

EAST LEIGH HOUSE
Bartons Road, Havant

HERITAGE STATEMENT

October 2016

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**East Leigh House, Bartons Road,
Havant, PO9 5NA**
Heritage Statement – October 2016

1. Introduction

1.1 East Leigh House is a detached, period house set in its own grounds on the southside of Bartons Road, a statutory listed building Grade II dating from the early 19th Century. It is situated outside the urban area to the north of Havant town centre and to the east of the historic pleasure grounds now known as the Staunton Country Park. After many years of being rented out for domestic use, the house was granted listed building consent and planning permission in March 2016 for conversion and extension of the main part of the house to B1 office use, with a two storey rear extension for residential use to provide 3 units. Planning permission was also granted at the same time for a further ten houses on the site located just to the north of the house as a three sided courtyard.

1.2. The new owners of the property Mildren Homes had always intended to relocate their offices from Hayling Island to the East Leigh House, but following further consideration decided to occupy the whole building as it is. This has now been completed and has involved only necessary refurbishment of the listed building. The, approved two storey extension at the rear has not been implemented.

1.3 As part of this reconsideration of the use of the building and the site, further thought has been given to the form and layout of the ten houses approved on the northern part of the site. The conversion of the main house to office use is primarily an adaptation of the existing rooms, including necessary repairs, the updating of services and redecoration and therefore the impact on the character of the listed building is virtually negligible. The following sections 3, 4 and 5 will set out the importance of the listed building for information. But due to the now simple adaptation of the building to offices, this statement will consider and concentrate the latest design for the

housing layout with regard to listed building in its historic and architectural context and in particular the impact upon its setting. This is done with reference to the principles as set out in National Planning Policy Framework 2012 and any Local Plan policies). It follows on from a Heritage Assets Statement for the building (documented in November 2013) and the heritage statement for the previous applications in October 2015 and should be read as supporting information to any present Design and Access Statement for the site produced by the applicant's planning consultant Advoco Planning as well as any drawings and documentation produced by the scheme's architects Urban Pulse Design.

2. Planning and Heritage Policy

2.1 The following policy matters are relevant to any considerations concerning the building and its setting. East Leigh House is a Grade II Statutory Listed Building, with several outbuildings, mature gardens and landscaping with substantial trees. Although the site currently lies outside of the urban area and therefore is subject to countryside policies it is, however, allocated in the emerging Local Plan (Allocations) – Policy UE33 and considered suitable for lower density housing development that would conserve or enhance the listed building and its setting. The open land to the south of East Leigh House is also an allocated housing site (UE3b) in the draft Allocations Plan. This site although outside the urban area (under Policy UE33) forms part of the local planning Policy HB1 which considers the site suitable for some development.

3. Site Description and Context

3.1 East Leigh House lies on the eastern edge of the built settlement along Bartons Road. It appears to have been part of a former larger farmstead in the 18th Century, which included a surviving remnant a listed barn which is now part of the adjoining Garden Centre immediately to the west, together with a Lodge, of which the latter is in a state of disrepair. To the east of the

site, the development pattern along Bartons Road becomes more sparsely spread as it extends into the countryside.

3.2 The house itself is set well back from the road in private spacious grounds of 1.8 acres (0.73ha) and represents a prestigious design at the centre of the farmstead. The main entrance faces south with bays to take advantage of the wider views across the gently sloping open landscape. The east elevation faces a private garden laid to lawn. The central position of the house on the site together with being enclosed by extensive trees on the north, east and west boundaries still makes for a relatively tranquil setting, even allowing for present day traffic levels on Bartons Road.

3.3 Beyond the main building group with its small walled yard on the northside, there is a 'modern' detached garage building adjacent to the driveway and a derelict outdoor swimming pool.

3.4 A detailed assessment of the listed building was submitted as part of the previous 2015 application, but for reference it is worth repeating in the two following sections.

4. The Building - description

4.1 East Leigh House in the main dates circa 1820s, displaying typically characteristic features such as the shallow pitched slate roofs and refined Regency proportions, built in the then fashionable 'white' (yellow) brick. These are most likely to be early Beaulieu bricks. This 1820s house is almost square in plan, a two storey block which has been built onto the southern end of an older building, with a main entrance, hall and staircase and three main reception rooms and three bedrooms. A north east wing, includes a kitchen, ancillary rooms with a further two bedrooms above. This is connected to an older building which runs north-south and became the service wing to the house. This is a simpler building with rendered walls under a slate roof and could have been the former farmhouse. Although first

impressions suggest that it also could have been a pair of cottages, as there are indications of blocked external doors on the west elevation. At the north end a single storey brick outbuilding in brick and a slate roof completes the west side of a small walled garden in red brick at the rear of the house. This small walled 'kitchen' garden encloses the north end of the building.

4.2 The later Regency build has a symmetrical south front, with three windows across under a low-pitched roof, with a much later large glazed porch in front of a six-panelled door with reeded architraves under a plain fanlight. The brickwork together with the west and east elevations of this main block is in Flemish bond and headers to the curved bays, rubbed flat arches and stone cills. The sash windows are mostly six-over-six and set in reveals. The north-east wing slightly projects beyond the main block and this is accentuated by the addition of a large 'modern' timber orangery/conservatory extension to the kitchen.



South elevation

4.3 The earlier north-west wing appears to date from the late 18th Century or early 19th Century and following the 1820s build became a service wing for the new house. There are signs in the rendered west wall of two former doors openings. Windows consist of large sashes with small panes and smaller later sash windows, together with a rare Yorkshire or Sheffield sliding (horizontal) sash on the ground floor.



West elevation - approach from the drive

4.4 The setting: As already mentioned East Leigh House was designed as a residence of some substance, probably for a gentleman farmer, set in its own private grounds and positioned for both to impress and take advantage of the long views southwards across the open countryside. The site is enclosed by trees grouped along the boundaries and includes some particular specimens within its formal garden. This gives the house and garden a sense of seclusion.

4.5 A sense of expectancy is given on entering the gravel driveway from Bartons Road, with the oblique view of the simple west wing and the eye is taken to the west elevation of the main block. The formal but simple garden space sets off the house to good effect on the three main sides and arrival at the 'pear drop' outside the south entrance provides long views over fields to the south. The east elevation of the house looks out to a private 'sunken' lawn, enclosed by the tree on the east side.

4.6 Interior: The floor plan of the main house and the earlier northwest wing are very much as one would expect. The former with its central hall, culminating with a large staircase under a lantern and with well proportioned main 'reception' rooms either side. Two of these main rooms have contemporary Adam-style fire surrounds. The sitting room has a large alcove on its north wall with mouldings. The main bedrooms upstairs have Art' Nouveau style

fireplaces. Most windows still have their existing shutters.

4.7 The focus of the main hallway is a replacement staircase and is a fairly typical late 19th Century or even turn of the century example. It has to accommodate the split levels between the higher front part of the house (by some six risers) and the rear. The lantern above is also a 'modern' replacement.

4.8 From visual inspection the first floor of the north east wing i.e. over the kitchen has been raised to the first floor level of the front part of the house. This has then required a small flight of stairs at the top of the main staircase to access the new level for the former bedroom 4 over the kitchen. These few steps have a slim piece of shaped handrail and together with the plain square balusters would appear to be more in the style of the original staircase. Below the 'new' kitchen has been then extended outwards as a breakfast room into the new orangery. This and the resulting removal of the kitchen wall and large supporting spans is 20th Century work

4.9 As part of these later works at ground level, an east hallway has been made through a former pantry to a set of french doors leading out to the garden. Between the kitchen and the northwest wing are ancillary rooms and the access to the cellar, which lies mostly under the centre of the building i.e. the sitting room and the old pantry with an extension under the former boot room.

4.10 At the first floor lower landing of the main staircase, the floor level is unchanged for the former bedroom 5 at the rear and also to the connecting archway through the rear wall of the northwest service wing to its first floor corridor. This archway looks to be contemporary with the 1820s work. The bathrooms have been formed with modern partitioning. The fireplaces in the main bedrooms have been replaced in an Art' Nouveau' style.

4.11 The northwest service wing consists of a two main bays one room depth either side of a large central chimney stack. The rooms above are served by a rear corridor, at present accessed from the first landing of the main staircase. These have been further subdivided with later partitions for bathroom etc. There are no particular features of note in any of these rooms other than a Victorian cast iron fireplace and some cupboards of mixed quality either side of the chimney breast. Recent information has revealed that there was a fire in the wing some thirty years ago which confirms the amount of alteration. The wing is relatively poorly constructed with the external walls being only single skin brickwork.

4.12 It is unclear as to the position of the original stair. Although there is a 'hidden' internal stair (probably a service stair) in a cupboard whose flight is above the cellar stair and is now covered by the present arrangement of the main stair. The central room at ground level has been extensively altered with encased beams and a new partition to form a part rear corridor.

5. The Building's Significance

5.1 The significance of a heritage asset is the sum of its architectural, historic, artistic, or archaeological interest. The following sets out the significant historical attributes of the East Leigh House:-

- 1) The main form of the 1820s polite farmhouse with its main square planned block and north east wing, two storeys with characteristic shallow pitch slate roof, in 'white' brick with feature bays on the west and east elevations and traditional late Georgian sash windows; The earlier cottage range at the northwest end with its central chimney stack, since subsumed as a service wing, with lined-out rendered walls and slate roof;
- 1) The 1820s square floor plan with a central hall, well proportioned main rooms, some contemporary fireplaces and most rooms with window shutters;
- 2) The simple layout of the older service wing with its central chimney stack and cast iron fireplaces; the vertical sash windows and the single Yorkshire sliding sash on the west elevation;
- 3) The formal garden surrounding the house particularly on its west, south and east sides, including the containment of a small walled yard at the rear;
- 4) The driveway approach and the enclosure of the setting of the house by the surrounding trees which form a landscape backcloth.

6. Comment and Assessment

6.1 The current list description (dated May 1952 and amended in 1984) gives sufficient information for identifying the building. The above description is the result of a detailed on-site inspection (undertaken in November 2013 and again in 2015) and visual assessment and reflects the nature and character of the listed building and its setting.

6.2 Since the grant of planning permission in March 2016 for change of use and listed building consent for certain works the new total use of the building for office space has avoided any alterations to the building other than the introduction of certain services for lighting and IT systems. The building has been able to be refurbished with minimum interference or affect upon the character of the building and is still as set out in the List Description. Thus, the house still maintains its essential character what it aimed to do and retains its significance in its landscape setting.

6.3 The only main change to the listed building will be the removal of the rear single storey range of storage buildings at the north east corner. These were approved to be removed as part of the listed building consent of March 2016 and are in poor condition with no known heritage value.

6.4 The main point for consideration is thus the impact of the wider proposals for the site and the implications of the amended housing layout on its northside. This has now been revised in view of the owner's use the main house as a single office for their own use and a marketing review. Following a recent Pre-Application enquiry with Havant Borough Council a revised scheme has now been designed for the new residential development of 10 residential plots on the site, immediately to the north of the house. An assessment of this revised scheme is set out in section 7 below.

7. The Proposed Housing Scheme - and impact upon the setting of the listed building

7.1 The present scheme for the new housing layout as now proposed by Mildren Homes following the recent Pre-Application Enquiry shows nine detached houses and a single unit for four flats. This compares to the approved scheme of ten new houses in three blocks of earlier this year. The proposals as they affect the listed building on its north side still maintain separation by an access road along the north side and a new wall separating it and to enclose the rear yard of the listed building. Reference should be made to architect's site plan and drawings, together with relevant photographs. The following points concerning the amended scheme are set out below:-

7.2 Listed Building: With the main house now to be used totally as an office, there are no external changes proposed and the use has involved very little internal alteration to the existing historic fabric. Any proposed alterations involve later work, such as 'modern' partitioning on the first floor in the bathroom and the removal of a subdividing partition in the rear bedroom which were approved under the existing consent. Almost every other room in its present form has remained untouched other than redecoration. Services have been carefully upgraded and additional installed including internet.

No increase in floor loading has been introduced to the first floor level. The main benefits can be summarised as follows:-

a) The change of use of the whole building to office use has resulted in total refurbishment of the building with minimum alteration. Simply using the existing rooms and spaces has meant no changes to its character.

b) The use of the whole building by Mildrens has meant that the approved rear extension is no longer required. The existing single storey storage buildings are still intended to be removed as part of the alignment of the new access road and a new north boundary wall for the rear yard?

c) The existing east wall of the rear yard will be repaired together with the arched garden gateway.

d) The exterior of the listed building does not alter and other than essential repairs to parts of the brickwork and heads of windows.

7.3 New Housing and Setting: The new layout maintains the east west access road as a separation between the listed building and the new development. The new layout does spread further across its site than previously, but maintains its distance from the back of the listed house and its important east lawn.

a) The main driveway retains its existing alignment and a landscaped edge is provided on the west side of the two adjacent dwelling units. A landscape edge is continued up to the junction where the new east-west drive connects and a new gate is proposed for the private approach to the East Leigh House.

b) The landscape setting of the main house and the new housing layout has remained separate and the proposed detailing of boundary hedges and additional planting will be important to define the two enclaves and be in harmony.

c) Car parking has been designed in order to meet the needs of the main building's use as offices and the housing development, by careful positioning within the grounds and using permeable natural surfacing and planting to suit the setting. The parking scheme has made great efforts to minimise the impact of any access arrangements and parking areas. The proposed parking for the new houses is also more discreet than previously approved as the central courtyard would be used for parking.

d) Landscaping: Linked to the above is the retention of the main trees on the boundaries will be important to maintain the character of the listed building's setting. Thus the 'green' approach from the site's entrance and driveway will be maintained together with the existing 'open' frontage to the west elevation of the listed building's rear wing. The housing layout is close to some of the major trees to the east and north of the site boundaries but does not impact unduly.

8. Summary

8.1 The revised scheme for this listed house and its site with the proposed conversion to offices virtually leaves the main house untouched, with only a few minor alterations to 'modern' work. There are no intrusive services that cannot be easily accommodated within existing floor spaces, or are there additional first floor loadings to be introduced. Any alterations only involved 'modern' later partitioning in bathrooms etc. There is no harm.

8.2 The external works to the grounds are intended to enhance the setting of the listed building. With the new housing located to the north of the listed building and effectively contained in a line north of the access road. The only change in terms of landscaping has been to design the necessary car parking to be as discreet as possible and fit within the landscape of the garden on the north east side. Car parking for the office in the main house is being confined to the south west corner of

the site related to the existing driveway and 'pear-drop'.

8.3 This scheme overall will also provide the opportunity to revive the landscape setting to the house, which is now in need of some management and enhancement. The external views of the house and its surrounding will not be compromised by the existing proposals.

9. List Entry Description

Name: East Leigh House

List Entry Number: 1091643

Grade: II

Date first listed: 16-May-1952

Date of recent amendment: 06-Feb-1984

Details:

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 a cellar. The symmetrical front (south) has 3 windows; low-pitched roof with spaced mutules set against fascia, yellow brick walls in Flemish bond (headers to 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.

UID: 135312

National Grid Reference: SU 73169 07883

Associated records

Hampshire Records Office;
National Planning Policy Framework, 2012;
Historic Environment Good Practice Advice
in Planning: Note 2 – Managing
Significance in Decision-Taking - Historic
England;

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