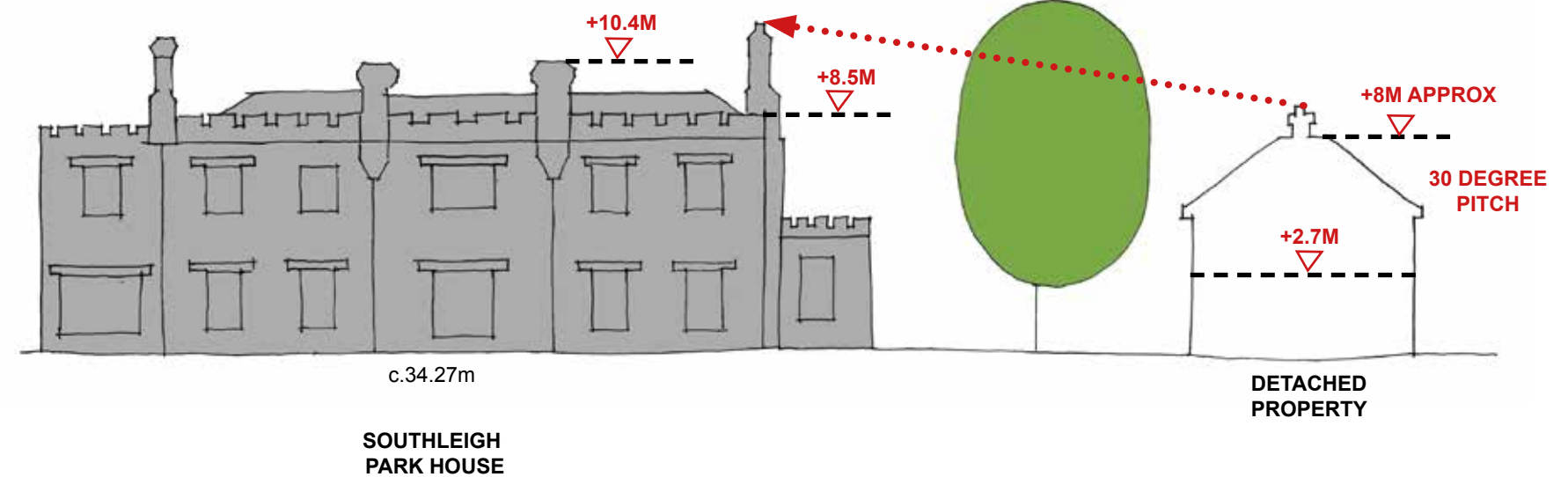
Eaves heights will be below the existing parapet level, with a shallower pitched roof to reduce the ridge and become an ingredient to the character area.

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

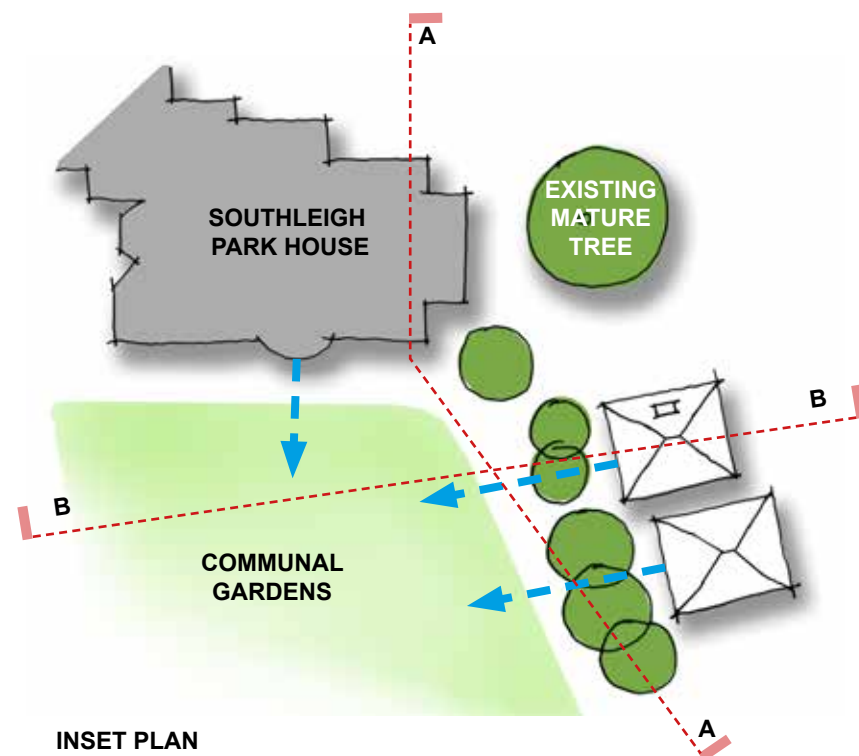
Plots will be well spaced in the area, reducing the density to the green and dictating a type of dwelling appropriate to its position.



SECTION A-A



SECTION B-B



INSET PLAN

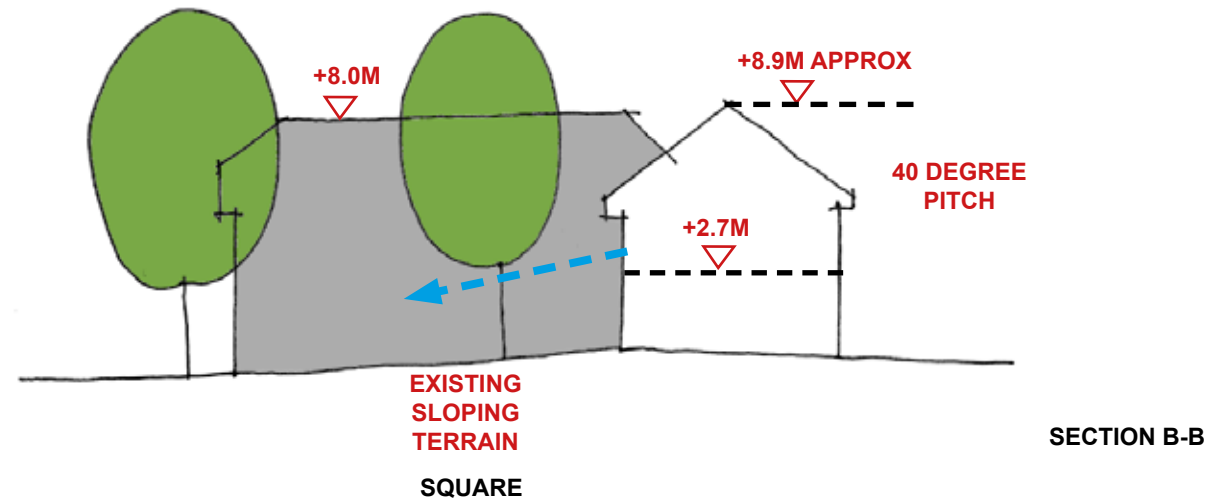
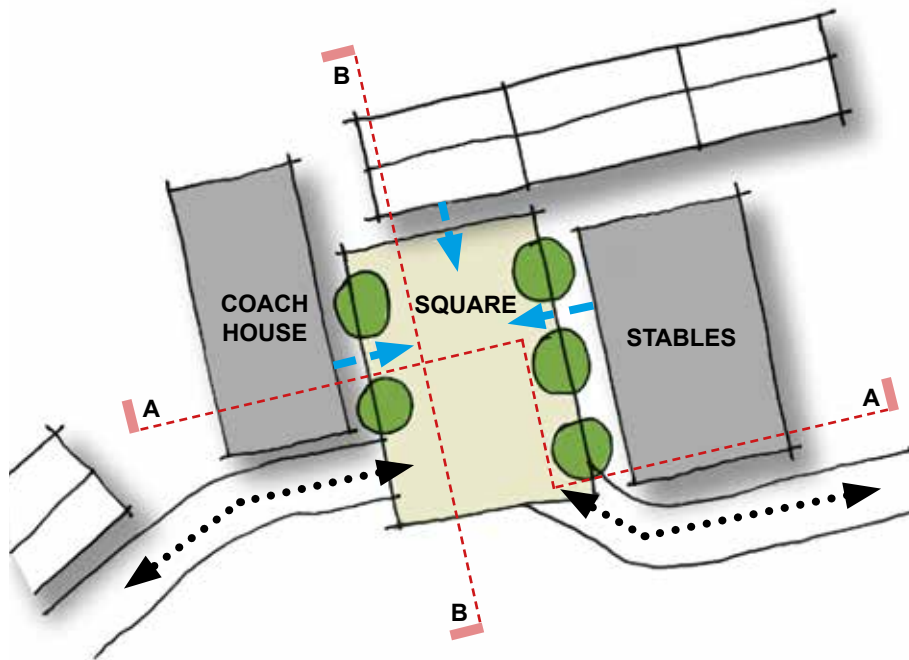
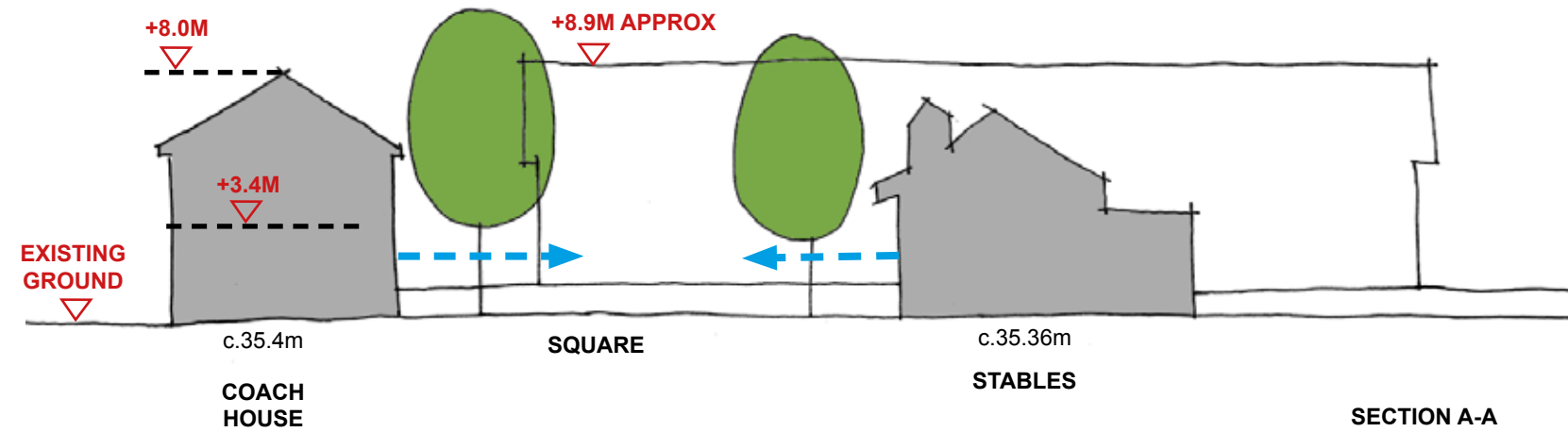
Relationship to Existing Buildings

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

The introduction of a series of dwellings to the northern edge encloses the space and creates the Square.

A slight level change between north and south needs to be catered for and as such, this pushes the FFL of the proposed dwellings higher than the existing, however the relationship of these dwellings to the existing assets is still appropriate in section (as demonstrated) due to the open nature of the space and existing terrain.

The space is at the heart of the site and has good natural surveillance from the existing buildings and proposed. The tight streets will open and pass through this identifiable area on the journey across the site.



INSET PLAN



Relationship to Existing Buildings

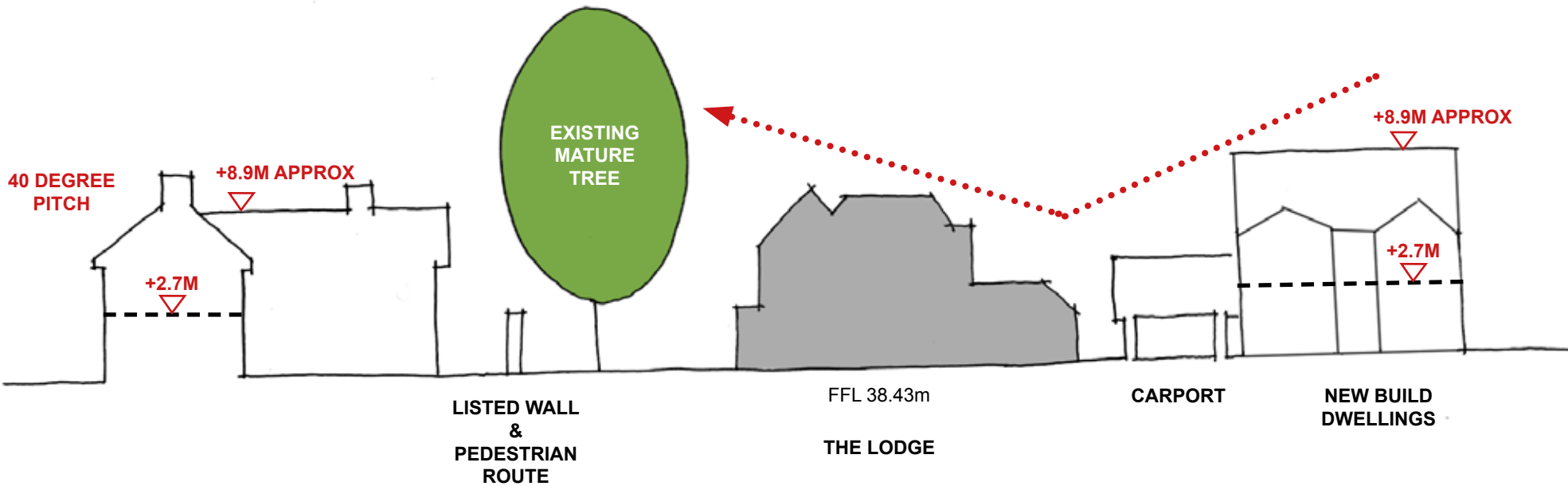
The existing Lodge, to the north east, sits with a prominent and mature tree as well as the wrapping, listed wall.

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

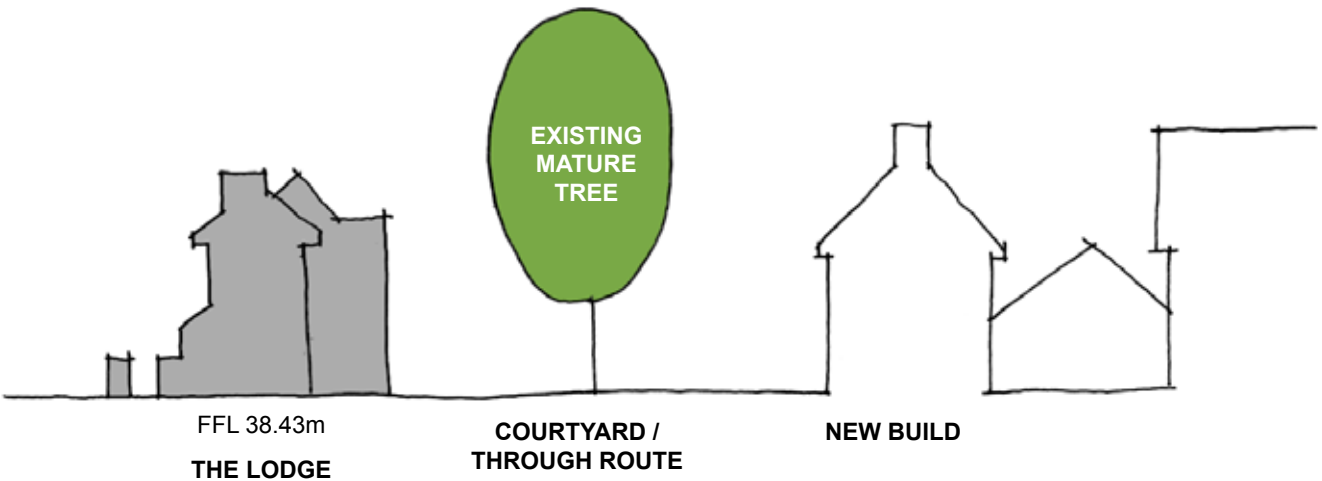
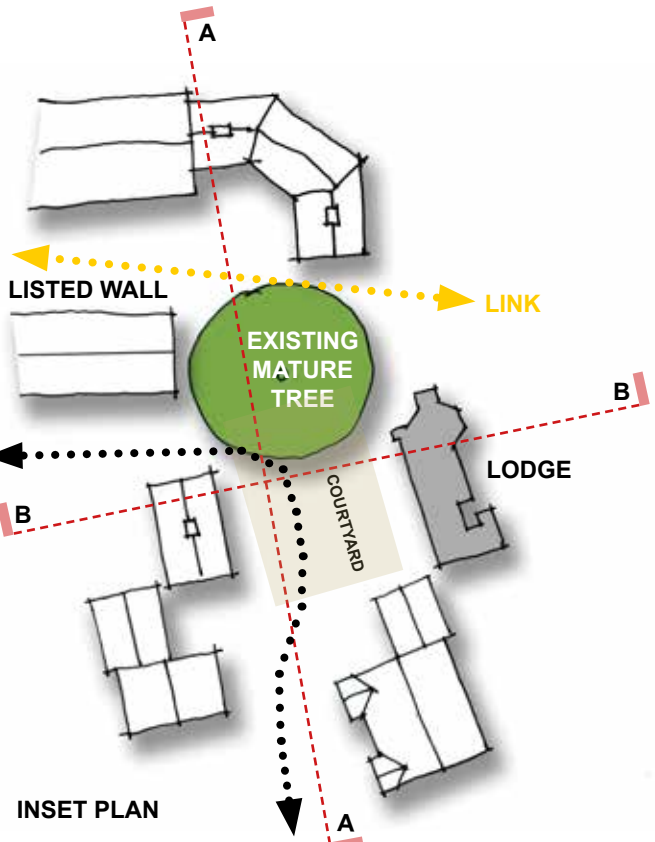
A pedestrian route joins onto Horndean Road in this area, overlooked by the Lodge frontage.

Opportunity to create a courtyard pocket and create a relationship between proposed new build and the wall can be introduced.

As previous, separating distance allows for the 2 storey massing relationship to be appropriate and not over bearing, however, a step down in height, to the south of the Lodge, needs to be considered within the new built footprint.



SECTION A-A



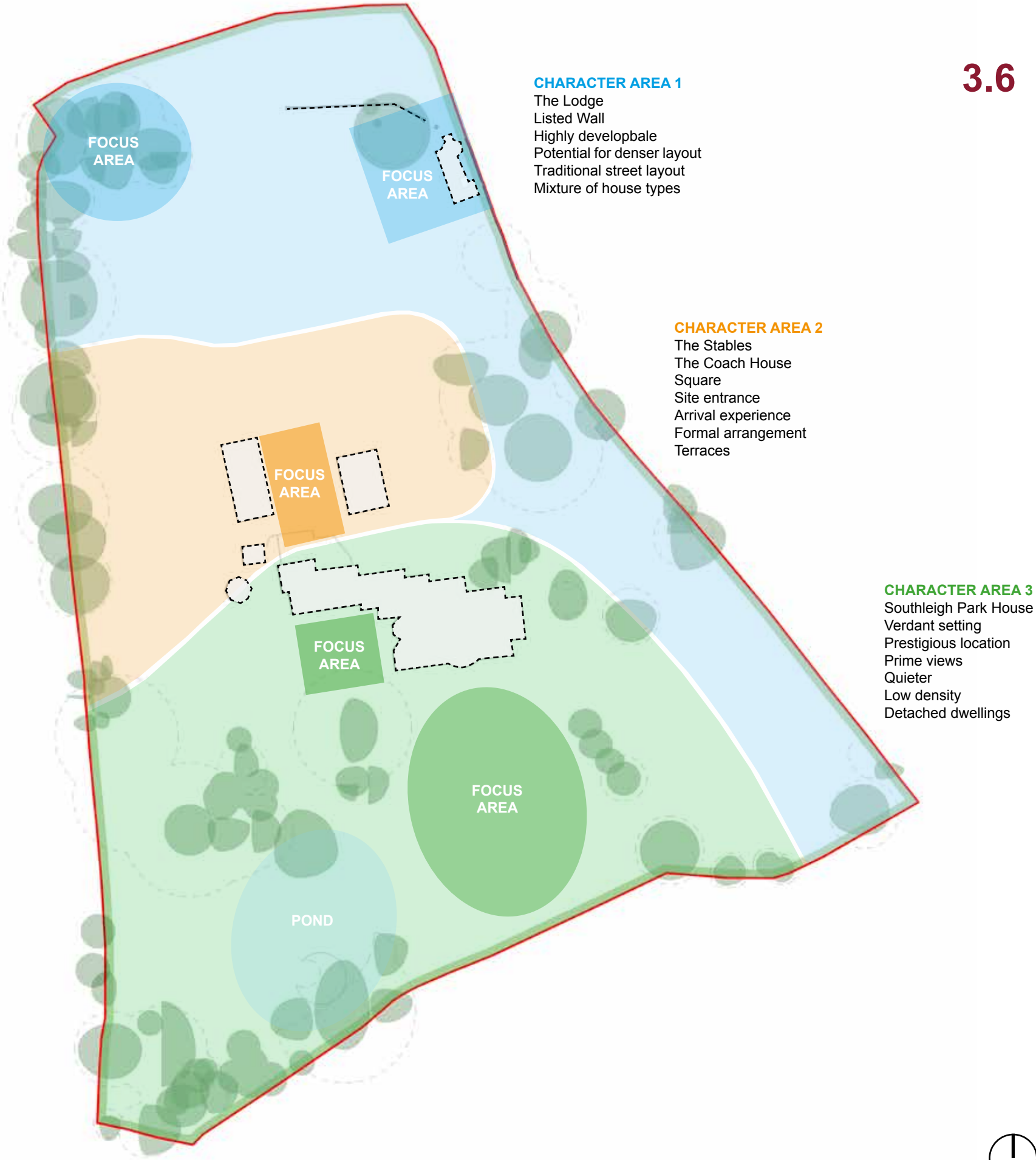
SECTION B-B

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, density etc.

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.



Appearance - Character Areas



Density

Establishing appropriate density to the particular areas will further enhance the character of the spaces and define how the spaces are experienced.

There is outline permission for 70 new build dwellings on the site, however, including refurbishing of the existing assets, this is 90 dwellings over the 3.1 hectare site, giving an overall density of 29dph.

Low rise, traditional housing developments will generally have a moderate density of approximately 25-30 dwellings per hectare depending on wide ranging parameters, but as a guide this is a reasonable target.

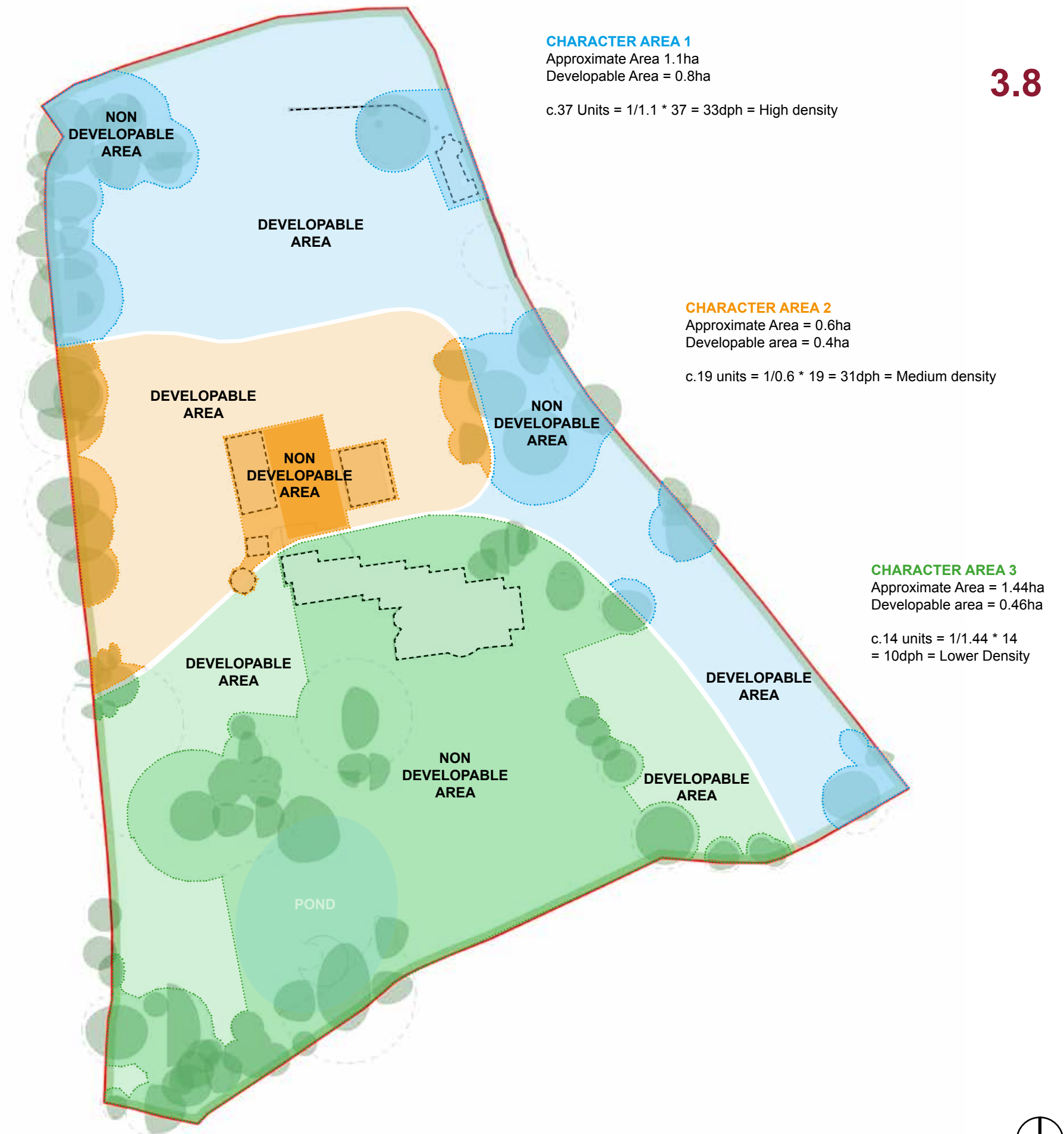
The amount of dwellings per area, given to the right, are an approximation totalling the 70 new residential dwellings

Character Area 1 is the most open part of the site and therefore likely to contain the biggest variety of dwellings.

The far north of this space may be an area where the density will be the highest. The far east area may have lower density and be defined by larger and more formal dwellings.

Character Area 2 is the central part of the site and will create a formal arrangement around the existing listed structures and spaces, it is envisaged that dwellings will be compact with a moderate density in this area.

Character Area 3 is the open green and setting the Southleigh Park House, it is envisaged that detached larger dwellings will populate this area and therefore become a low density and quiet part of the site.



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 walls with routes and views through to the site opened up where appropriate.

New residential units should have clearly defined defensible boundaries 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 2 centres of 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 3 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 or a ha-ha used to provide a secure but visually-permeable southern boundary.

Further south the lawn could be enhanced with native species to provide additional biodiversity. Additional native and exotic 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 additional areas of wetland habitat created if space permits.



CHARACTER AREA 1

- Enhance setting of listed structures
- Introduce ecological enhancements, street trees & reinforce boundary vegetation
- Native orchard and parkland species trees

CHARACTER AREA 2

- Enhance setting of listed structures
- Create sense of arrival
- Hard surfacing to reflect former equestrian use
- Limited use of soft landscaping within stable yard

CHARACTER AREA 3

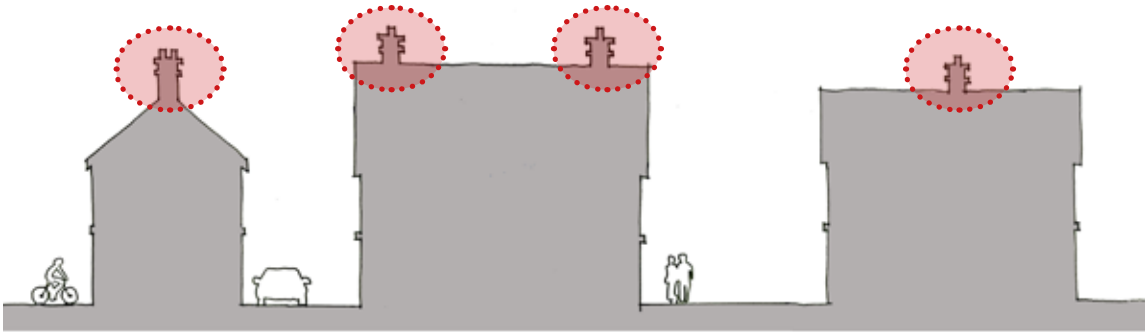
- Enhance setting of listed structures
- Retain and frame long views south across lawn
- Period appropriate planting
- Retain existing trees and supplement with native, parkland & exotic species



Feature Buildings

Each character areas have feature buildings which are positioned on the vistas or focal corners.

The focal plots located on the corner have accentuating chimneys and additional windows to the side elevations to add additional interest to the street scenes.



Silhouette of feature buildings with chimney positions

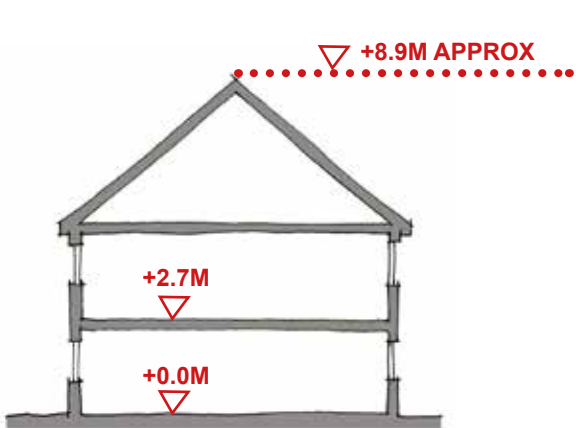
Building Heights

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

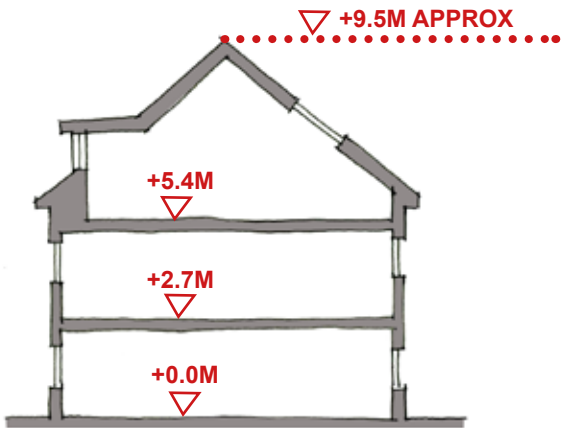
The proposed new dwellings would be respectful and appropriate to it's settings and mainly 2 storey in height.

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

The proposed building heights will be below the height of the existing Soutleigh Park House and won't exceed 10.5m.



Section of typical 2 storey building



Section of typical 2.5 storey building

Materials

Facade 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 facade treatment will a clean and simple build.

Render does not age well in this type of setting and although it would be appropriate from a built form context, the nature of the site suggests this would be an inappropriate choice.

The centre of Emsworth has repeated feature buildings consisting of grey brick with red brick quoining and red brick window surrounds, jack arches and sash windows. The buildings will demonstrate defined entrances with timber canopies, proportioned casement windows with glazed bars and black rainwater goods.

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

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

The images to the right display characteristics that could be appropriate to the facade treatment to the proposal. This will be explored further within the Design & Access Statement.



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, on street bays and parking courts as indicated in the typical arrangements shown opposite.

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.

FoG's will have storage within the garage space.

