

EAST LEIGH HOUSE

Bartons Road, Havant



HERITAGE STATEMENT - For the south east site

May 2021

Michael Ricketts Associates

East Leigh House, Bartons Road, Havant, PO9 5NA – Proposed Garden Setting and Outbuilding

Heritage Statement – May 2021

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. Once situated just outside of the urban area to the north of Havant town centre, it has now been absorbed into Havant's urban expansion, due to the allocated housing site (UE33) and the now implemented large housing development which has come right up to its southern boundary.

1.2 The setting if Eastleigh House was originally designed as a residence of some substance, probably for a gentleman farmer, set in private grounds and positioned for both to impress and to take advantage of the long views over the countryside. It is evident that the original setting has now been destroyed, since 2018 with surrounding development making no contribution to the setting and acting as a significant detractor. The aim of this planning application is to create a new, intimate and historically appropriate setting through landscaping works that seek to visually 'reintroduce' the formality of the former east lawn, whilst enclosing it with an historically appropriate 'outbuilding', which would contribute together with the host building to provide an enclosed, formal garden and thus reinstate and enhance the overall setting.

1.3 East Leigh House and its site itself has been the subject of much change since 2016, with the house being granted listed building consent and planning permission in March 2016 for conversion of the main part of the house to B1 office use, with a two storey rear extension for residential use. Planning permission then followed for ten houses on the site, located just to the north of the house. Further amendments and

approvals followed in 2018 due to the original housing developer going into administration. The site was bought by the present owner Ibex Homes and a revised scheme for ten dwellings was finally approved and has been completed. At the same time the listed house has reverted to residential use and now in the process of being converted into six individual apartments following listed building consent and permission in February 2019 (App/19/00156). However, the former east lawn was the only location available to install a sustainable urban drainage system for the housing scheme (which involved large drainage 'crates' being located just beneath the surface). The necessary excavation has resulted in a very large spoil mound now located within the garden. This will be required to be removed and the ground levels reinstated before any appropriate landscaping can take place to compliment the setting of the listed building.

1.4. An application (App/20/00366) to address the predicament was submitted in 2020 for five, one-bed retirement bungalows on the south east part of the site was refused in May 2020. The reasons included harm to the setting of the listed building, impact upon the amenity of the future occupiers and the lack of a suitable agreement for appropriate mitigation measures on water quality. In the light of this, the situation has been reviewed and further thought given to a more appropriate and sensitive approach to address the reasons for refusal for a small development - to assist both in the reinstatement of the land, as well as help screen the now intrusive large housing development to the south.

1.5 This Heritage Statement aims to assess the present situation and has informed the design process for a suitable form of development. It should be read as supporting information to any Design and Access Statement for the site produced by the applicant's main agent Wessex Planning Ltd as well as any drawings and documentation produced by the scheme's architect Jon Dale and Ian Jackson landscape architect (IJLA Ltd).

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 and although the site lies outside of the urban area it was considered suitable for lower density housing development and is now physically connected to the emerging Local Plan (Allocations) – Policy UE33. The site is now physically connected to what was originally a main element of the listed building's setting and the open land to the south also an allocated housing site (UE3b) in the draft Allocations Plan, which has now been implemented. National policy will be guided by the 1990 Act and the NPPF 2019.

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, (ref: 1867 Map in Design & Access Statement) 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 previously private, spacious grounds of 1.8 acres (0.73ha), but since 2016 the context has changed significantly with the final conversion of the house into apartments now taking place and the implementation of ten houses on the north part of the site. Also, since 2016 the allocated site on open land to the south has been developed up to the southern boundary of the house. Therefore it is not the intention of this statement to repeat the description of the house itself, but to concentrate on the matter in hand - the site and resulting setting.

3.3 The site to-date, in line with the planning approvals has largely been implemented on the northern and western parts of the site and the immediate frontage of the house. The subject of this assessment is the outstanding part of the site, the garden area to eastern side, which bears no resemblance to its original layout as a result of the large spoil heap and installation of sub-surface drainage system. As a result, the area has been temporarily fenced off. Also, a number of trees and hedges, which formed the southern boundary to the garden, have also been lost, leaving this garden open to the views to and from the adjacent new housing site.



House frontage towards the 'fenced site'



Behind the fence – the southeast site portion



The spoil heap looking north



The spoil heap looking to south boundary

Assessment and comment

3.4 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, 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 above. A north east wing is connected to an older building which runs north-south and became the service wing to the house. This is all intact externally, although the approved listed building consent for conversion to apartments has involved some alterations internally.

3.5 The symmetrical south front of the later Regency build still retains its driveway

frontage and 'pear-drop' and most of the tree and hedge planting on the south boundary. However, it is on the east side that the setting deteriorates behind a temporary fence line with the large deposit of spoil which covers most of the south boundary on this side and even extends northwards into what was the east lawn which provided the setting for the east elevation, including the conservatory.

3.6 At present, in addition to the development to the south detracting from the once private and extensive setting of the building, the condition of the existing garden detrimentally affects the setting of the listed building and must be addressed in order to re-instate a fitting surrounding both to the house and to the overall development site.



The spoil towards the east elevation



The spoil intrudes into the 'sunken lawn'

4. The Building's Significance

4.1 The significance of a heritage asset is the sum of its architectural, historic, artistic, or archaeological interest. The main elements of significance of Leigh House are now:-

- 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;
- 2) 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;
- 3) The 1820s square floor plan with a central hall, well proportioned main rooms, some contemporary fireplaces and most rooms with window shutters;
- 4) 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;
- 5) The former intimate and private garden surrounding the house particularly on its west, south and east sides;
- 6) The driveway approach and the enclosure of the setting of the house by the surrounding trees which form a landscape backcloth.

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

5.1 It is estimated that the spoil from the south eastern part of the site (the identified site) will require over 50 lorry large movements / loads, plus site clearing and levelling ready for reinstatement of the gardens. The main objective of this proposal for a modest development is to enable the required reinstatement and

appropriate landscape design for this part of the site.

5.2 The revised scheme following careful consideration of the reasons for refusal of the recent planning application should take note of the following constraints:-

- a) Main driveway should retain its existing alignment along its length and the landscaped boundary along the western and southern boundaries to its conclusion at the front entry of the house;
- b) Built form: On the identified site any new building should be subservient to the main house, i.e. single storey and confined to a linear form (similar to an ancillary outbuilding) along the south boundary, end-on to the driveway and maintaining the majority of the site as garden;
- c) Architectural style: Due to the proximity to the host building any new build should have regard to its architectural style and classical character (albeit in a contemporary interpretation) – thus could reflect a typical ancillary building such as a stable block or coach house of the period;
- d) The landscape setting: Any proposed building must also reinforce but be subservient to the need to create a new garden setting to the east side of the listed building – a detailed landscape scheme for this part of the site is critical to final part of the development of the whole site;
- e) Tree planting: An important part of any reinstatement of this 'identified site' will be additional tree and hedge planting along the south boundary to replace those which have been lost in recent years and also along the east boundary.

Justification

5.3 At present the south east portion of the site is in dire need of reinstatement. The site has been temporarily fenced off by the new owners for both security reasons and appearances subject to future reinstatement. However, the amount of spoil is a real impediment to moving

forward and a modest development, strictly limited in scale as part of a re-landscaping of the southeast portion, together with reinstatement of the east lawn should not only have a limited impact upon the listed building and its setting, but should enhance it. The proposed 'outbuilding' is to be linked to the host building through the design of the new garden space. The resulting 'enclosed' formal garden area should act both as an intimate shared space for the residents, but also as an appropriately historical setting that contextually responds to the significant recent changes to the listed building's surroundings. This 'outbuilding' is to be made to appear as if it had been converted to incorporate three small single-storey residences for older people, who may also be wheelchair users.

5.4 The previous proposal which was subject of a refusal was deemed by the LPA to be '*Less than substantial harm*'. It is considered that the main issue of the previous scheme was the fact that it was of a form that intruded too significantly upon the garden space and the eastern aspect of the listed building. The revised scheme will confine itself to a truly subservient role along the now exposed southern boundary to the neighbouring housing development and creating a new, more appropriate setting for the listed building.

6. Summary

6.1 The revised scheme for this south eastern part of the site seeks to re-instate an important part which will compliment the setting of East Leigh House and thus complete the final episode for the overall site.

6.2 The revised scheme takes into account the criticism of the previous submission and produces a sympathetic design restricted to the exposed south boundary and in a form that is ancillary and subservient to the main building. Integral to the proposal is a detailed landscape scheme for reinstatement of the east garden together with additional tree planting to the boundaries. These

important external works to the grounds are essential to the fundamental renewal of the setting which can only enhance the setting of the listed building for the future.

7. 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

The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990;
National Planning Policy Framework, 2019;
Historic Environment Good Practice Advice
in Planning: Note 2 – Managing
Significance in Decision-Taking - Historic
England.

MBR/East Leigh House Heritage Statement:
May 2021, Rev.C

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