

Southleigh Park House

Design & Access Statement

Project Location: Eastleigh Road, Emsworth
Client: Bargate Homes
Date: December 2021
HGP Reference: 20.112
Revision: 00



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Introduction & purpose of the document

Southleigh Park House is a prestigious site of high character on the periphery of Havant and Emsworth.

The application site benefits from outline approval for up to 90 dwellings which include alterations to the existing listed structures, forming 20 new dwellings, as well as outline approval for up to a further 70 dwellings within the overall masterplan.

This document will serve as the Reserved Matters Design & Access Statement for the new build portion of the site whilst demonstrating a considered and coherent relationship with the refurbished elements whilst maintaining the structure and parameters of the illustrative masterplan at outline application state.

Much of the precursor analysis, parameters, heritage and feasibility work has been explored and defined through the outline application process. This document will analyse the site, its history and character and will discuss the ethos of the design, how the parameters of the site have evolved and informed decisions and present the submitted material through a series of analytical sections demonstrating good practice in achieving a high quality development and fantastic place to live.



A Well Designed Place

The National Design Guide was introduced in October 2019 depicting how 10 specific criteria can formulate a 'well designed place'

Combining these categories ensures that a design has opportunity to succeed and produces a place of character and has strength in its language.

In this instance we are creating a living environment that people will be proud to call home. The design will ensure that there are positive communal spaces and a design that integrates into the existing fabric of the site and the wider context.

The design will be respectful of the existing condition, taking account of the environment in which it sits and will celebrate the qualities of area in its design.

This document will demonstrate compliance with the 10 characteristics and summarise the positive contribution that the proposal creates in the conclusion.

Analysis sections will demonstrate our understanding of the context and heritage of the site and area. We will look into local characteristics and details and to what makes the area distinct.

We will analyse the movement in an around the site, focusing on public routes, potential connections and opportunities within the site for enhancements.

A landscaped lead and integrated design will create high quality public spaces with a mix of types and tenures of dwellings and we will demonstrate our proposal showcasing a robust material palette to create attractive, distinctive and well defined homes for the area.



Havant Borough Council Design SPD

Havant BC have produced their own SPD guidance on good practice and raising standards within the borough.

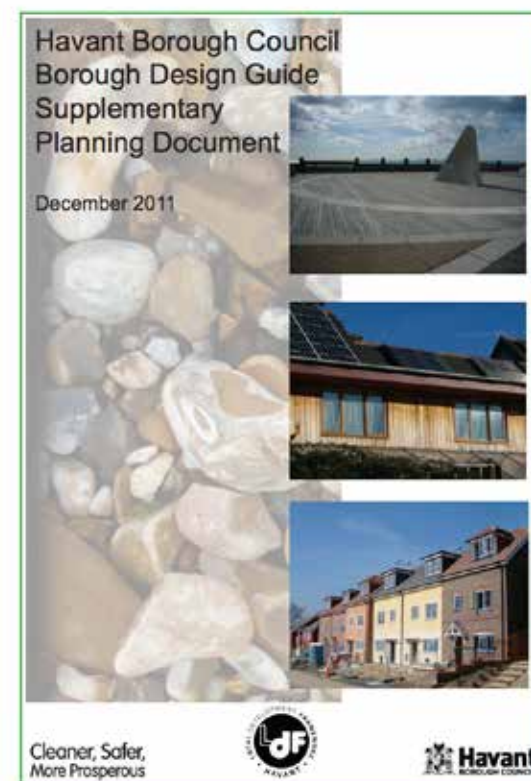
The guidance was a pre cursor to the National Design Guidance, being written in 2011, but adopts many of the same principles and ethos.

The document speaks of achieving high quality design, in line with policy through 7 key principles:

- Distinctive character
- Ease of movement
- Good legibility
- Good continuity and enclosure
- Good quality public realm
- Diversity and detailing
- Adaptability & sustainability

These are all relatable to the national guidance and are all required steps to achieving high quality design and a legible, defined layout.

The document and submitted material will demonstrate compliance with these key criteria and present a high quality layout of character and distinctiveness.



Site Location

The 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 western 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.

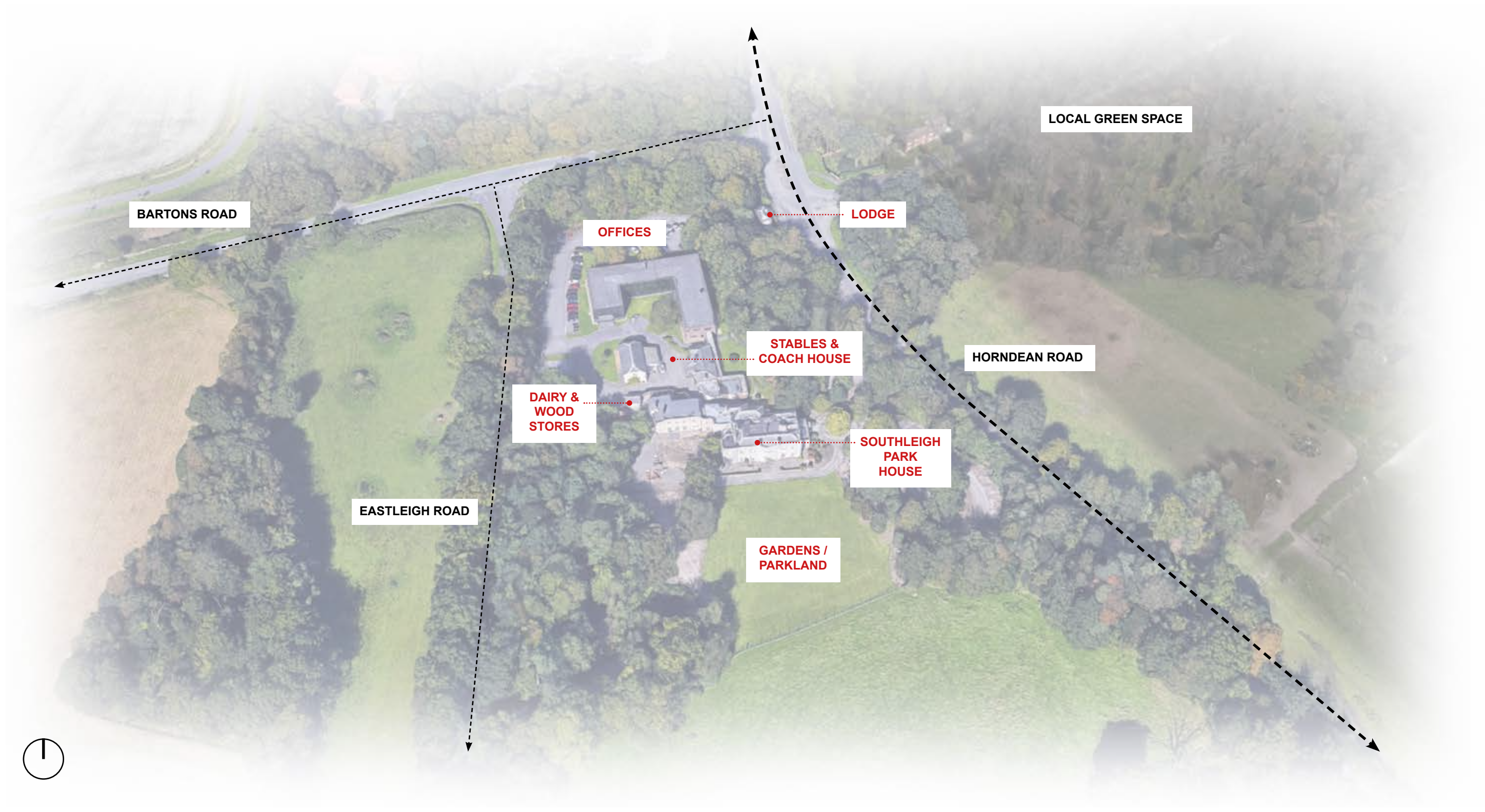
There are good road, rail and bus links interconnecting the site with nearby shops and centres

The site is currently occupied by a 2 storey office (7m in height) and several Grade II listed buildings; Southleigh Park House, the Coach House & Stables, the Lodge, the Dairy & Woodstore outbuildings and is heavily tree lined to the north east and western perimeters.

The area of the site is approximately 3.1 hectares.



Site Location



Site Photographs

1



2



3



4



5



- 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



- 06 Rear elevation and walls to Southleigh Park House. Stables to the left
- 07 North elevation of the existing offices
- 08 The lodge along the north eastern boundary
- 09 Listed wall associated with the Lodge to the north of the site
- 10 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 as 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 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 Constraints

Since the outline approval, new constraints have been considered on the site and therefore a reworking of the housing layout is appropriate.

The obvious constraints are that of the listed structures, their setting and role and relationship to the housing layout within the overall masterplan.

A tree survey and report will be submitted as part of the full application, identifying which prominent trees are to be retained. This was agreed at outline stage and demonstrated on drawing BJH03/04.

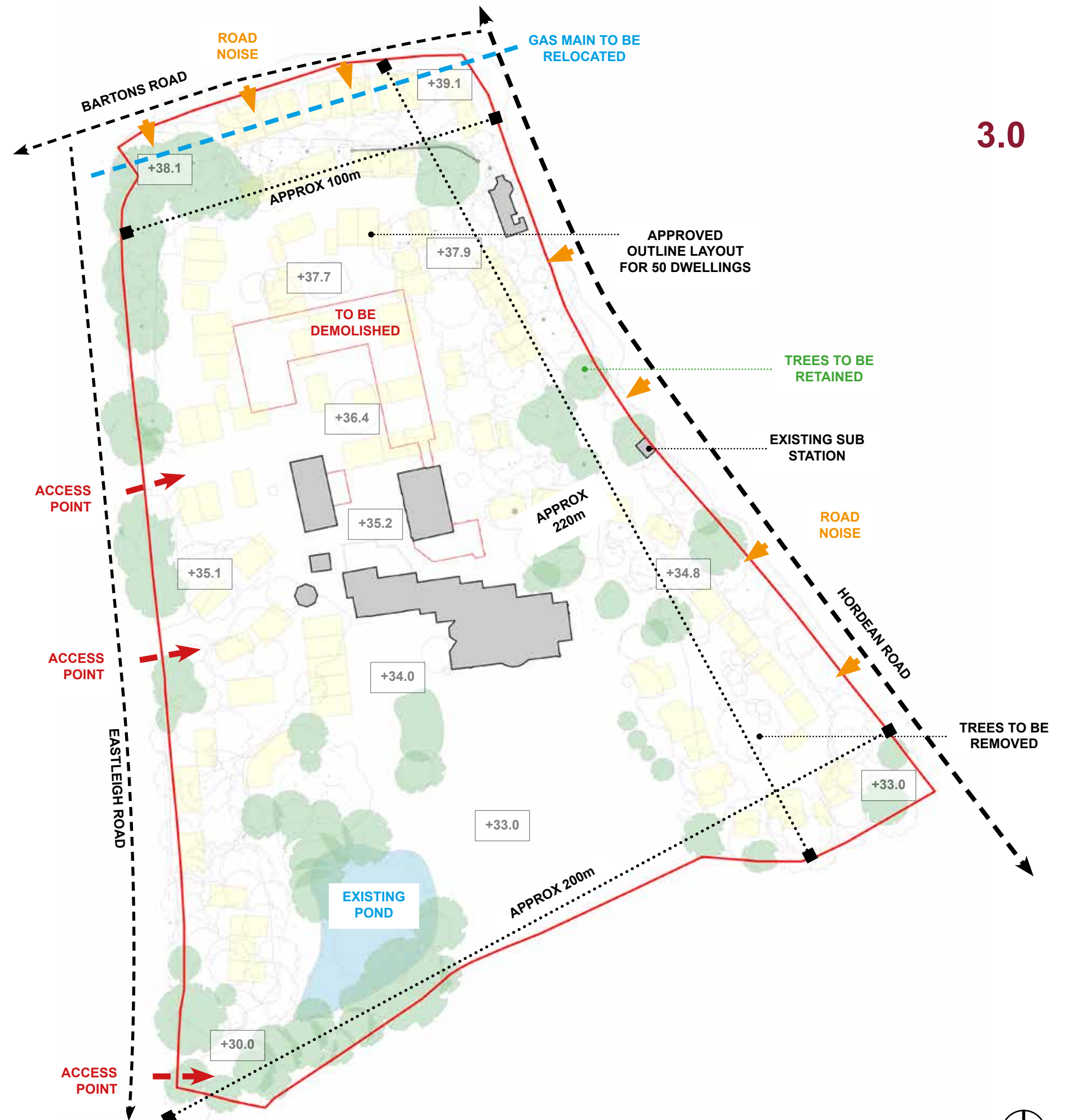
The site is relatively flat with a local change in level between the existing office and Coach House

A list key constraints include:

- Noise from Hordean Road and Bartons Road
- Setting of listed / retained structures
- Trees and their respective RPA's
- Height in response to listed buildings
- Access points from Eastleigh Road
- Servicing network for refuse and fire tender
- Approved outline layout
- Approved entrances
- Retain sub station
- Gas main to be relocated



OUTLINE APPROVED
TREE PROTECTION PLAN



Built Form Strategy & Street Hierarchy

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.



Site Opportunities

The previous layout did not benefit from full knowledge of the site and therefore the updated constraints, in turn, present new areas of focus and opportunity.

Defined developable areas are within similar places and the ability to create a coherent and legible proposal is still available.

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.

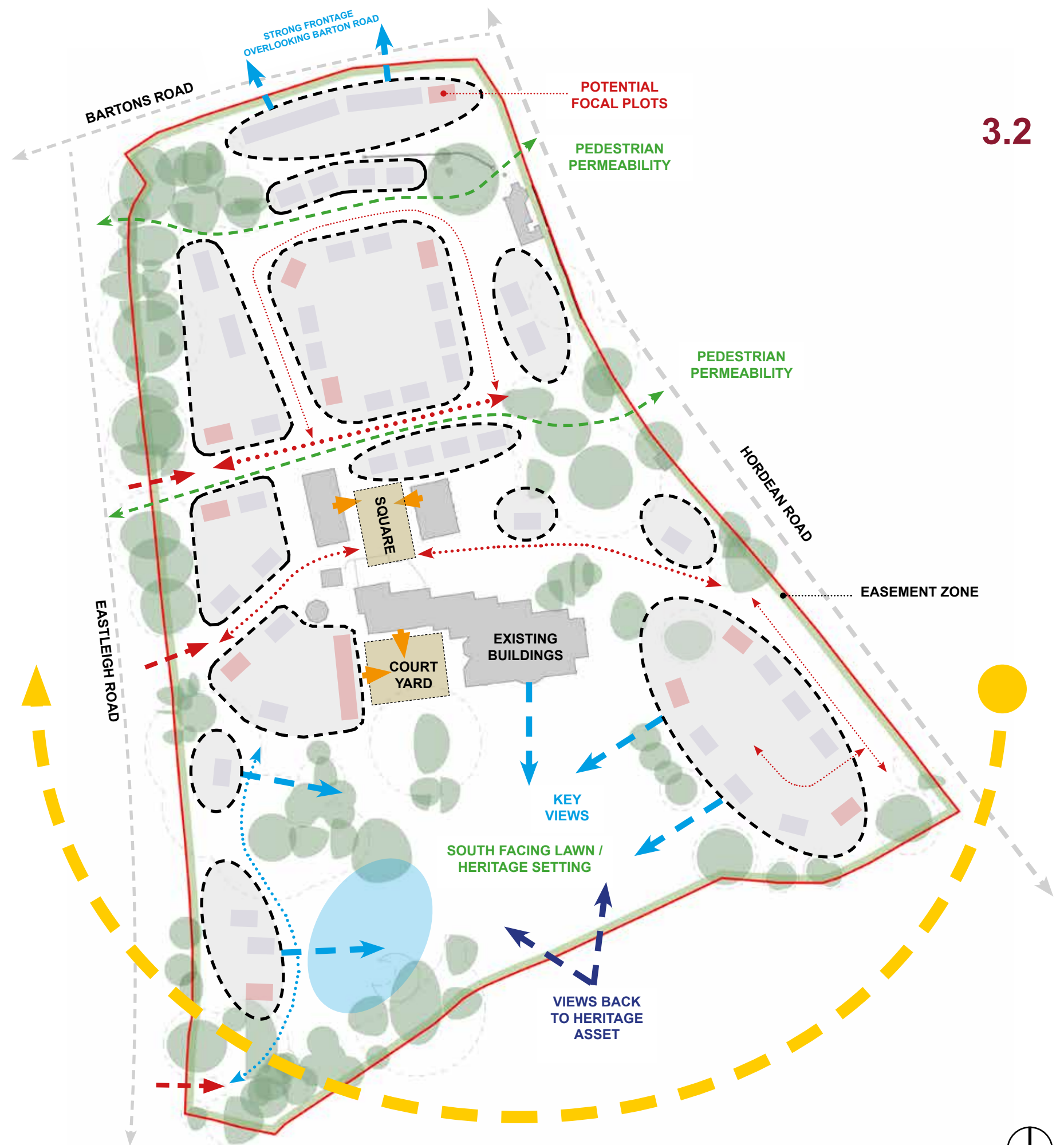
The principle views of the site are to the south, over looking the gardens and any dwellings here will need to be subservient to Southleigh Park House ensuring that views back towards the principal heritage asset are designed accordingly.

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

There is opportunity to create strong frontage facing onto Barton Road with focal plot addressing the north east corner and to a potential pedestrian link from east to west, through the trees and along the listed wall, passed the lodge and through to the local green space.

Key opportunities include:

- Celebration and setting of listed structures
- Creation of character areas and spaces
- Legible structured layout with visual markers
- Retention and celebration of key trees
- Maximising amenity space and private gardens
- Public realm / communal gardens
- Site permeability



Proposed Site Layout

The proposed layout sits broadly in line with the approved outline proposal and offers a series of inter linking spaces, streets and connecting views.

This part of the document will focus on the overall layout whilst deeper analysis to each area of the site and its merits will follow in later sections.

The new build dwellings have been appropriately positioned to respond to their setting and relationship to the existing buildings on site. In doing so, landscape setting, key spaces and areas of interest are created, presenting nodes along the journey.

The site has 3 principal areas which are discussed in depth later:

- The less dense, greener, southern area, formed around the communal gardens and Southleigh Park House,
- The central hub which formalises a relationship with The Coach House and The Stables
- The denser northern and eastern perimeter to the site

Each area has differing characteristics to the next and is therefore designed differently in character, settings, views and aesthetic.

Key trees (in line with the outline tree protection plan) and pockets of landscape have been retained in line with the approval as well as site entrances and pedestrian links.

The quieter southern entrance meanders along the open space and pond, fronted by dwellings to the west.

The central entrance accesses The Coach House and Stables which inhabit a newly formed square.

A series pedestrian links join this area to the gardens and other parts of the site.

The northern entrance accesses the dwellings with the highest density and creates loop road serving houses to the western, northern and eastern boundary, terminates in the mews.

Roads and routes will always terminate on a key landscape space or plot to give strong destination points throughout the site.

The following pages will examine each specific character area in more detail and the proposed vernacular of the development as well as investigating key spaces and 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.

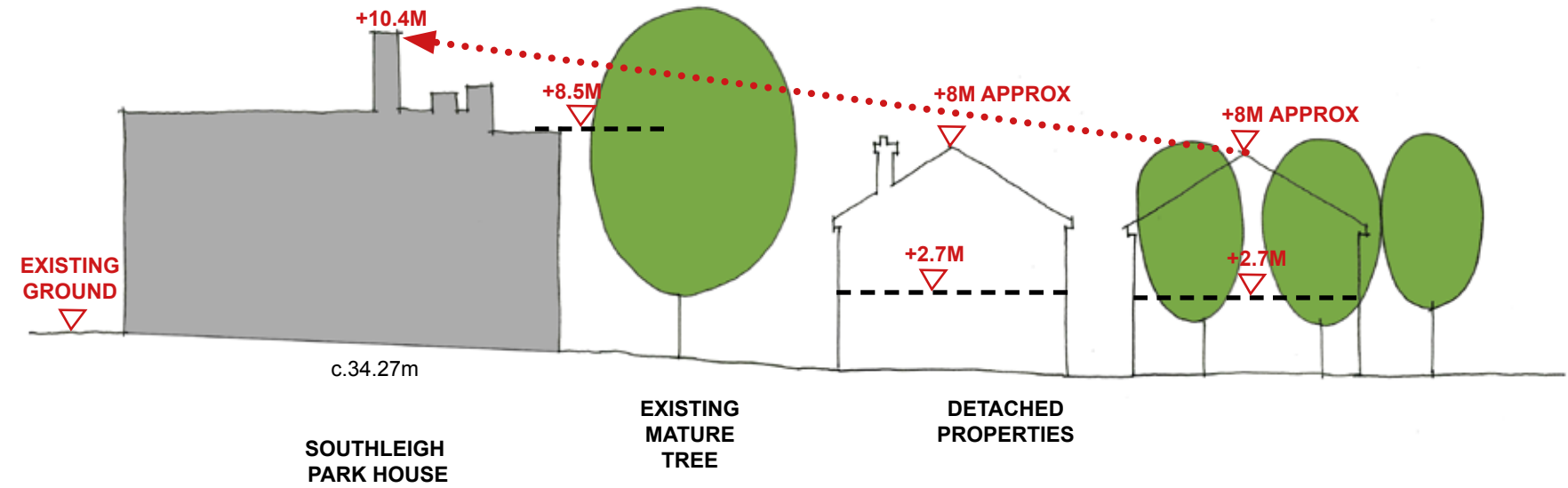
Ensuring that the proposed new build element is not only respectful and appropriate but also enhances the settings of these buildings will determine the success of the scheme.

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.

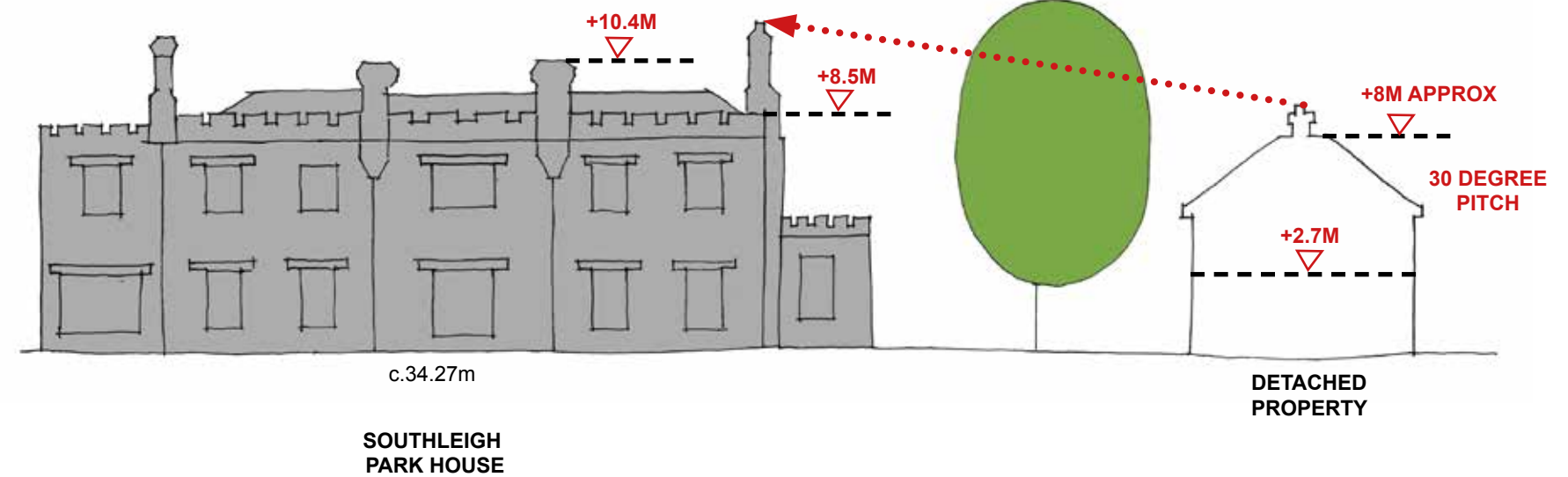
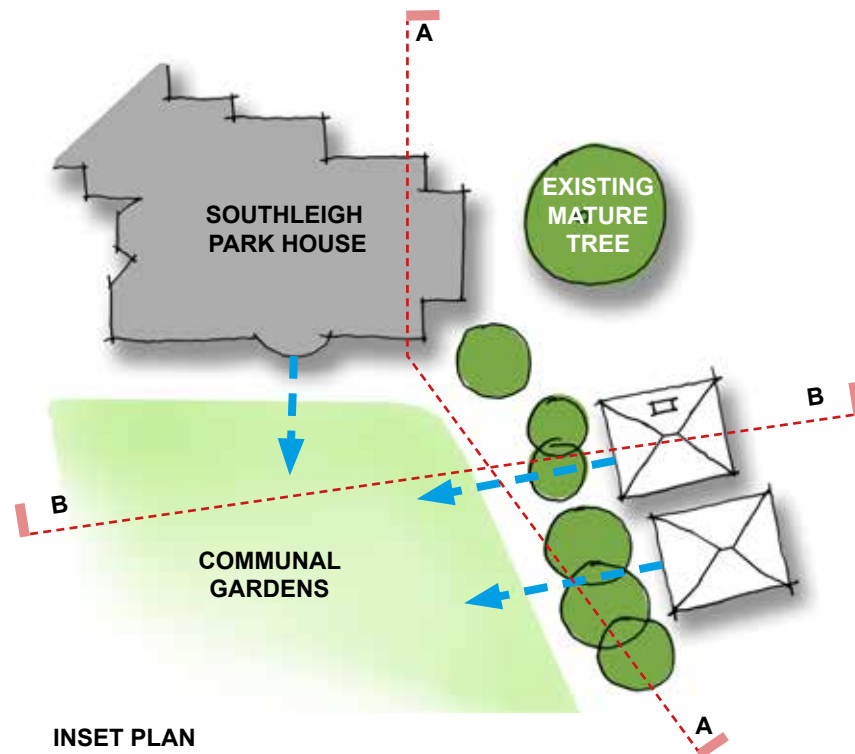
Eaves heights will be below the existing parapet level, with a shallower pitched roof to reduce the ridge and become an ingredient to the character area.

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

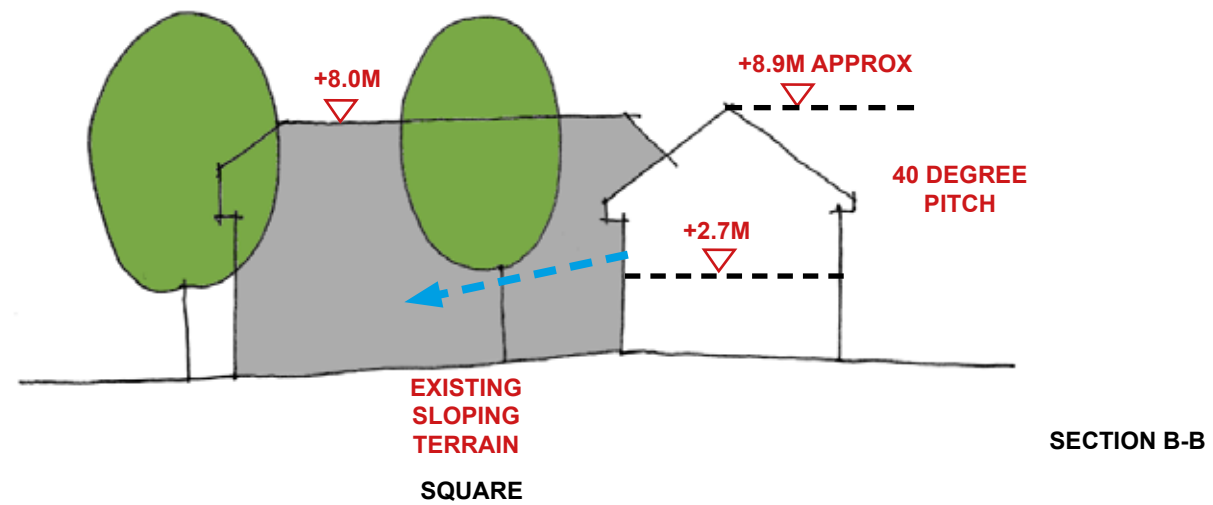
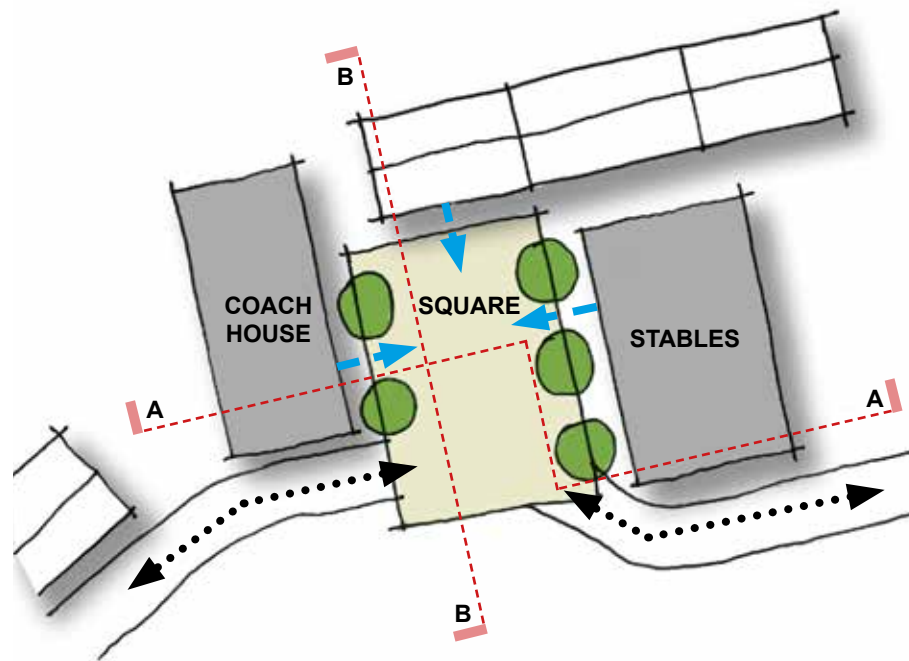
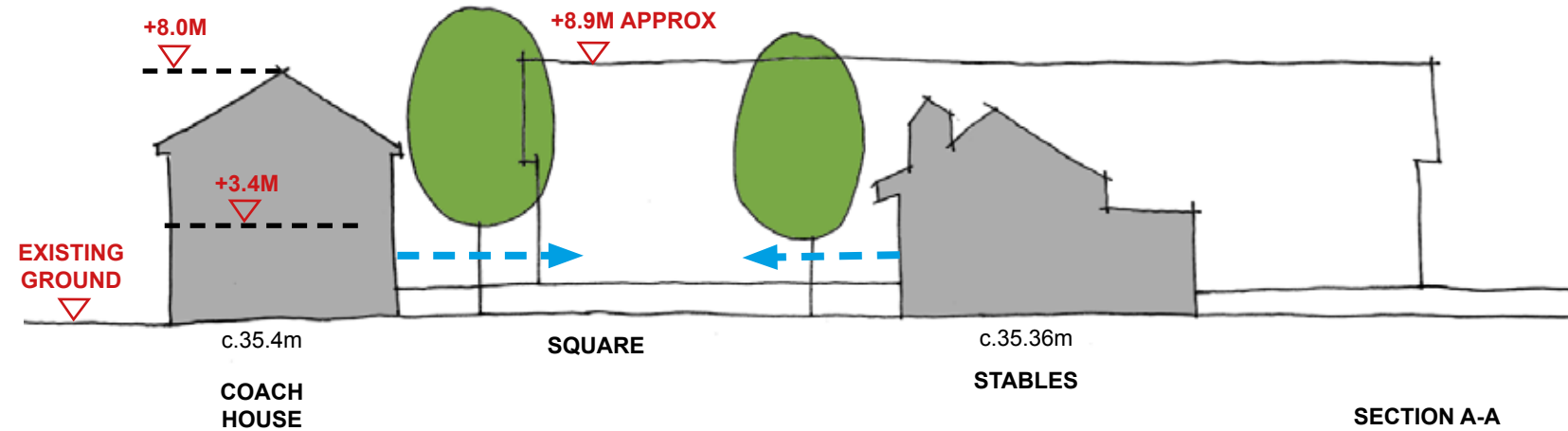
Relationship to Existing Buildings

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.



Relationship to Existing Buildings

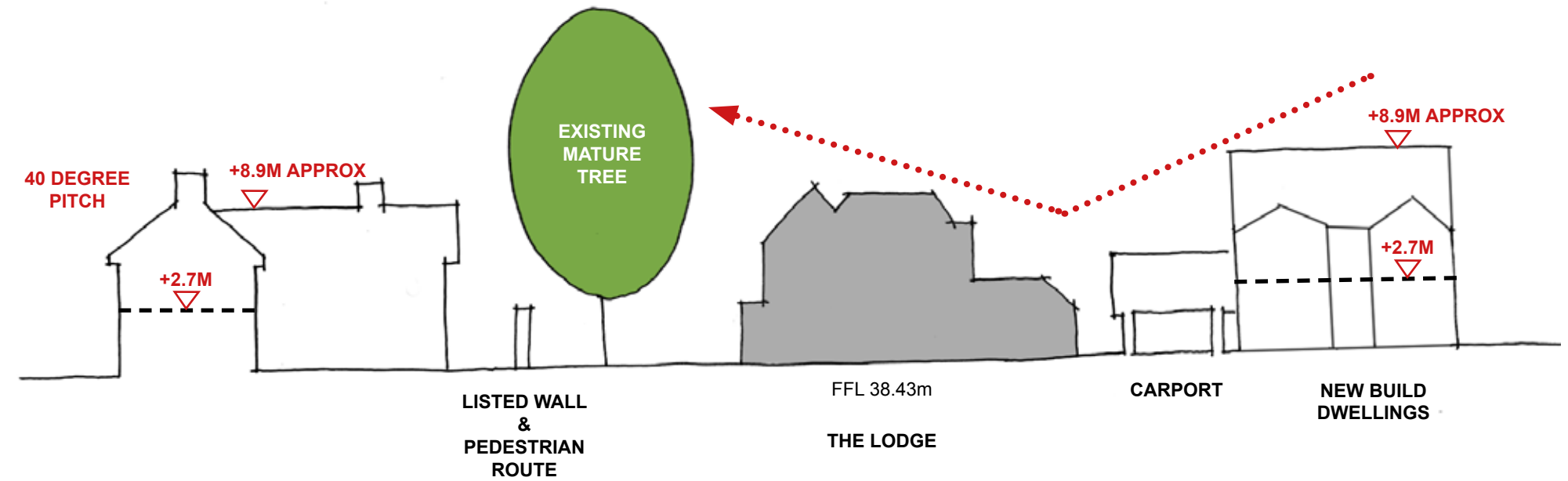
The existing Lodge, to the north east, sits with a prominent and mature tree as well as the wrapping, listed wall.

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

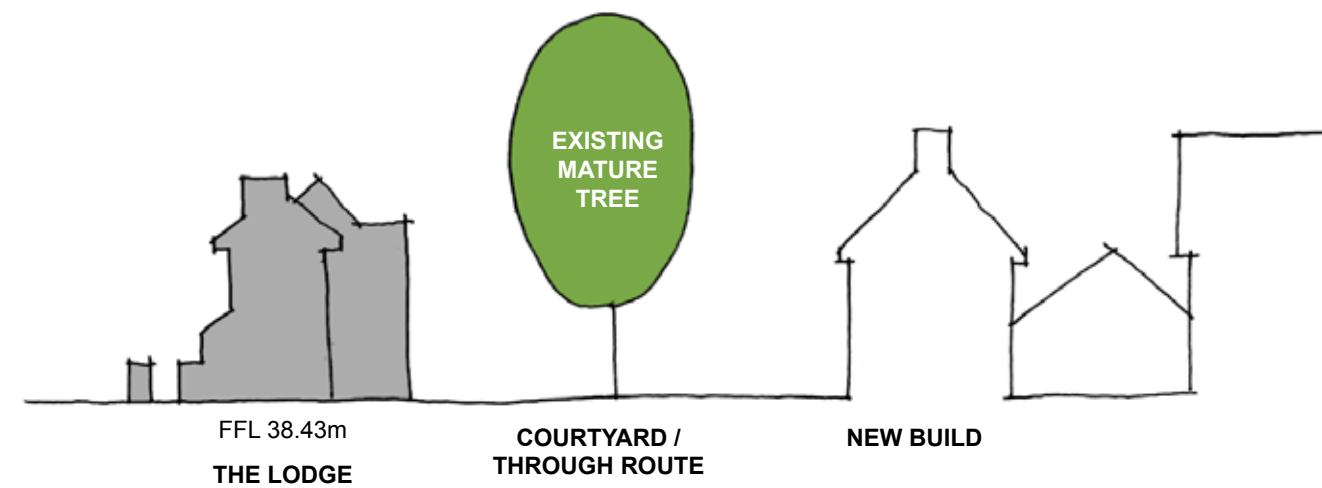
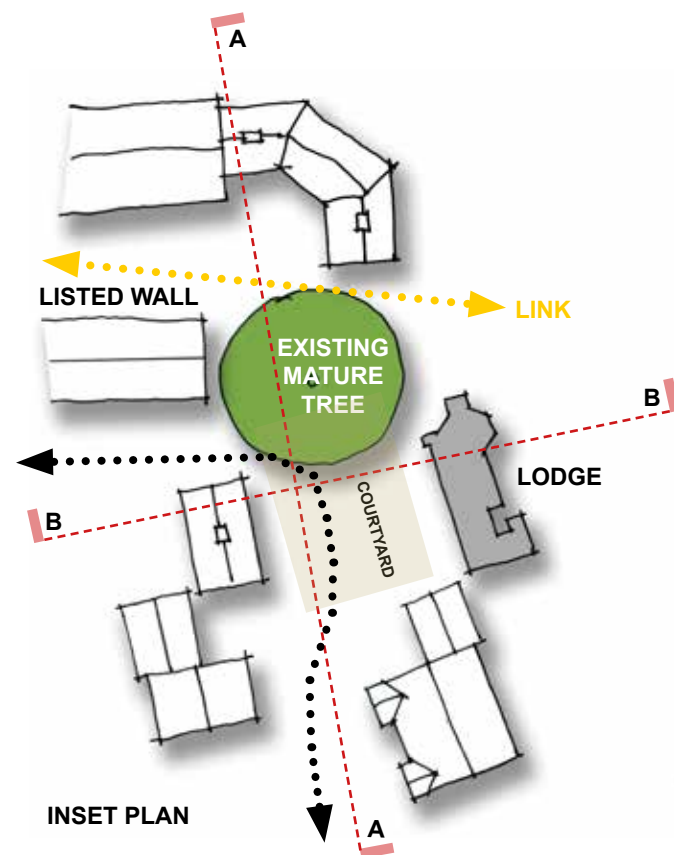
A pedestrian route joins onto Horndean Road in this area, overlooked by the Lodge frontage.

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



Appearance - Character Areas

The creation of character areas will give the new housing a sense of identity and relate to the immediate and wider context.

Ensuring that dwellings are well detailed and themed will bring quality legibility to the proposal and will enable better way finding and markers within the development.

Below, the overview of the character spaces is discussed, with material properties investigated on the next few pages.

To the right is a diagram showcasing the proposed arrangement of spaces.

The 3 character areas involved are:

The Green
The Centre
The Perimeter

The Green is the southern part of the site and has a focus towards Manor Park House and the gardens with views across the parkland.

Dwellings are generally detached with on plot parking and orientated to face onto the green, accessed via quieter subsidiary streets.

The dwellings give a formal frame to Manor Park House and sit behind the retained trees to the garden

The Centre contains the main site entrances which run to The Courtyard (framed by the Coach House and Stables) and to The Perimeter character area.

This allows for a visual link and transition between the 2 spaces. The arrival experience into the site is that of one character area with a view through the courtyard to the trees beyond and then a sharp contrast to The Perimeter in the journey around the site. The streets are tight and formal but break out into wider spaces as one traverses through.

The Perimeter forms the more public, denser northern part of the site demonstrating a more traditional street arrangement. Dwellings vary from detached, semi and terrace with a variety of parking solution and spaces.

To the extreme north are terraced houses which run parallel to Bartons Road and create strong frontage to the northern boundary. Their parking is orientated at the rear and accessed from the main spine road.

Interspersed throughout the character areas are focal dwellings which break character and are strategically placed to mark junctures, vistas or turns.

THE GREEN

- Detached, & semi detached dwellings
- Informal layout - inward looking
- Lower density
- Substantial planting and frontage
- Outlook to communal gardens
- Subservience to Southleigh Park House
- Quieter subsidiary streets
- Red brick - prestige, symmetry & elegance
- Casement windows - Traditional module



Appearance - The Green

The Green provides fantastic views, both outwards across the parkland and back in towards Southleigh Park House

The flanking dwellings are subservient in both scale and material, to compliment, rather than compete with the existing building.

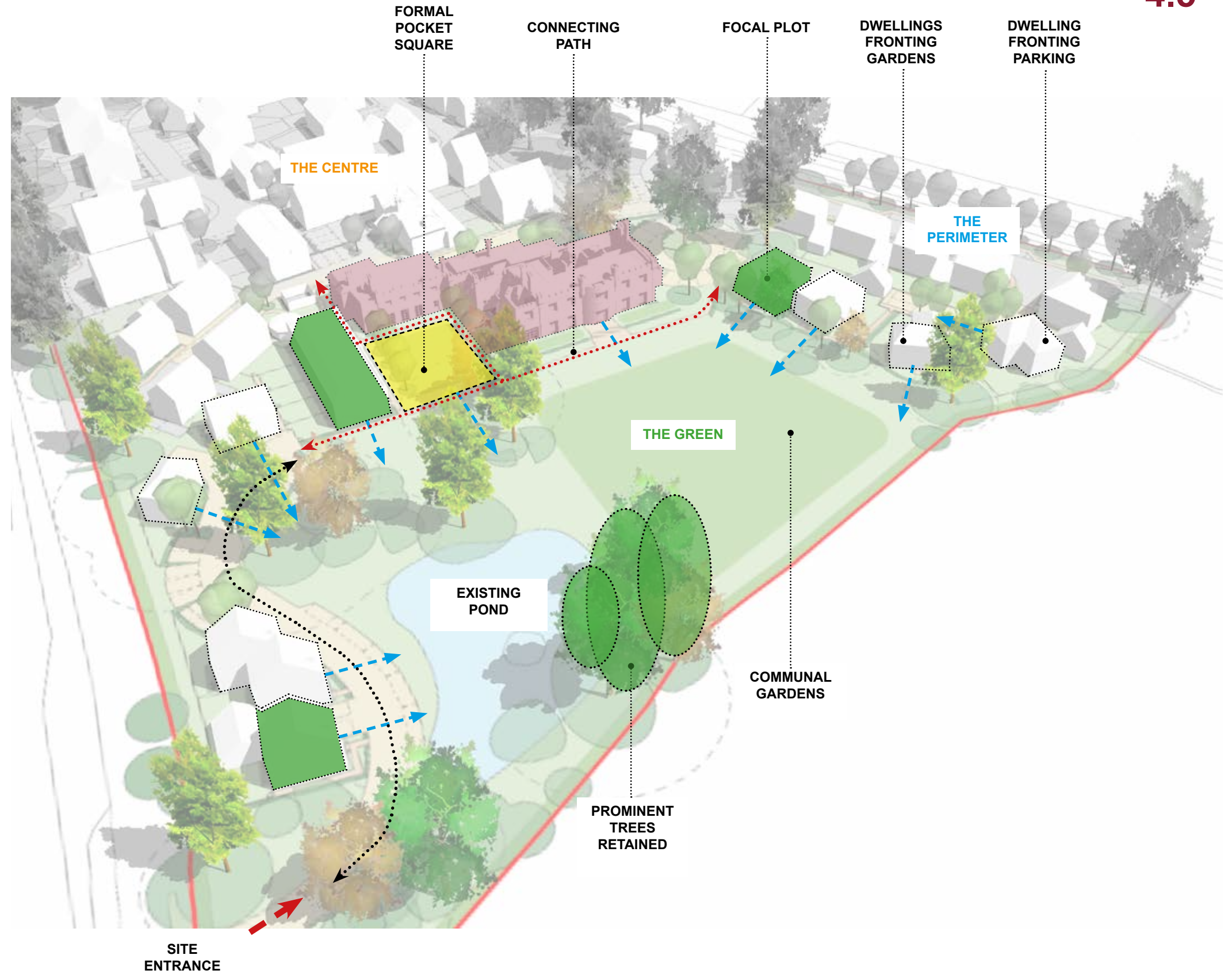
Dwellings are orientated to face onto the central space, to give a back drop to the green and a positive aspect and natural surveillance to the amenity.

The eastern edge is served via a street that passes through The Perimeter before turning into this character area, which ends with turning head and provides access into dwelling facing the green open space.

The western edge is served directly off of Eastleigh Road via a winding street, moulded around the position of the pond and trees. The quiet shared surface is fronted by dwellings and gives a full view to the green.

Southleigh Park House prominently fronts onto the space centrally and acts as the crown jewel to streetscape.

To the west, a formal pocket square has been created by 2 wings of Southleigh Park House and 5 new dwellings. This space is a pedestrian transition from The Centre to the Green and a further east to west route runs south of Southleigh Park House connecting both sides of this character area.



FOCAL DWELLINGS WITHIN 'THE GREEN'



Appearance - The Green

The images to the right are examples of dwellings showing details and proportions which would be justify in the landscape setting of the Southleigh Park House gardens.

In this character area, plots are detached and wider footprint, with centred defined entrances, proportioned casement windows with glazing bars and white painted doors.

The proposed vernacular is demonstrated with subtle changes differentiating between the “typical” dwelling and the focal plots, brick tone, roof tiles, dentil eaves detail and timber canopies.

The focal dwellings which are positioned on the important vistas or focal corners have accentuating chimneys, additional side windows to add additional interest to the street scenes.



Appearance - The Green Landscape

‘The Green’ is the setting the Southleigh Park House which is to be restored and enhanced. Long views south across the lawns will be protected and framed and estate railings or a ha-ha used to provide a secure but visually-permeable southern boundary.

To the south the lawn will be enhanced with native species to provide additional biodiversity. Additional native and exotic trees will be planted to ensure a legacy of large trees for the future. To the site boundaries and beneath trees overgrown evergreens will be reduced or removed and additional native species planted. More exotic period-inspired planting will be employed closer to the house to respond positively to and enhance the history of the site. The pond will be restored and managed for ecology with additional areas of wetland habitat /SUDS created. High quality York Stone flags with brick and flint walls will be used to reflect the character of the terraces of Southleigh Park House. Driveways and parking areas will be of permeable resin-bound or retained gravel or concrete block with visitor bays of reinforced grass.

New residential units will have clearly defined defensible boundaries which may include native hedges, low walls or timber fences. Street trees and amenity planting will be used to soften the streetscape and enhance biodiversity where space permits, reflecting the wooded character of the site. Hard surfacing will be of simple, black bitmac enlivened by block and sett detailing.



Appearance - The Green Street Scenes



Appearance - The Centre

The heart of the site where all nodes and routes eventually lead.

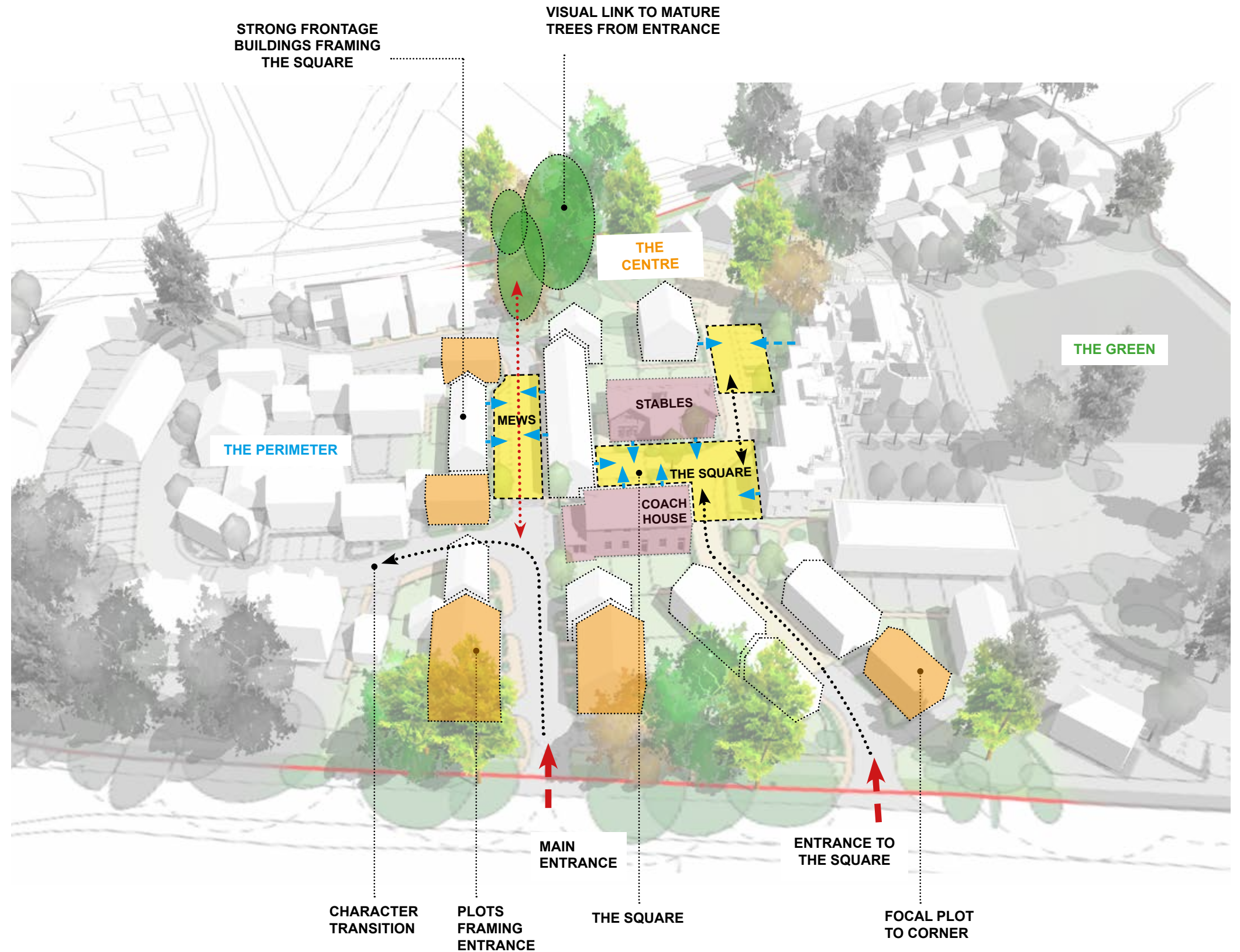
2 of the 3 site entrances arrive in this character zone. The southern most access leads to The Square and the refurbished Stables and Coach House. The northern most entrance frames a view to the northern part of the square, through to the trees beyond along the eastern edge.

The road takes a sharp 90 degree turn to the north into the next character area, but the arrival experience into the development will immediately bring the heritage value of the site to the forefront.

The cluster of existing buildings is complimented by this character zone which respects its setting and material properties and reads as a central hub area between The Green and The Perimeter.

Dwellings take inspiration from, not only the buildings on site, but the local key buildings within Emsworth centre. A grey brick with red brick accent for quoins and framing around the windows give a clean contrast and relatable to the existing light toned flint buildings on site, with their respective red brick feature surrounds.

Feature dwellings invert the materials, with a red brick base and grey window surrounds to highlight key nodes and bring variety to the street scene.



FOCAL DWELLINGS WITHIN 'THE CENTRE'



Appearance - The Centre

The images to the right are examples within Emsworth of the type of vernacular proposed for this area.

The existing buildings on site also maintain a similar aesthetic with accentuation of the windows with red brick quoin juxtaposing the lighter base material (immediate right images).

The inverse also occurs within the centre, as demonstrated within the imagery, of a red brick base with a red or grey brick quoin.

Using this aesthetic in this part of the site will reinforce the centre and character within and directly relate to the existing buildings.

These buildings have defined entrances with flat canopies framed with pilasters, proportioned casement windows with glazing bars and black rainwater goods.

The focal plots located on the corner have accentuating chimneys and windows to the side elevations.



Appearance - The Centre Landscape

The Centre is the former stables and coach house where traditional materials will be used to reinforce their character.

Permeable resin-bound gravel will provide a durable but rural appearance in combination with traditional blue stable block detailing. The use of soft landscaping will be more limited but climbers, wall shrubs and small trees will be planted where space permits.



Appearance - The Centre - Street Scenes



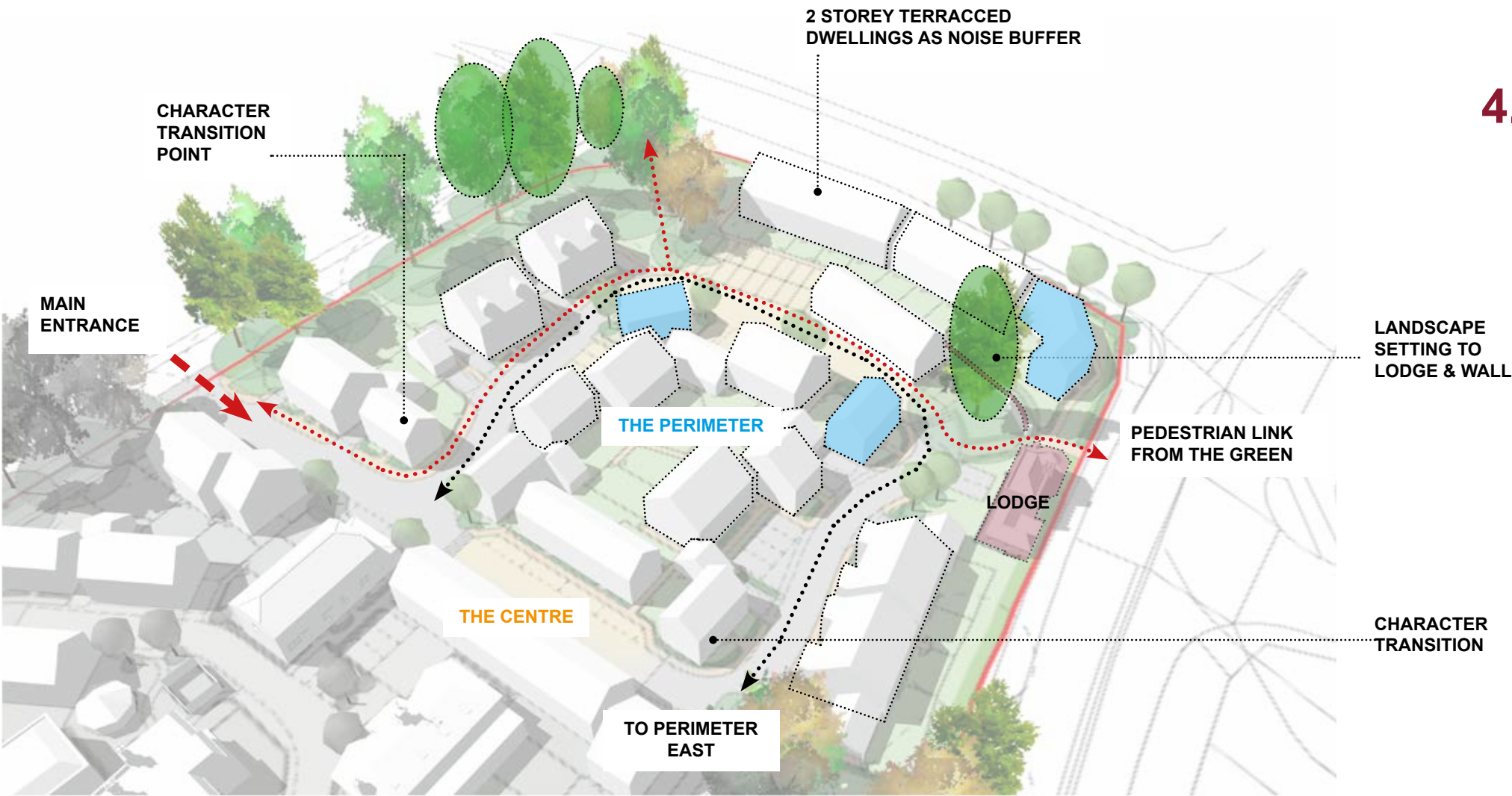
Appearance - The Perimeter (north)

The northern and eastern parts of the site wrap The Centre and The Green and form a juxtaposing third character space within the proposal.

After arriving to the site and traversing through The Centre, there is an immediate turn that transitions to this character area. Houses front the street forming a more traditional street pattern before arriving at the northern pedestrian link.

The link is accentuated through the use of framing corner focal plots which turn the road to run parallel with the edge of the retained listed wall which, in turn visually links to the retained specimen tree and listed Lodge building.

To the far north are 2 storey terraced dwellings fronting onto Bartons Road. The junction of Hordean Road and Bartons Road is accentuated with 2 storey cranked featured houses which step down to the Lodge. The northern dwellings allow for creating strong frontage with their parking hidden from the street.



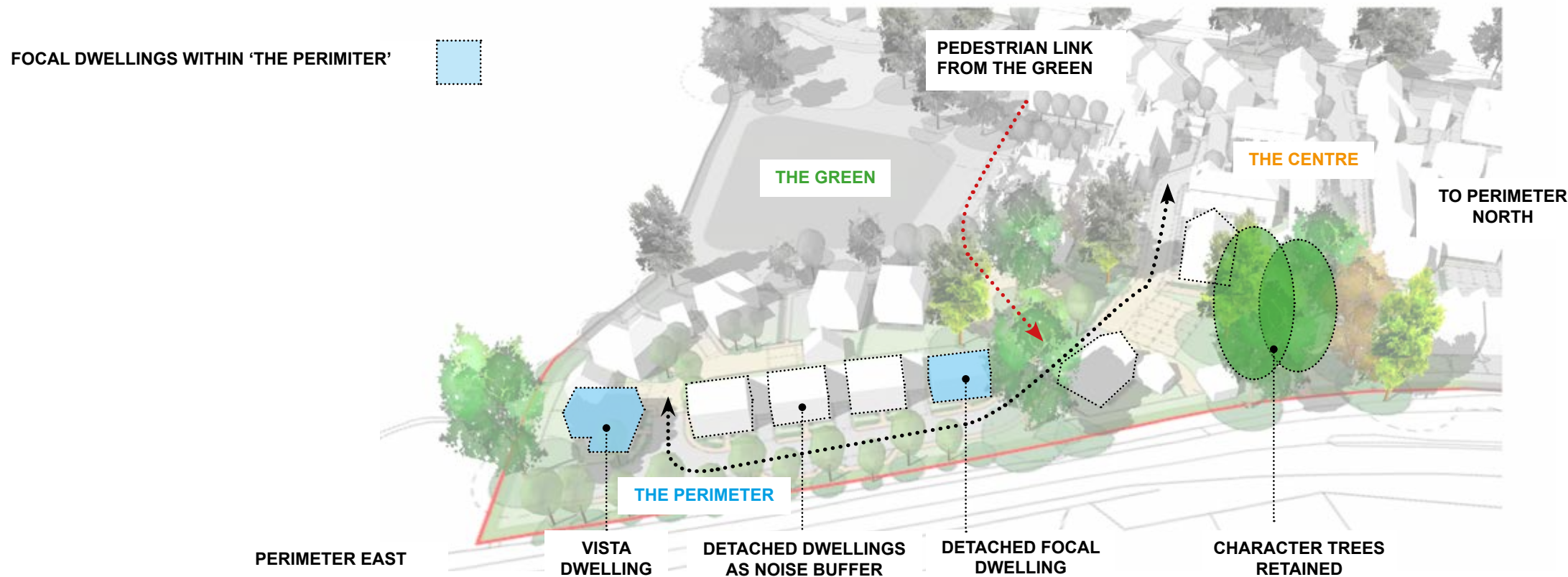
PERIMETER NORTH

Appearance - The Perimeter (east)

The eastern perimeter is defined by the run of larger, formal detached dwellings accessed from the centre entrance.

The eastern edge is served via a street that passes through The Centre before turning into this character area, which ends with a turning head and provides access into dwellings facing The Green.

To the eastern perimeter detached dwellings with garages front onto the more private spine road. Two focal detached dwellings are designed within the eastern perimeter, one at the entrance to frame the private access and second one as a vista dwelling at the southern extremity of the site.



Appearance - The Perimeter

Although characteristics vary from building to building, ornate details to entrances, eaves, mid level bands and windows give the centre distinct character and coherence.

Applying these principles to 'The Perimeter' will ensure a high quality development, appropriate to the context.

All dwellings in this area share the same window modules, timber doors and canopies.
Variety comes in the mid band definition, brick tone, roof tile and more subtle changes such as type of window head.

Rafter feet will give detail to the eaves which is common to Emsworth centre which will give relief to the gable where appropriate.

Windows are casement with reduced glazing bars, brick headers and cills.

The images shown reflect a mix of examples within Emsworth and other similar, appropriate built details.



TYPE 1
Red multi brick
Clay roof tile
Mid level band
White UPVC casement windows with glazing bars
Brick arched headers & sills
Timber framed entrance canopy on posts
Exposed rafter feet
Chimneys to selected plots



TYPE 2
Red multi brick
Mid slate roof tile
White UPVC casement windows with glazing bars
Brick jack headers & sills
Timber framed entrance canopy on posts
Chimneys to selected plots



TYPE 3
Red multi brick - alternative
Dark slate roof tile
White UPVC casement windows with glazing bars
Brick arched headers & sills
Timber framed entrance canopy
Exposed rafter feet

Appearance - The Perimeter Landscape

The Perimeter will 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 will have clearly defined defensible boundaries which may include native hedges, low walls or timber fences. Street trees and amenity planting will be used to soften the streetscape and enhance biodiversity where space permits, reflecting the wooded character of the site. Hard surfacing will be of simple, black bitmac enlivened by block and sett detailing.



Appearance - The Perimeter Street Scenes



Analysis - Amount & Use

The proposal is for 70 new dwellings in a mix of 1 - 4 bedrooms consisting of houses and FoG's.

The diagram to the right identifies the type and distribution across the site.

As described throughout the document, the larger detached dwellings are located to the south around the green whilst smaller dwellings in semi and terraced type are located more centrally and to the eastern perimeter. Additionally FoG's are provided in each areas.

The existing buildings are highlighted in grey.

The new build element is compliant with Nationally Described Space Standards and M4(1)

	1B2P FOG	x 5
	2B4P FOG	x 3
	2B HOUSE	x 12
	2B HOUSE	x 5
	3B HOUSE	x 2
	3B HOUSE	x 10
	3B HOUSE	x 11
	4B HOUSE	x 1
	3B HOUSE	x 4
	3B HOUSE	x 5
	4B HOUSE	x 4
	4B HOUSE	x 3
	4B HOUSE	x 2
	4B HOUSE	x 3



Analysis - Scale

The scale of the development is in line with the domestic scale of the outline consent.

Dwelling houses are 2 - 2.5 storey in height. FoG's are 2 storey height with entrance leading to the first floor accommodation and parking spaces to the ground floor. Single garages, car ports and external bicycle and refuse stores are single storey.

- 2.5 STOREY
- 2 STOREY
- 1 STOREY



Analysis - Refuse & Cycle Store

The parameters of the site dictate that a robust strategy for servicing is considered at an early stage.

Turning heads have been integrated into the network in order to service dwellings from a refuse and fire tender perspective.

As a general strategy, where a dwelling has a garage,these are sized for cycle storage and refuse (internally 3x6m for a single and 6x6m for a double).

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.

- TURNING HEAD
- BICYCLE STORE (APARTMENTS & MAISONNETTES)
- REFUSE STORE (APARTMENTS & MAISONNETTES)
- ACCESS ROUTE
- GARDEN SHED - BICYCLE STORAGE FOR HOUSES WITHOUT A GARAGE



Analysis - Parking

Parking provision is in line with Havant Borough Council parking standards.

Bays are 4.8 x 2.4m and parallel bays are 6 x 1.8m . Garages are 6x3m internally for a single and 6x6m for a double.

All other parking is either allocated within courtyards or on plot parking.

- 2 beds = 2 spaces minimum
- 3 beds = 2 spaces minimum
- 4 beds = 3 spaces minimum

There are a total of 184 residential parking spaces on site (including 36 parking for the existing buildings such as The Coach House x 6, The Stables x 6, The Lodge x 4 and Southleigh Park House x 20).

There are additional 22 visitor spaces.

	EXISTING BUILDINGS PARKING	x 35
	SINGLE GARAGE + 2 spaces on plot	x 15
	SINGLE GARAGE + 1 spaces on plot	x 22
	PARKING ON PLOT	x 30
	CARPORT + 1 space on plot	x 8
	ALLOCATED PARKING	x 73
	VISITOR SPACES	x 22



Analysis - Network

Consideration has been given to ensure that the journey through the site interacts with a series of spaces and creates a pedestrian friendly environment.

Dedicated pedestrian routes connect the site north to south and east to west, these are interspersed with events; The Square, The Courtyard and tree pockets.

Paths are 1m wide where either side of the road and 1.8m wide where only on one side. Shared surfaces are used in squares and quieter streets within The Green.

Streets are tight and winding, ensuring slow vehicular movement throughout. Streets range from 4.8m down to 4.1m ensuring cars can pass.

3 accesses to the site, from Eastleigh Road, remain the same as the outline approved scheme.

-  HARD LANDSCAPE SPACE
-  SOFT LANDSCAPE SPACE
-  VEHICULAR ROUTE
-  DEDICATED PEDESTRIAN ROUTE
-  SHARED SURFACE PEDESTRIAN ROUTE



Landscape

The site contains a range of mature trees, both native and more exotic which reflect its formerly rural location and a legacy of Victorian tree-planting.

Trees of good quality will be retained and additional planting proposed. Overgrown evergreen shrubs will be reduced or removed and boundary vegetation maintained and supplemented with native species where required. Where opportunities exist for amenity planting a mixture of native and ornamental species will be employed with 'period-style' planting closer to Southleigh Park House.

Where possible species will be selected from the RHS 'Plants for Pollinators' list.

The approach to hard landscaping and boundaries will also vary across the site to reflect the different characters and to ensure an appropriate, robust, and high quality public realm.



THE PERIMETER

- Enhance setting of listed structures
- Introduce ecological enhancement, street trees and reinforce boundary vegetation
- Native, orchard and parkland species trees
- Woodland planting to boundaries

4.22

THE CENTRE

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

THE GREEN

- Enhance setting of listed buildings
- Retain and frame long views south across lawn
- Introduce ecological enhancements and enlarge pond
- Period-appropriate planting
- Retain existing trees and supplement with native, parkland and exotic species
- Introduce species-rich grassland

Conclusion

At the start of the document, we spoke of places of high quality and character.

Reference was made to the national and local guidance on how to achieve a successful holistic design in line with the outline approval and in a sensitive manner, celebrating the retention and enhancement of Southleigh Park House and other listed structures within the proposal.

This document has demonstrated the meticulous analysis, development and approach the design team have made to the proposal.

Various disciplines have come together to ensure that a high quality and deliverable scheme has been put forward and a place that people will be proud to live in, as well as a high quality extension to the area.

The following text summarises how we have achieved a 'well designed place' and high quality solution to the site.

Context

We have demonstrated a contextual approach to the design, ensuring that the details of the proposed buildings are akin to the character of the site and Emsworth and that our proposal is appropriate in its location and how it relates to the immediate site and wider

Identity

Character areas form a strong and coherent language across the site and provide identifiable clusters within the proposal relating to their location. This ensures that the proposal is not only distinct in its own right but also can relate to the wider area.

Built form

The proposed perimeter nature of the proposal creates a distinctive form appropriate to the site parameters whilst providing a positive outlook onto key spaces, forming vistas and corner turns and highlighting important junctions

Movement

Linkages to key spaces have been incorporated and reinforced with a back drop of built form. Pocket parks and public open spaces are interlinked.

Nature

Key character trees, green spaces and a pond have been retained and incorporated into the design, creating a proposal with verdant edges and promoting nature within the site.

Public spaces

A landscape lead approach has provided high quality, usable and diverse public spaces throughout the site whilst making use of existing amenity and enhancing the setting and relationship of the existing structures to the new built form.

Uses

The proposal ensures that types of dwelling and tenures are spread throughout to be inclusive so that everyone can enjoy the spaces and character of the development.

Homes and buildings

There are 14 house types catering for a wide range of users and giving opportunity for many different groups to enjoy the site. Dwellings are designed to NDSS and M4(1) ensuring they comply with the latest standards.

Resources

The re-use and refurbishment of the existing buildings is itself an efficient use of resources. Local materials and trades will ensure that the development reduces its embodied energy and impact and is therefore consciously resourceful.

Lifespan

A base brick material palette will ensure longevity and that the proposal will maintain its appearance throughout its lifespan. High quality materials and detailing will ensure that the appearance of the scheme is appropriate to the location.



Bargate & Havant Borough Council

Bargate Homes have produced high quality homes and spaces in Hampshire over the years. Specifically in the borough of Havant there is Forest Gate at Rowland's Castle, Norton Heights in Lovedean and recently at Lower Road, Bedhampton

The images below are a collage of these developments demonstrating the quality of build within the borough and details that are associated with Bargate Homes

The developments are at all different stages of development, planning, under construction and completed and showcase Bargate's commitment to high quality homes in the area.

