



DESIGN, ACCESS AND PLANNING STATEMENT

Full Planning Application
and application for
Listed Building Consent for
residential development
of 13 dwellings

East Leigh House
Bartons Lane
Havant

For Mildren Homes Ltd..

ADVOCO
-PLANNING



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INTRODUCTION

This Design, Access and Planning Statement has been jointly prepared by Urban Pulse Architects and Advoco Planning on behalf of Mildren Homes and is to explain and support a detailed planning application and application for Listed Building Consent for residential development of 13 dwellings within the curtilage of East Leigh House, through a combination of conversion, extension and new build.

In the interests of submitting clear and concise information, the national and local requirements for both a Design and Access Statement (DAS) and Planning Supporting Statement have been combined on this occasion, although care has been taken to ensure that the formal requirements for both documents are met in this single submission. East Leigh House is a listed building and therefore a separate Heritage Statement is also submitted to further support this planning submission. Inevitably some of the DAS headings and areas of analysis will be covered in greater depth within the Heritage Statement and therefore a more comprehensive analysis of the design approach and rationale can only be achieved through reading both documents.

The Design and Access element forms the key element of this statement with the Planning Statement appended. The site is allocated for residential development and has been informed by pre-application advice from officers.



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CONTEXTUAL ANALYSIS

The application site is located on south side of Barton Road and to the east of the main built up area of Havant. The site is currently semi-rural in character, although significant development is planned close to the application site and therefore the emerging site context is also relevant.

Currently East Leigh House forms part of a small cluster of residential uses, broadly comprising large houses within generous plots and benefitting from well-established screening and planting, though some of the houses remain visible from Barton Road.

Opposite the site is more open in character comprising isolated houses, a builders yard, open fields and a crematorium.

Immediately adjoining the application site to the west is the Wyedale Garden Centre. This is modern full size retail garden centre comprising a large modern sales building, open and covered display areas and a large car park to the front on the land between the sales building and Bartons Road. The garden centre also occupies some former wooden barns which are located on the shared eastern boundary with East Leigh House and these are used as an aquatics centre.

Bartons Road forms a ridge and therefore East Leigh House is in slightly elevated position with distant views south from its rear elevation.



West Leigh (not to scale)

SITE



Regional Context Map. (not to scale)

SITE

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East Leigh House itself an attractive listed house which sits centrally within its plot. More details of its architectural and historic interest are provided within the accompanying Heritage Statement and therefore do not need to be repeated. That said, the northern elevation of the building has been subject to most alterations and changes over the years and is therefore considered the least sensitive. The application site also includes a number of mature trees which are located towards the edge of the site. Access to East Leigh House is via discreet driveway surrounded by evergreen planting either side. The house is not visible from Bartons Road and parking is provided on its drive and on a turning loop to the west and south respectively.

In terms of the site's emerging context, the land to the rear is currently open farmland but is earmarked for comprehensive residential development. The effect of this will be to change the setting of East Leigh House when viewed from the south. No plans are currently available to show how this land might be developed, although it is understood that an area of land adjoining East Leigh House will be maintained as open space and therefore not built on to maintain some setting to the listed building.



Main Entrance
East Leigh House



Retained Details and
Conservatory



Internal Courtyard



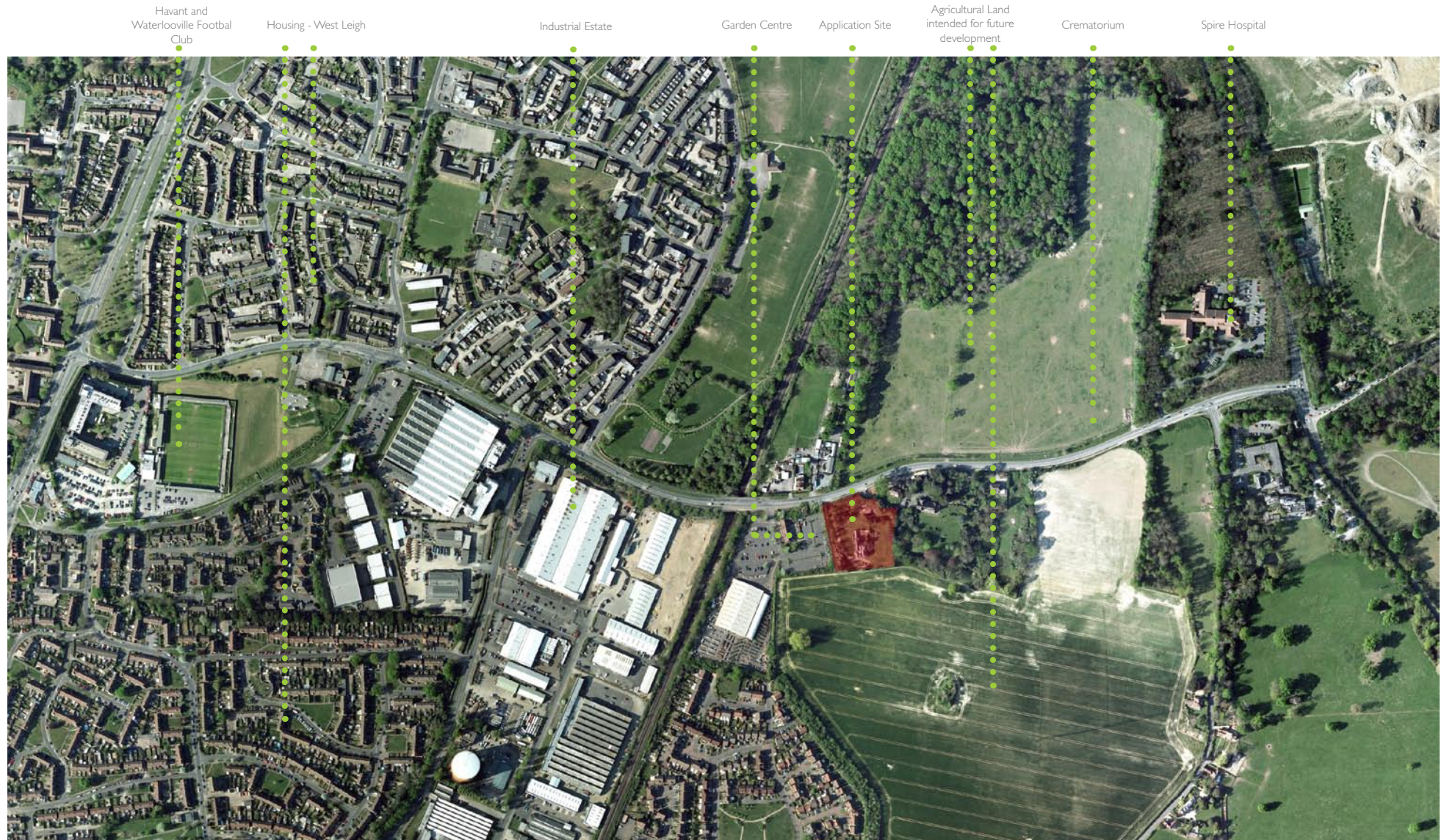
Elevation facing main
access road



Buildings to be demolished



Site entrance and existing
screen fencing/trees



Local Context Layout. (not to scale)

Principles

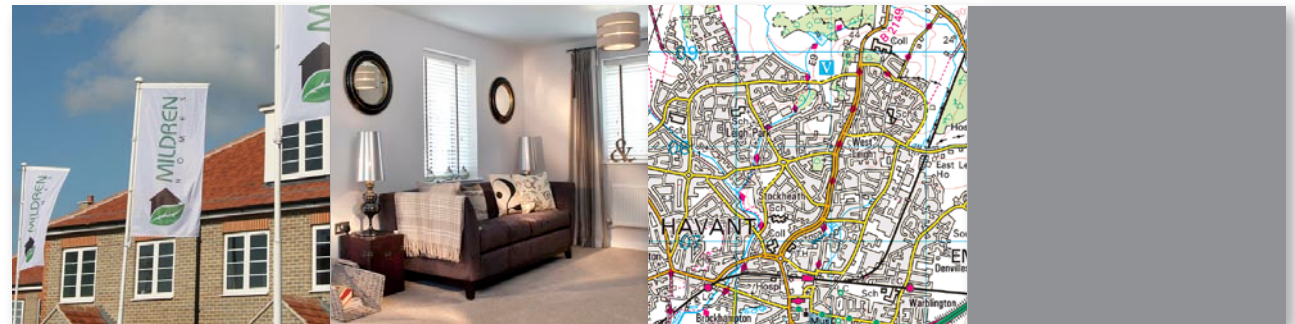
The principle of residential use on the site is broadly established by the current housing allocation. Specifically the site (under Policy UE33) forms part of Policy HB1 Havant and Bedhampton Housing Allocations. Policy UE33 advises

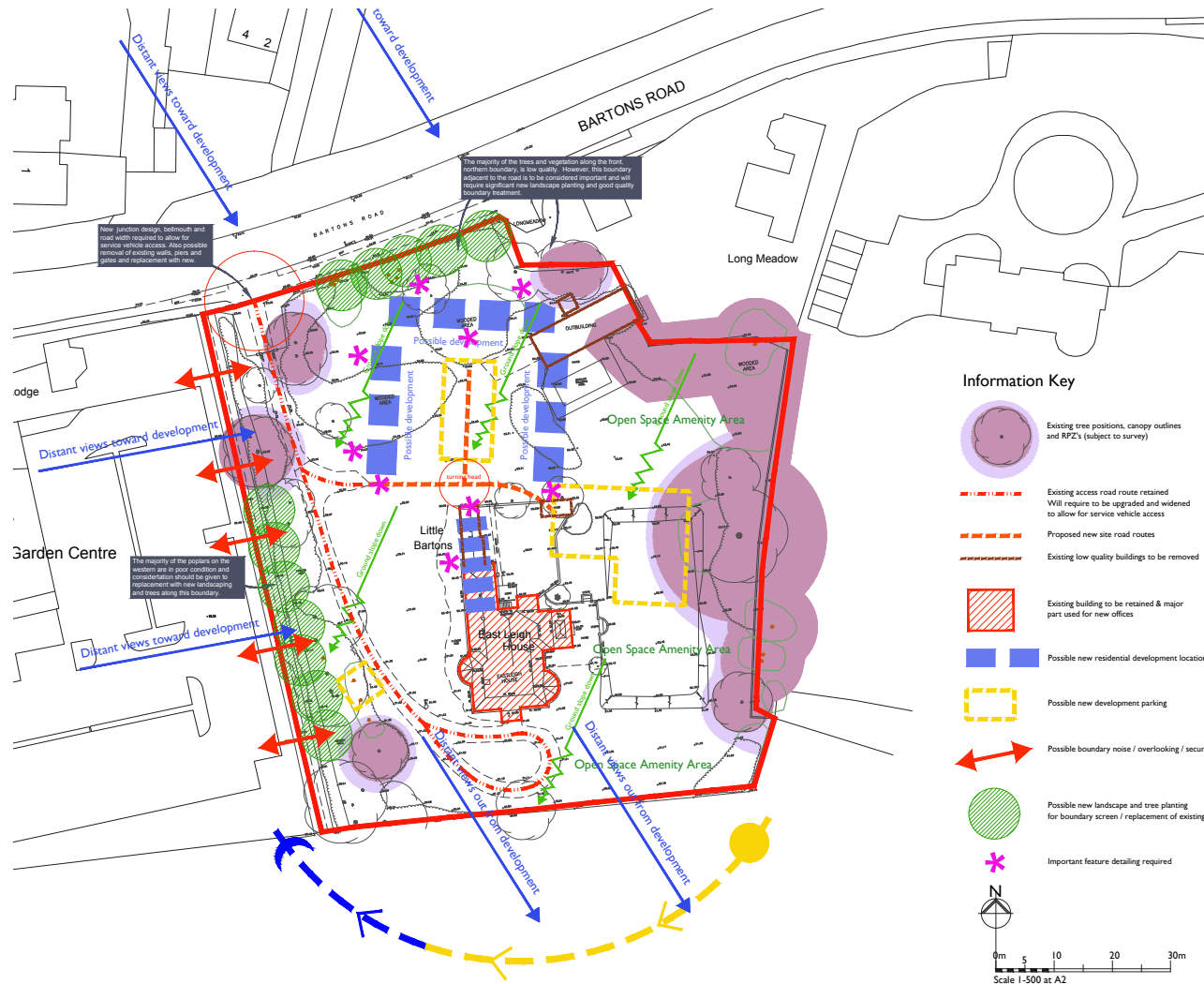
“East Leigh House (UE33), south of Bartons Road, is a grade II listed building with several outbuildings, gardens and mature landscaping which screen the site from the surrounding area and site UE3b. The site overlies a HCC Mineral Safeguarding Area and within Havant Biodiversity Action Plan (BAP) action area. There are protected trees on the boundary of the site. The design and layout would need to take these factors into account. The site is considered suitable for a lower density development that would conserve or enhance the listed building and its setting. East Leigh House itself may also be suitable for conversion”.

Beyond the Local Plan allocation, there is limited guidance on the future development of this site and therefore the design process has been and iterative one informed by discussions with the Local Planning Authority, including the Council's conservation officer:

Maintaining and enhancing East Leigh House and its setting has been the key objective. Within this overriding objective the proposed development seeks to achieve the following:-

- A relatively simple but high quality design which is located in part of the curtilage of East Leigh House that has least impact on the overall setting of the Listed Building
- The use of the main house for offices to reduce the need to make any appreciable alterations to the listed building and avoid the need for subdivision of its key rooms and spaces
- Limit development including parking in the areas which make the greatest contribution to the setting of the listed building, namely the original south, east and west sections of East Leigh House
- Maintain the open access and an open vista to East Leigh House by avoiding new building along the edge of the access drive.
- Provide a viable and workable development with a relatively compact form to limit the footprint of development and therefore retain as much undeveloped area as possible
- Provide a courtyard type development which has some reference to an historic building form which might occur within curtilages of buildings of this age and type, whilst seeking to avoid a pastiche or seeking to recreate a 'heritage' type building.





Constraints and Opportunity Plan

USE

The use of the site for residential purposes is largely addressed above. The more forensic issues of housing mix, affordable housing provision and tenure type are considered in more depth in the Planning Statement which is appended to this report.

AMOUNT

The total number of units proposed is 13 comprising 10 new build within the proposed courtyard configuration, two within the later wing of East Leigh House and a further unit through an extension to the same wing. The main original section is proposed to be converted to offices. The courtyard will comprise 2 terraces of three units and one terrace of four.

The amount of development is considered to be reasonably balanced in terms of leaving large sections of the historic curtilage undeveloped whilst providing an attractive and viable form of development.

LAYOUT

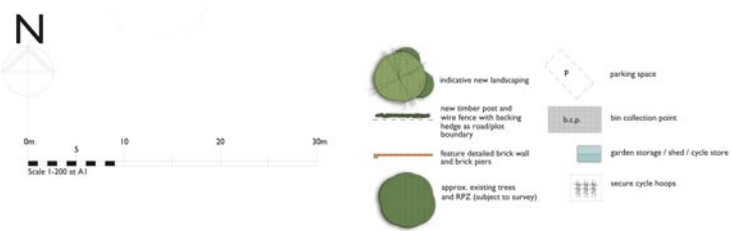
The layout is designed to provide a simple compact building form, which concentrates development in the least sensitive part of the historic curtilage. East Leigh House and in particular its historic core is located towards the southern part of the site and its principal elevation is south facing towards currently open farmland. The western elevation is also important and views of this are seen on entering the site. On contrast the northern elevation is most compromised through the addition of a large wing which changes the character and appearance of the listed

building when viewed from the north. In addition, recent works to the east of the building, whilst sympathetic, have changed the building.

Given these changes to the building and its historic outlook south (seaward) the area most suited to development is the northern section of the site, and this is the area proposed for development.

The principal elevations within the courtyard are inward facing and therefore gardens leading to a secondary rear elevation mark the entrance into the site. This arrangement allows the entrance to 'breathe' and avoids an otherwise unduly enclosed entrance which would screen views of East Leigh House until well within its curtilage.

The layout of the proposed office accommodation within the historic core of East Leigh House is informed by its existing plan form and the need to minimise any intervention. The upshot of this approach is that the large rooms remain and no significant historic fabric has been lost or compromised.



Site Layout



SCALE

All of the proposed houses are two storey in height and are of typical domestic scales. East Leigh House is characterised by a complex traditional pitched slate roof (approximately 40 degree pitch) and relatively low ridge and eaves heights. This is partly achieved through a series of valleys.

This roof form has effectively precluded the creation of a subordinate overall building height for the proposed new build without the inclusion of an alien roof form such as dormers serving accommodation within the roofspace, a flat roof or an uncharacteristically shallow pitched roof.

None of these options were considered appropriate for this location within the setting of a distinctive listed building, and therefore the proposed buildings adopt a similar pitch and materials to the main house. The depth of proposed buildings matches the 'natural' span set by the roof pitch and therefore contrived roof forms including crown roofs or internal valleys at high level are avoided.

Having regard to the limited options which would provide a truly subordinate scale to the main house, the overall scale of the proposed new build is entirely consistent with the two storey housing in the area and is therefore considered appropriate.

LANDSCAPING

The site already benefits from significant screening and planting on all its boundaries, bar the central section of the southern boundary which is open and this openness contributes to the setting of East Leigh House. The

