

**CONSERVATION AND DESIGN STATEMENT
IN CONNECTION WITH THE PROVISION OF A NEW BAR AND
THE MODIFICATION OF AN EXISTING FIREPLACE IN THE
BAR AREA**

**THE NEWTOWN HOUSE HOTEL, MANOR ROAD, HAYLING ISLAND,
HAMPSHIRE PO11 0QR**



**SUBMITTED AS PART OF AN APPLICATION FOR LISTED BUILDING
CONSENT BY**

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1.0 PURPOSE OF APPLICATION AND BACKGROUND

1.01 LISTING 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.'

1.02 BAR This application seeks to obtain permission to remove the existing bar, probably constructed in the 1970's and replace it with a new bar and bar counter. The existing bar fitting is poorly designed, and the new fitting will provide a more attractive appearance and a more efficient use of space. The existing fitting is a simple design constructed of plywood with planted beading and painted white. The bar counter is varnished hardwood.

1.03 FIREPLACE The existing fireplace in the bar has been modified in order to accommodate a gas fired appliance. In the process of installation, part of the existing fire hearth and some brickwork was removed. This application seeks to obtain retrospective listed Building Consent for this work

2.00 PHOTOGRAPHS OF AFFECTED PART OF THE BUILDING



2.1 EXISTING BAR – west side



2.2 EXISTING BAR – north side



2.3 EXISTING BAR -east side



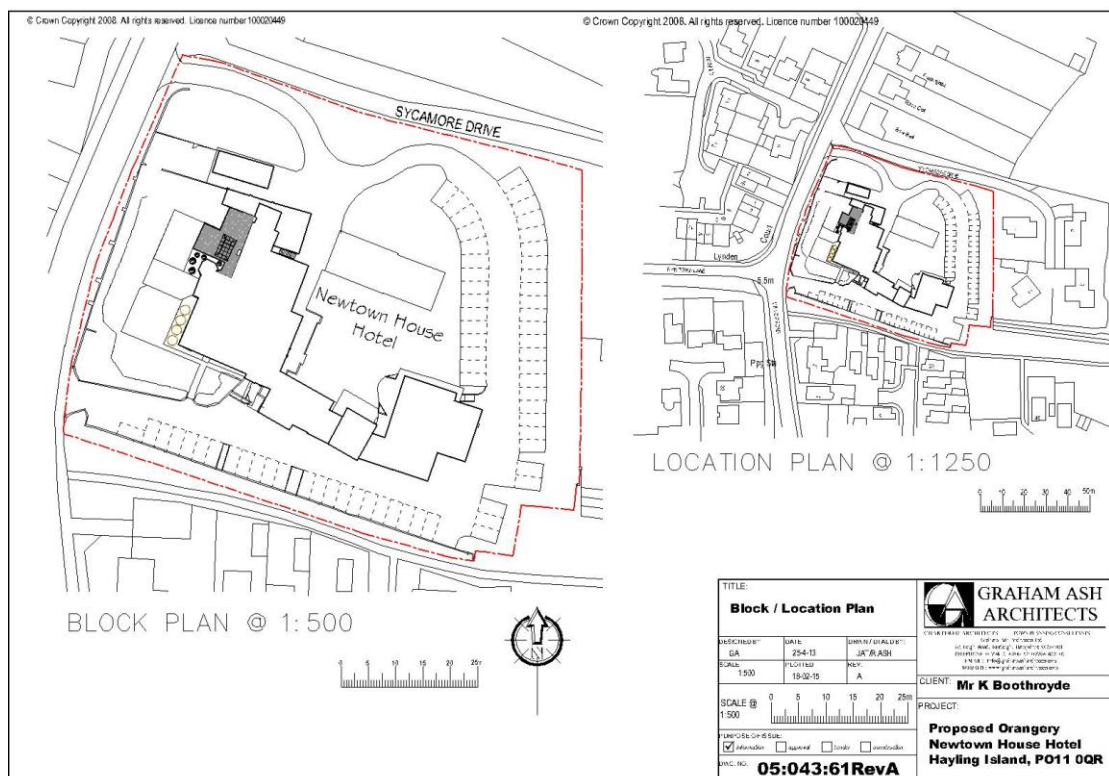
2.4 EXISTING FIREPLACE SHOWING NEW GAS FIRE



2.5 EXISTING FIREPLACE SHOWING MODIFICATIONS TO HEARTH (LHS)



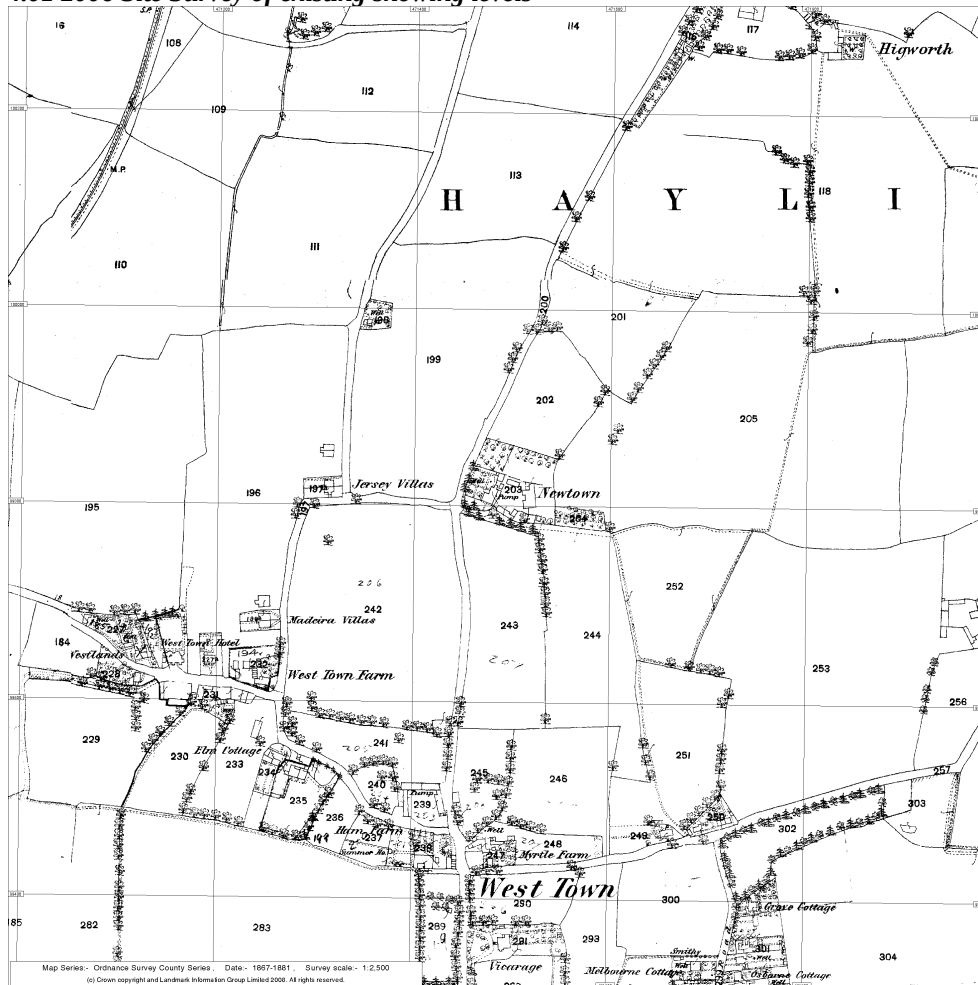
2.6 EXISTING FIREPLACE SHOWING MODIFICATIONS TO HEARTH (RHS)



2.7 OS Extract showing location of site (not to scale)

4.0 EXISTING BUILDING

4.01 2006 Site Survey of existing showing levels



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.

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 50 years.

This proposal affects the core of the farmhouse.

The bar and reception waiting area contain the most historic fabric within the building.

The bar has been modified significantly over the years, but some beams and elements of the original ceilings remain.

The current owner acquired the premises in 2006.

5.00 PROPOSED WORKS

As reported above, there are 2 elements that require Listed Building Consent, the new bar and the unauthorised work to the fireplace.

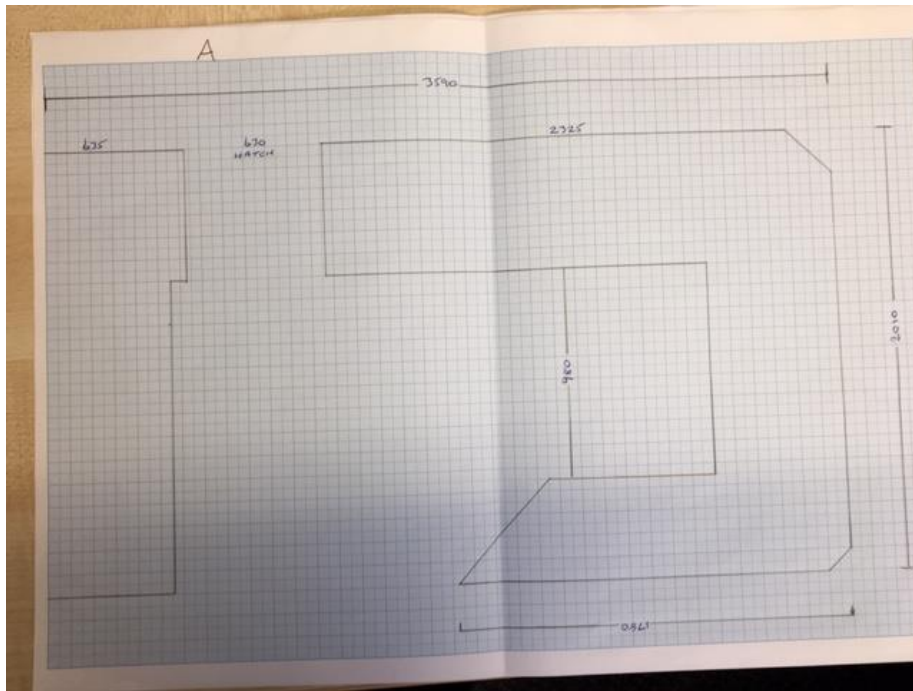
5.1 NEW BAR



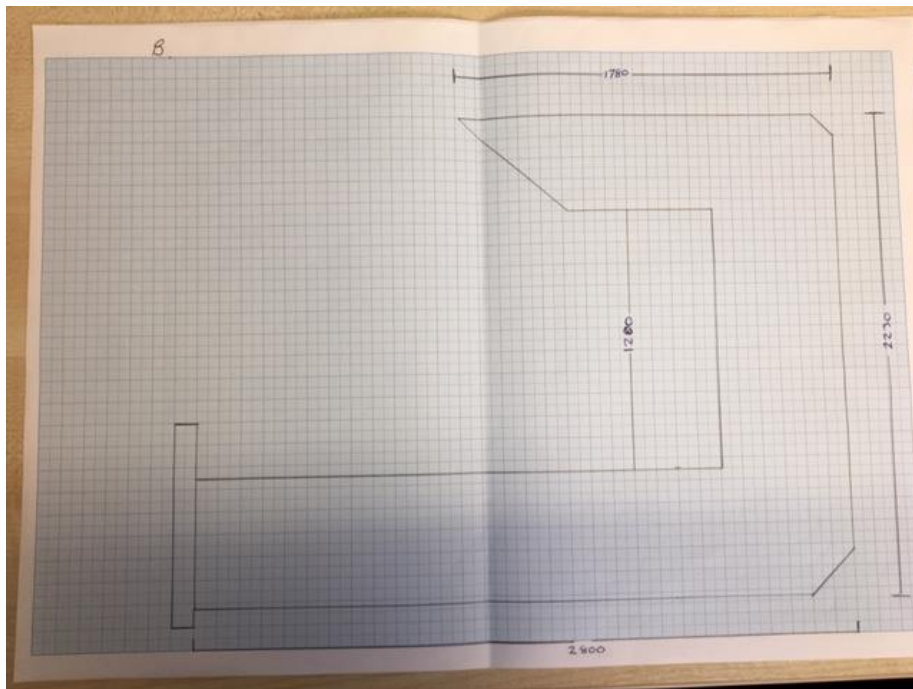
5.2 PICTURE OF NEW BAR SHOWING INTERNAL FINISHES



5.3 PICTURE OF BAR SHOWING APPEARANCE FROM PUBLIC AREAS.



5.4 JOINERS DRAWING OF ELEMENTS OF THE BAR (1)



5.5 JOINERS DRAWING OF ELEMENTS OF THE BAR (2)

The applicant's requirement is to provide a new bar counter for the existing bar area.

The new fixture will be constructed in timber with oak recessed panels.

The bar counter will be oak to match the recessed panel.

The appearance is deliberately modest and the intention is to provide an appropriate design that fits within the historic interior.

It is anticipated that some disturbance to the existing plaster and lath ceiling will be required in order to accommodate new electrical services. There will be a timber fascia at ceiling level.



5.06 LAYOUT PLAN OF EXISTING HOTEL (NTS)

5.07 FIREPLACE IN BAR

Work has been carried out to insert a gas fire within the hearth of the existing fireplace.

It is unclear whether the existing stone fire surround is original or whether it is dated from the extensive works carried out in the 1950's when the building was converted to its current use. The timber surround is appropriate for early 19th century. This has not been affected in anyway by the works to the hearth.

The works have entailed removal of 2 courses of brick and some render in order to enable the new gas fire to fit within the opening.

The applicant now seeks retrospective Listed Building Consent to modify the existing fireplace to retain the gas fire.

The following photographs show the current situation.



5.08 Existing Fireplace and surround



5.09 Junction between brickwork enclosure and hearth showing modification and route of gas supply.



5.10 RHS of the fireplace showing modifications required in order to accommodate the gas fire.

GAA/18.038/JAN 2019