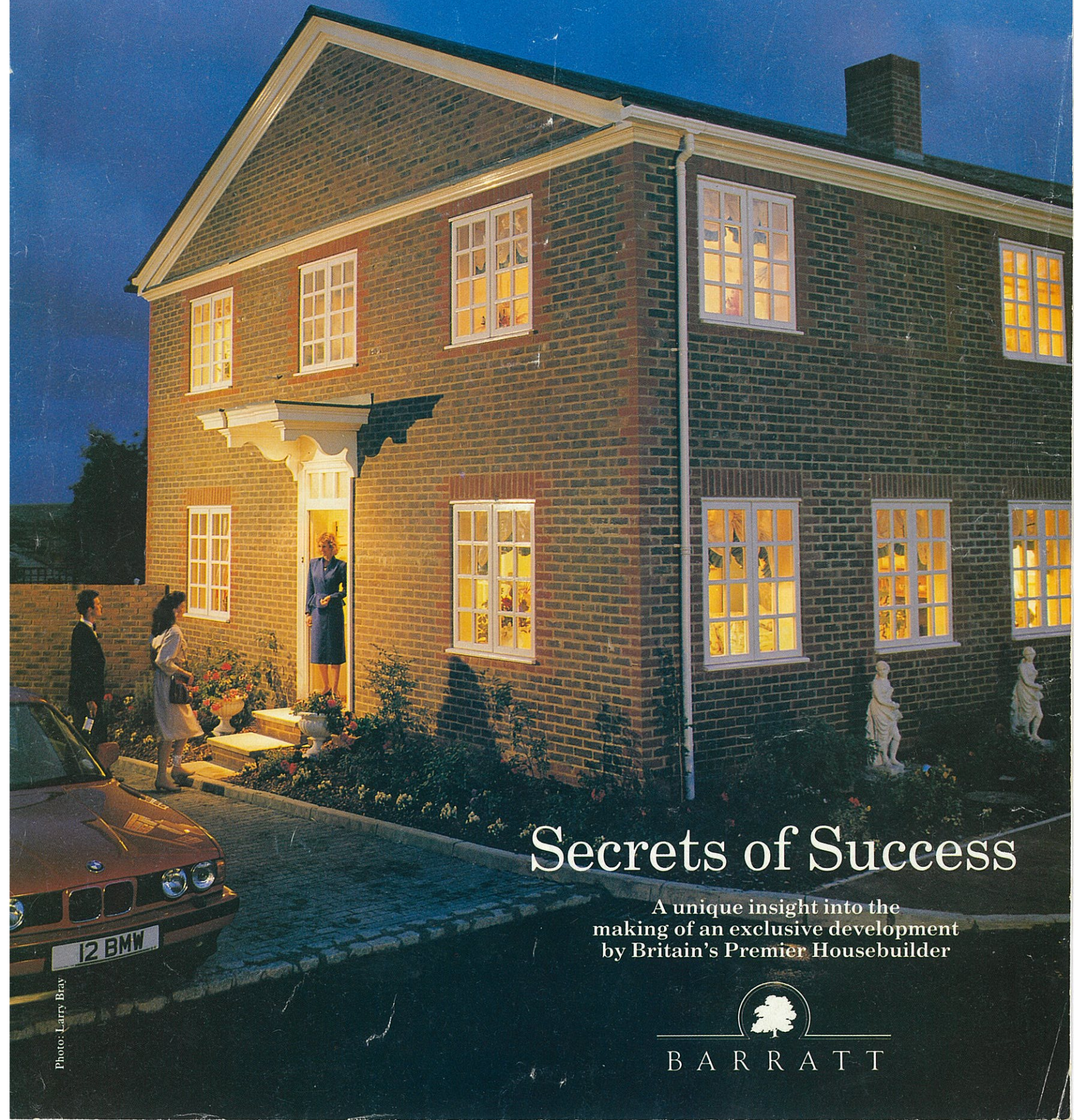


Southover Manor

LEWES · SUSSEX



Secrets of Success

A unique insight into the
making of an exclusive development
by Britain's Premier Housebuilder



BARRATT



David Le Lay, pictured at his Chelsea office.

Set on the River Ouse among the chalk hills of the Sussex downs, the tranquil country air of Lewes almost belies the pace and variety of commerce which has made it an affluent and thriving community. Yet the sense of history which pervades the wide Georgian streets and narrow Tudor lanes lends an aura of permanence and security to modern living.

It is this subtle mix of traditional values coupled with new technology which has been the template for the latest luxury housing development on one of Lewes's most historical sites from Barratt Guildford Ltd the South East arm of Britain's Premier Housebuilder.

Taking its name from the ancient manor house, around which the new homes have been integrated, Southover Manor comprises a selection of impressive properties designed to Barratt Premier Collection standards.

London architect David Le Lay, whose skills in converting and

extending historic buildings have often been called upon at his practice in Chelsea, explains the concepts behind Barratt's plans for the development.

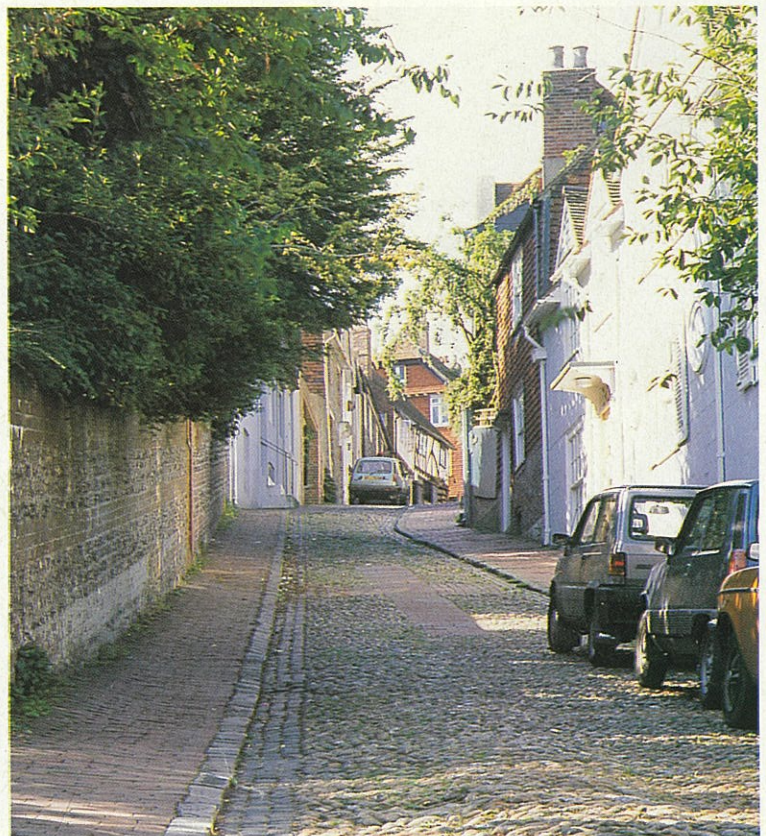
"We have created a sense of community and of place that you don't get on many developments built in recent years, where there is no variety of space, losing the human dimension. In our development, we have produced a community atmosphere with open landscape areas in order to give a proper setting to the old manor house and its adjacent stables."

"One of the significant features of Lewes is that the streets are lined by buildings of many different designs, periods, construction methods and materials" he adds. "This texture, which has evolved

Left, *The Parr* 4 bedroom showhouse.

Above right, *Lewes*, centuries of building.

Right, *The Twittens* at Lewes.



BARRATT

Luxury in Lewes

Imagine a walk through nine centuries where, by some miracle, the architecture of each exists in harmony and you have a taste of Lewes. For that very blend of disparity and unity which has taxed the talents of modern planners is the hallmark of East Sussex's county town.



over many centuries, is impossible to recreate but we have been able to plan the development in a way that reflects the character of the medieval street pattern of Lewes.

“Looking at Southover High Street and Lewes High Street, you might think that they’re almost straight but they have subtle twists

and turns that provide character. The narrower lanes known as “twittens” also add charm to the High Street, and Barratt have continued this pattern at Southover Manor.”

Southover Manor, standing as it does just a minute’s walk from the 15th century house which was given by Henry VIII to Anne of

Cleves as part of their divorce settlement, has six house styles, appropriately named after Henry’s wives.

The Aragon, Howard, Boleyn, Seymore, Parr and Cleves selection of houses and bungalows testifies to Lewes’s Tudor links and identifies with the other buildings of historical significance which surround it, including the old malt house, the original brewery and the manor house after which the Barratt development takes its name.

Mason Brothers of West Chiltington have lovingly created the landscaped area around the Barratt show village.

Above, The powerful blend of modern design and victorian splendour provides a theme for the Parr showhouse. Abingdon Carpet from C.M.S.

Left, The Howard bungalow, Barratt have carefully integrated bungalows as part of the overall design.

Below, Local landscaping by Mason Brothers.

Based in West Chiltington, Sussex, they are a small family company who have provided a personal service for over 25 years throughout the South East.

Mason Brothers specialise in planning gardens and patio areas to individual requirements and personal tastes.





Esther Bond, Showhouse Controller pictured with assistant Sara Wheeler.

BARRATT

Showhouse Secrets

“I started with the fireplace. Usually it’s a piece of fabric which inspires my choice of colour and theme for a house.”

“A fresh design for each house is essential and more often than not I end up with a whole pile of fabric samples and sketches from which a theme for an original look for a house takes shape. But this house was different.” Esther Bond, Showhouse Controller, explains how she came to create the unique experience of The Parr, an elegantly designed four bedroom house.

The Victorian fireplace from which everything else developed, was chosen from a range produced by Chowne & Francis at their workshops in Ford and Emsworth in

Hampshire. Barratt have selected a number of fire surrounds from their Robert Lynham Collection, but have also worked closely with the manufacturers on a number of new designs. It is possible to select from Victorian and Georgian wooden mantels, produced from the finest kiln dried timber including mahogany, walnut, oak and yellow pine. Chowne & Francis masonry skills are evident by their selection of stone, slate, brick and tile fireplaces. “I love fireplaces, and as soon as I saw this one, I knew it was right for the Parr House.”

The design on the tiled inset of the fireplace, a vase of flowers, provided the next link in Esther’s colour scheme. “I knew that G. P. & J. Baker Ltd had just brought out a new collection, based on original designs taken from National Trust houses – which reflect the character of an English country house.”

The Baker collection includes one of the most extensive ranges of prints available anywhere in the U.K. and have developed a fine reputation as a company responsible for some of the world’s finest furnishing fabrics. Within the cotton print range, they offer two basic finishes, easy care cotton finish and a resin chintz glaze finish. There are also a number of designs printed on

heavy-weight cotton, linen unio blends, particularly for loose covers, and pure linen for those who still prefer the original printed line look. To complement this G. P. & Baker have been building up the woven range, including plain cottons, chintzes, collection of weaves with varying compositions.



Far left, the dining room, a light g tented ceiling using some 80 metres of ric. Complementing the ceiling the so draped curtains are again from Bakers f ric, the design for which was taken from original Polonaise dated 1770.

Left and above, Fireplaces designed Chowne & Francis Arundel. A wide ra of materials are avialable. Antique pine a classical Victorian design, or stonew for a more homely, cottage style.

Below, A creative use of fabrics from C & J. Baker formed a centre-piece de for the master bedroom in The Parr.





Esther furnishes 30 to 40 houses a year and says its important that each house she does, should have a different character . . . "and each room should have a different theme and separate identity. I discovered the charming handpainted bedroom furniture, made by Dragons of Walton Street, London . . . its rather like a jigsaw puzzle, it fitted beautifully with my overall scheme."

It is the eye for detail and little touches of inspiration that set a Barratt Showhouse apart from others. Featured in The Parr Showhouse are some examples of handpainted furniture produced by Dragons. Dragons of Walton Street is a growing company run by Rosie Fisher, and the unique furniture and special finishes that they produce is achieved by applying a colour glaze with special brushes over a background paint surface, and finally a coat of varnish applied to protect the glaze. For discerning house owners, the result can be unique pieces of furniture which bring an individual style to anyone's home.

"It's the little things that are important," says Esther, who's been with Barratt for 5 years. "I make a shopping list - which literally includes everything from light fittings, to rag dolls for the nursery. I usually stick to it, though obviously things do catch my eye . . . like a striking sample of fabric such as the one from Spencer-Churchill Designs which formed the basis of the lounge design in the Aragon bungalow. Lady Henrietta Gelber daughter of the II Duke and Duchess of Marlborough is the main driving force behind Spencer-

Churchill Designs. Showhouses on display include designs and fabrics from the first-ever collection of wallpapers, borders and fabrics from Spencer-Churchill's 'Woodstock Collection'. The collection comprises seven designs with a colour range of blue, burgundy, green, turquoise, beige, coral, yellow and grey. The collection marks another step forward in the development of an exciting interior design company.

But the room in which Esther really indulged herself is the nursery. "I used 25 metres of fabric to make the pleated wall covering, which goes from the ceiling to the dado rail, all round the room. The shaped valance and blind was also chosen from Baker fabrics selection - I love the strong traditional feel of this room." The tiny chair and rocking horse echo an adult's and child's delight in this very unusual nursery.

After I found the fireplace it took me about four months to collect everything together and get all the furnishings made. Once the carpets are down . . . I chose a plain, light



cream carpet throughout the house, to give an added touch of continuity and a feeling of spaciousness . . . then I can start."

Esther chose the carpet for the show houses from the 'Great Expectation' range by Abingdon from C.M.S. Ltd of Woking. Purchasers can choose from 8 pastel colours for inclusion throughout their own home. Not only is the colour range very suitable for today's subtle but traditional styles, but the Abingdon manufactured carpets have the advantage of being hard wearing, made from 100% Dupont Stainmaster polyamide yarn from which most common household stains and spillages can be easily removed.

"It is refreshing to find a quality carpet that is durable, feels beautiful underfoot and looks terrific" explains Esther, "We can't compromise when choosing carpets for a Show Village like this, you get three years of wear through a house in about three months, mud and all, but these carpets just come up looking brand new every week."

The Parr House has an image, and one that is popular today. "I do my research very carefully, and I know the sort of person who would be attracted to a house such as this. One of the lovely things about my job is when I discover that my ideas have been used by other Barratt house buyers. That's the ultimate accolade."

Above left, Fabric by Spencer Churchill an innovative collection of modern designs based on traditional themes in a stylish and sophisticated colour palette. Made to measure Gibbons bedroom furniture.

Above right, Nursery - Dragons' chest of drawers handpainted with flowers on a sponged background, shown here with matching sturdy woven rush seat toddler's chair and child's rocking chair.

Below left, Single bedroom - Dragon's handpainted tiny chest of drawers shown here as a bedside table with bedhead to match.

Below right, Kitchen design - fitted with the Opus Range of Oak furniture from Geo. A. Moore & Co. Ltd. The Company prides themselves on their reputation as Britain's leading manufacturer of kitchens, built to an exacting quality standard from the best materials available.





BARRATT

Teamwork Success

The success of Southover Manor and the Barratt Premier Collection has only been achieved by a wealth of experience coupled with the expertise of a dedicated team.

"The final specification for such a development meets the needs of modern-day convenience living without sacrificing the appeal of traditional-style luxury" explains John Roberts, Barratt's Marketing Controller.

"We are continually researching our customers requirements and at Southover Manor we have incorporated a multitude of quality and convenience features as standard."

Each housestyle is fitted to an unusually high specification which

meets the exacting requirements of the most discerning housebuyer. Barratt's attention to detail has been to provide authentic finishing touches using a host of experts and specialist companies.

One of the innovative features in the larger houses is the inclusion of a labour-saving centralised vacuum system. T.C.V. Built-in vacuum cleaning is the modern and most sensible method of vacuuming. A high-powered central unit fitted in the garage is linked to various parts of the house by concealed piping.

It is simplicity itself to plug the lightweight hose into a convenient socket and whistle through the cleaning without having to lug



round a heavy, noisy and often smelly machine.

But more than just an alternative to a conventional cleaner, the results you get with this centralised system are far better. All the fine bacteria-carrying dust particles, which cause serious allergy-associated problems for some people are sucked far out of reach, rather than escaping through an inefficient filter bag.

Because the central unit isn't carried around, it's driven by a larger motor and is more robust

than conventional machines. You get a much better and consistent 'sucking power' and is virtually maintenance-free for many years.

The T.C.V. (Temcrest Cana-Vac) built-in system has in recent years proved to be a simple system, easy to use, and is specified in many luxury houses, flats and offices where quality, reliability and convenience are a major prerequisite.

Barratt have selected the 'Studio' and 'Michaelangelo' bathroom-suites from Ideal-Standard. The Studio range of bathroom furniture used in most of the houses brings a fresh, modern and friendly design to the bathrooms and en-suite shower rooms.

In this design, by Robin Levien, particular attention has been paid to providing ease of cleaning by avoiding unnecessary bumps and crevices. Gentle soft curves, simplicity of shape – top performance and function – make Studio a long-lasting design.

For the Cleves house, the luxury Ideal-Standard Michaelangelo suite has been chosen, which echoes perfectly the classical elegance of the house style.

Ideal-Standard have produced consistently high quality, design-related bathroom suites for many years, collecting awards for their creations over the years, and are a



Left, Temcrest Cana-Vac built-in vacuuming system.

Below, Simply plug-in the lightweight hose for easier, more effective cleaning.

Above, The 'Studio' bathroom suite from Ideal Standard.

Below right, Staircase design by Northern Joinery Ltd.



natural complement to the high standard of specification throughout the houses at Southover Manor.

Barratt feature timber staircases from Northern Joinery in all their properties at Southover Manor. More than just strong, safe and practical the staircases are elegant, craftsmen-designed and create an immediate, aesthetically pleasing impression of quality. Northern Joinery prides itself being the only staircase manufacturer that can offer pre-furnished products, with staining and polishing to a standard normally associated with high quality furniture.

If the fire surround is the focal point of the living room, then the unsung hero is the heating system. Barratt have chosen to heat the Southover Manor houses by gas,



and the Gas Warm energy-conscious homes are a guarantee to purchasers that the heating and hot water meet the exacting specification laid down by British Gas. All owners at Southover Manor will be given a Gas Warm service care card, which will enable them to a free 24-hour call-out service. In addition a range of additional gas appliances can be bought at discounted prices, when the new owners receive their gas warm registration documents. Full insulation in the house is a prerequisite of Barratt being given Gas Warm status, and today's modern technology means you don't even notice where the boiler is situated.

Hot water throughout the night or day, means that a relaxing shower is available any time. Barratt supply a Mira shower in the master en-suite bathroom and the family bathroom. Mira's electric showers are temperature stabilised, so there are no sudden and dangerous temperature changes, if somebody turns on the tap in another room. A Mira mixer shower is economical too – taking existing hot water straight from your cold supply. Unlike many other showers it gives you the power to alter the flow and temperature independently – so you are in complete control. A Mira shower is an invigorating start to any day in your new Barratt home.

All showers at Southover Manor have a Matki shower surround or bath screen. The bath screen is an attractive piece of furniture and is practical too. It swings out flush with the wall for easy access to the



bath and for easy cleaning, but it will lock back into position for showering. The Matki Showerglide pivot shower surround is also neat and elegant and offers maximum entry with a minimum of opening space. Matki have an extensive range of innovative shower surrounds for a wide variety of bathroom fittings.

The wall tiles throughout the showhouses at Southover Manor all come from Pilkington Tiles. Pilkington's have a very wide range of tiles available and Barratt have selected kitchen tiles from their 'Ferndown' range and with a 'Wessex Studio' motif. Naturally, the tiles are pleasing to the eye, but it is comforting to know that the tiles you see have been awarded the British Standards Institution Kitemark. This award ensures that all the necessary quality standards demanded by the Kitemark are met at the company's three factories. Also used in the Parr House are 'Onyx' grey plain 8" x 6" tiles for the en-suite, and for the main bedroom the beautiful and subtle toning of Santiago (part of the 'Whisper' Decorations range). Pilkington, established since 1890, have a long tradition of providing a perfect back drop of tiles to your chosen way of living. This tradition has been continued in the selection of quality tiles at Southover Manor.

The cry used to be that in a new home, there was precious little space for hanging clothes. Not so at Southover Manor, because all the houses come complete with bedroom wardrobes from Gibbons Built-in Furniture. Gibbons have a wide range of wardrobes available including mahogany, teak, oak, pine, rosewood and beech or white ash. Gibbons not only manufacture their own wardrobes but their skilled craftsmen professionally install the wardrobes themselves. The wardrobes that Barratt provide from the Gibbons range, can be supplemented by additional bedroom furniture and their representative can call on purchasers to discuss their requirements, to ensure perfect matching of finishes.



Far left, The Gas Warm service care card for free 24-hour call-out service.

Top left, Ideal Standard 'Studio' range in the en-suite shower room.

Under top left, The Kamina gas fire combining the beauty and comfort of a real fire with high efficiency output.

Above, Shower surround from Matki for practicality and comfort. Mira Mixer shower. Temperature stabilised and cost efficient. Santiago tiling from Pilkington's 'Whisper Decorations' range.

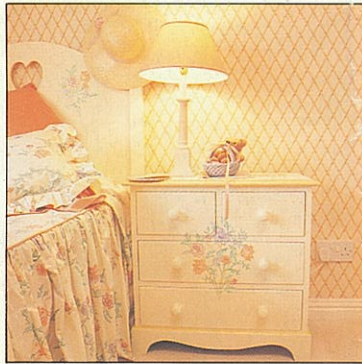
Below, Fitted bedroom furniture from Gibbons. Individually designed and craftsmen built.



Featured in this HOUSE & GARDENS special



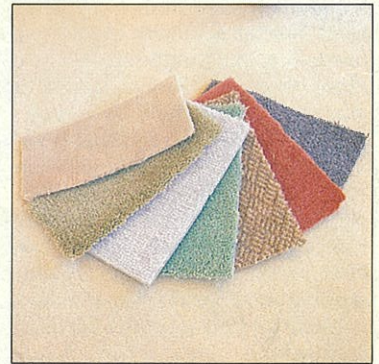
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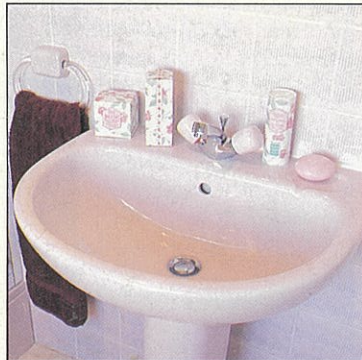
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Abingdon Carpets
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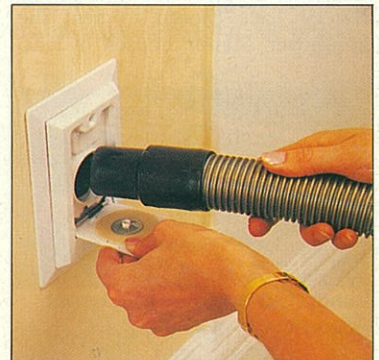
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Gibbons Built-in Furniture
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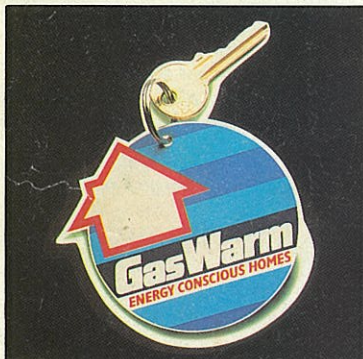
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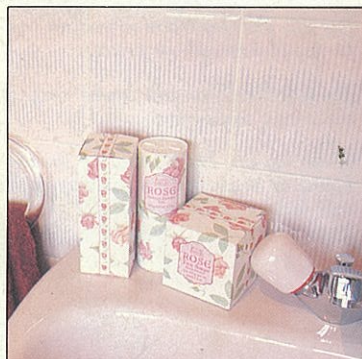
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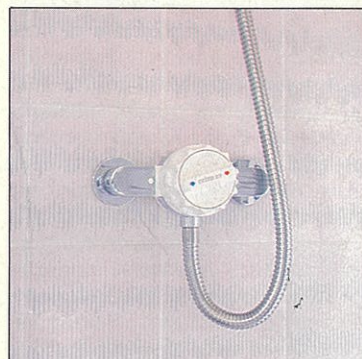
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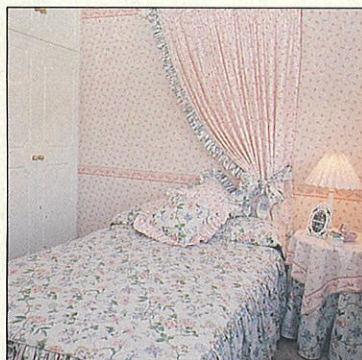
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Southover Manor
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Lewes, East Sussex

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