

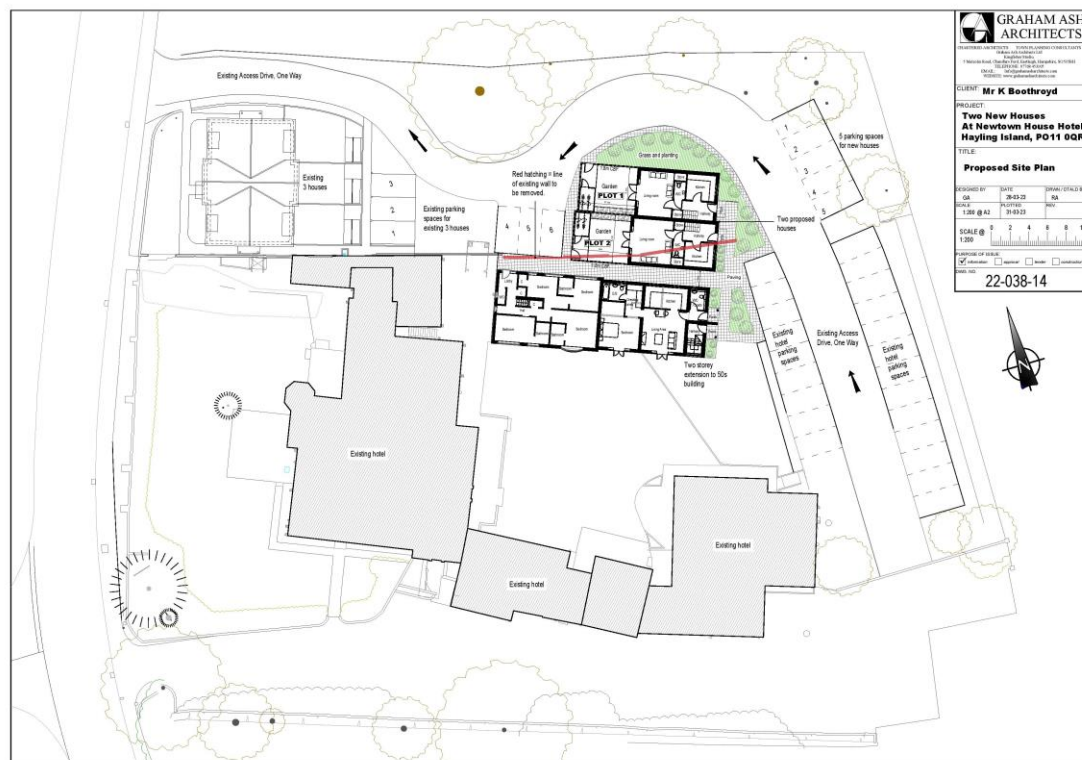
20th November 2023

1.0 PURPOSE OF APPLICATION AND BACKGROUND

The Hotel is a listed Building. It is listed Grade II.
The listing records the following:

‘House, now a hotel. Early C19, with late C19 and C20 extensions. Bricks walls, with a tiled roof. Symmetrical front (south) of 2 storeys, 4 (once 3) windows. Brick dentil eaves, red brickwork in Flemish bond with blue headers, stone lintels. Sashes in exposed frames. Doorcase with pediment, frieze and architrave, ½ glazed door.’

This application seeks to obtain permission to build 2 new dwellings within the curtilage of the hotel. the site is located alongside the existing ‘one-way’ access road.



1.01 Site plan showing the location of the proposed new dwellings alongside the accommodation block. The proposed first floor accommodation was approved under APP/23/00458 dated 15th November 2023.

1.02 To the west of the 2 new houses, there are 3 built dwellings approved under app/17/00613 and amended under APP/21/01147 dated 2nd December 2021. The 3 houses were constructed in 2022.

2.00 PHOTOGRAPHS OF THE SITE AND THE ADJACENT EXISTING ANNEXE.



2.1 East elevation showing existing building with flat roof and terrace accessible from first floor guest rooms.



2.2 North elevation to hotel access drive. Site is in foreground.

Newtown House Hotel, Manor Road, Hayling Island – 2 new dwellings

2.3 South elevation viewed from hotel garden



2.3 North elevation viewed from hotel access drive.



2.4 North elevation showing location of new window to existing first floor accommodation

Newtown House Hotel, Manor Road, Hayling Island – 2 new dwellings

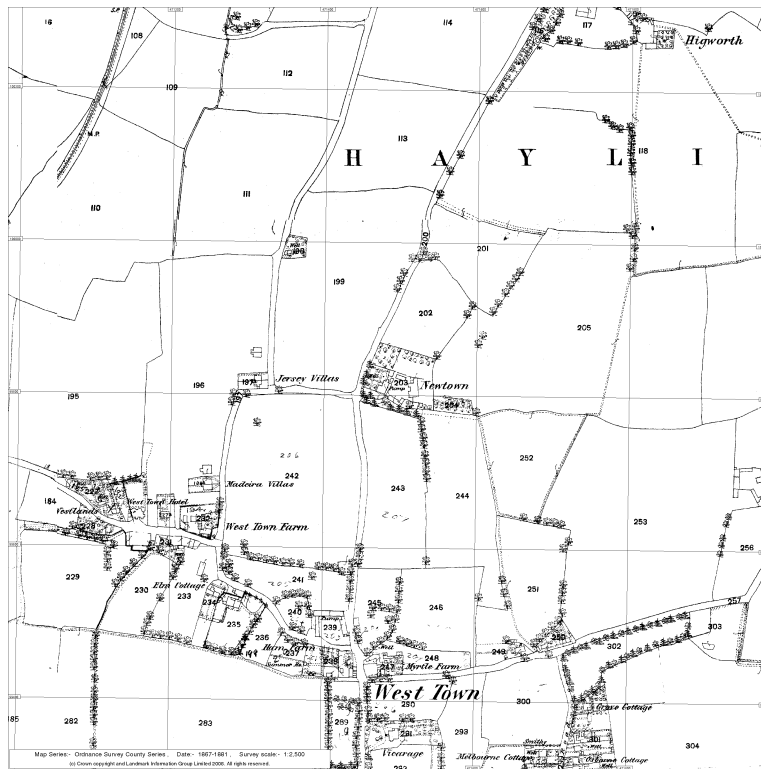


2.5 View of site facing west showing existing stone wall to be removed.



2.6 View of site facing south-east.

Newtown House Hotel, Manor Road, Hayling Island – 2 new dwellings

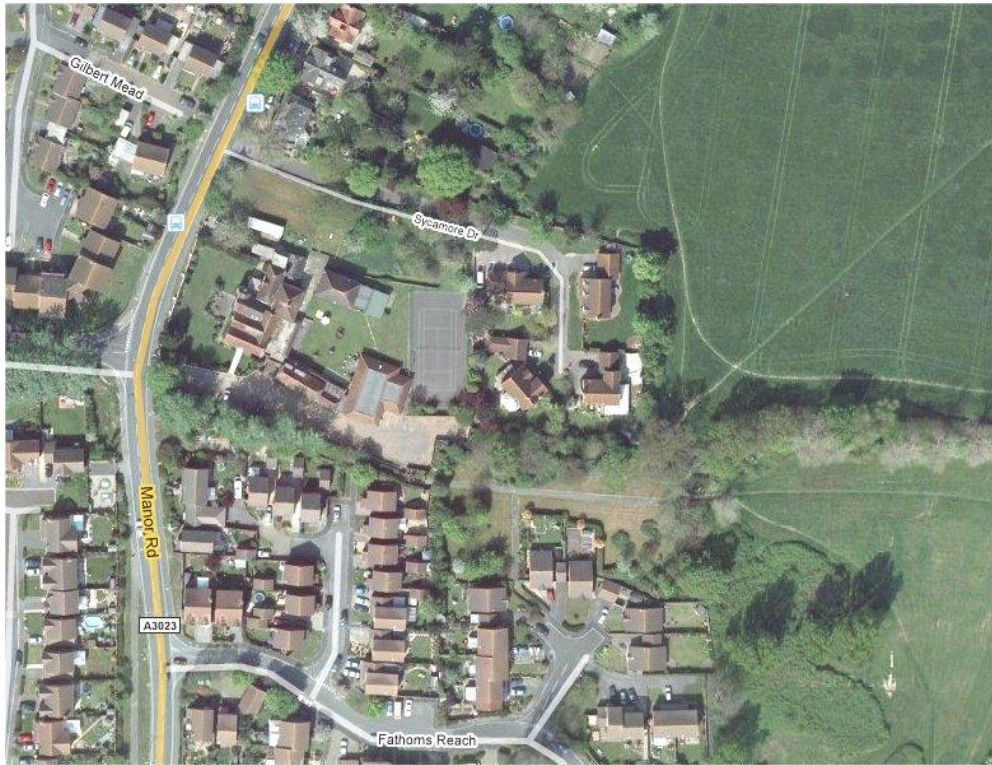


4.02 Extract from Historic OS Map (1867 – 1881)

Evidence suggests that the original building was a farmhouse and latterly a private dwelling.

The core of the building and the reason for the listing is the Georgian farmhouse. This proposal is adjacent to extensions to the site constructed in the 1950's. The use to a hotel occurred in the 1950's and the use has continued since.

There have been substantial alterations and modifications to the hotel over the past 70 years.



4.03 Aerial photograph (2006)

The current owner acquired the premises in 2006.

The site is smaller than shown in the 1867 map. Land to the north and east was sold in the late 20th century to create Sycamore Close and the access road from Manor Road.

The main core of the hotel contains the early main structure.

The works are within the site curtilage of Newtown House Hotel.

The proposed works will not affect any part of the early listed structure nor historic fabric. The setting of the listed elements of the building will not be affected.

5.00 PROPOSED WORKS

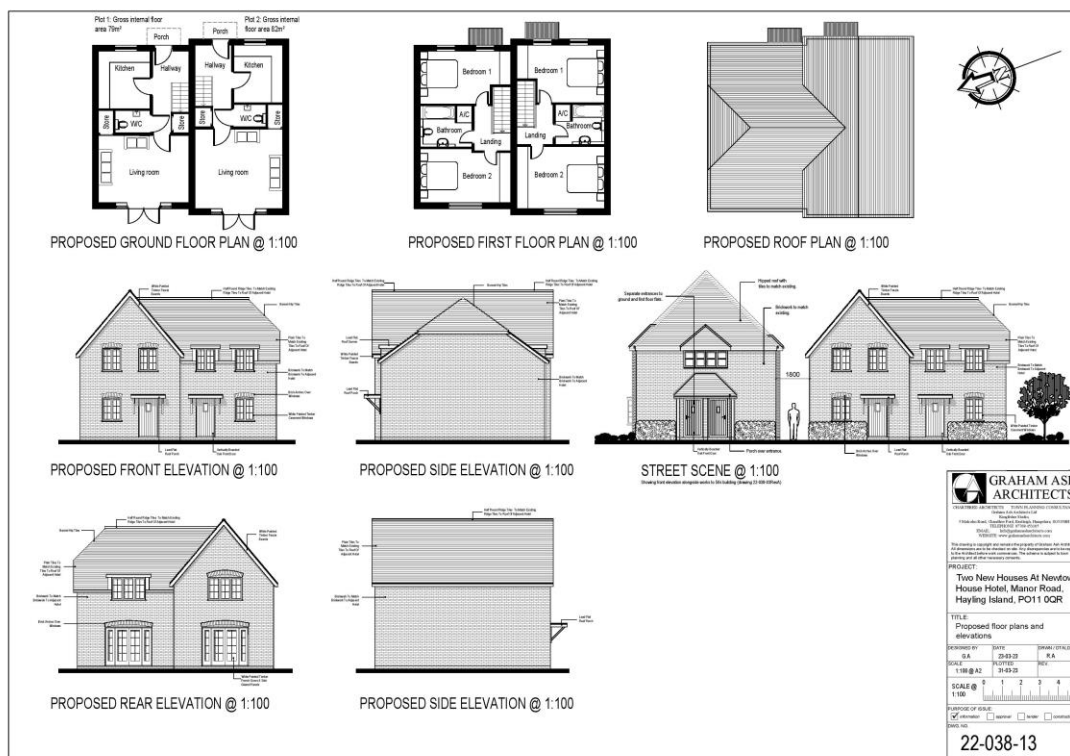
There is a need to provide additional family accommodation at the site.

These additional 2-bedroom houses will add to the variety of available accommodation at the hotel. The houses are 2-bedroom 3 person homes and will be a minimum of 70 square metres gross internal floor area.

This is in accordance with the NDSS. (Nationally Described Space Standards - 2015).

The external appearance of the new flat will be sympathetic and contextual with the hotel buildings. The material chosen for the recently constructed 3 dwellings appear to fit in well. See below.

Newtown House Hotel, Manor Road, Hayling Island – 2 new dwellings



5.02 PLANS AND ELEVATIONS OF PROPOSALS (NTS)

6.0 ACCESS STATEMENT

The 2 new houses will be designed as 'lifetime homes'.

The intention is to create accommodation that is non-discriminatory and allow access for all. It will also minimise risk and eliminate any possible hazards.

6.01 ACCESS INTO THE BUILDING

The route from the car parking spaces to the dwellings is level with wide doors for easy access.

6.02 ACCESS WITHIN THE BUILDING

Consideration has been given to enable persons with disabilities to use the new dwellings. Colours and lighting will be selected to assist those with visual handicaps.

The layout allows those with limited mobility to use the facilities. Access to disabled toilet facilities is reached without the need to negotiate stairs or ramps.

GAA/22-038/November2023

