



Design, Access and Heritage Statement

Retrospective use of barn as mixed use tea room and education/exhibition space, change of use of Agricultural Land to extend existing car park, amendment to existing seating arrangements with increase in covers from 80 to 100.

Northney Farm Tea Rooms, St Peter's Road, Hayling Island, PO11 0RX

Mr & Mrs Pike

February 2023

V2 Issue – July 2023

V3 Issue – July 2023

V4 Issue – September 2023

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0.0 Contents

- 1.0 Generally
- 2.0 Physical Context
- 3.0 Social and Economic Context
- 4.0 Heritage Analysis
- 5.0 Involvement of Local Interests
- 6.0 Summary of Proposals

1.0 Generally

- 1.1 This Design Report forms part of a full planning application to Havant Borough Council at Northney Farm Tea Rooms, Hayling Island, PO11 0RX.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

17077 -	111	Location and Block Plan
	103C	Existing Site Plan
	120E	Proposed Site Plan

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of February 2019. Of the policies, we were mindful of the following:

Paragraph 11:

Plans and decisions should apply a presumption in favour of sustainable development.

2.0 Physical Context

- 2.1 St Peter's Road is an adopted road, 5 metres wide and runs north-south on the eastern side of Hayling Island.
- 2.2 St Peter's Road runs the full length of Northney, until it meets Copse Lane at Tye.
- 2.3 The subject site is on the northern end of St Peter's Road and on the east side of the road, such that the principal elevation faces west.
- 2.4 The tea room is located at the southern end of Northney Farm.

3.0 Social and Economic Context

- 3.1 Hayling Island is separated from the mainland by a narrow channel, traditionally know as Sweare Deep. It is situated to the south of Havant and is accessible via a bridge at Langstone. It lies between Chichester Harbour to the east and Langstone Harbour to the west and can be accessed from Portsea Island by ferry.
- 3.2 Northney is on the north coast of Hayling Island, close to the bridge at Langstone.

- 3.3 The Tea Rooms are an established and successful business. As such the site is considered to be entirely sustainable.

4.0 Heritage Analysis

- 4.1 Northney Farm has been in the ownership of Mary Pike's family (the Wilsons) since 1952, although they have farmed at Stoke Fruit Farm for over a hundred years. It has been passed down through the generations and since Andrew Wilson died in 1993, Mary runs Northney Farm, managing a herd of 120 pedigree Ayrshire cows, and her brother, Simon Wilson, farms at Stoke Fruit Farm growing arable crops. The Tea Room is a successful diversification of the dairy farm and has helped to support the farm through some difficult years with very poor milk prices.
- 4.2 The Tea Room is divided in to two barns, the southern barn is the older of the two and this has been used as both an education/exhibition space, and for additional tea room seating. This barn is shown on 1870's maps as a single entity. The northern barn, which is used for the tea room, appears on historic maps in 1900's, as well as the garage which belongs to Meadowsweet. In 2009, when the conversion was done, the wing was added on the eastern side of the north barn.
- 4.3 The barns are not Listed, however they are within the curtilage of a Listed building/site; Meadowsweet, a C17 Grade II Listed thatch house. Havant Borough Council's Listing shows the boundary diverts around Meadowsweet's garage, such that only the south eastern end of the original barn is directly connected to the Listed site. There are no proposed alterations to this area.

5.0 Involvement of Local Interests

- 5.1 Pre-Application Enquiry **GEN/22/00742** suggested that the information submitted at the time of the Pre-App would not be supported. Therefore, the Applicant has amended the proposals and collated additional evidence to support the submission.

6.0 Summary of Proposals

6.1 Seating Arrangements.

The Applicant would like to vary the current layout to have the total covers for the Tea Room not exceeding 100, with no particular definition as to whether these are internal or external. This is the maximum amount of covers that can be serviced by the kitchen and toilet facilities on site. The intention is that during the summer

months the majority of covers will be outside and will move inside during the winter. The current Permission is for 80 covers (48 internal and 32 external).

The variation proposes 4 seating areas - 2 internal and 2 external. The two external spaces will have maximum capacities set within the zones, with Seating Area 3 having a maximum of 26 covers, and Seating Area 4 having a maximum of 74 covers.

Seating will be assigned via a pre-booking and Meet and Greet service, thereby controlling the number of covers across the site. Once the maximum capacity of covers has been reached any additional visitors will be turned away, as is the case currently. It is a common practice in eating establishments to section off certain areas of seating to control numbers once kitchen or staff capacity has been reached.

6.2 Use of Barn

The barn previously had Permission to be used as an exhibition and education space. This space has also been used as a seating area for the tea room for a period of more than 10 year, please see evidence in Appendix 1. This application seeks retrospective permission for the use of the barn to formally be mixed use: tea room AND education/exhibition space.

As educational visits only occur during the summer months, and normally in the afternoons, there is no conflict of use of the barn. Displays of old farm implements and old photographs remain on the wall throughout the year.

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6.3 Parking Provision

It is proposed to extend the existing car park from 25 spaces to 44 spaces (inclusive of disabled spaces). See plan 17077_120E. Allowing this extra parking will reduce the requirement for customers to use the overflow car park. This will ensure that the field will only be used for parking for 28 days or less per annum.

Appendix 1



Images taken of the barn in use as a Tea Room on 21.04.2012.

