

Heritage Report

For

Rear Extension

At

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

For

Mr & Mrs Pike

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1.0 Generally

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council to build a rear extension at Northney Farm Tea Rooms, St Peter's Road, Hayling Island, PO11 ORX.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

17077 -	101	Location and Block Plan
	102 A	Existing Site Plan
	103	Proposed Site Plan
	201 A	Survey Floor Plan
	301	Survey Elevations
	302	Survey Elevations
	410	Proposed Floor Plan
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	511	Proposed Elevations

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 on the southern end of Northney Farm.
- 2.5 The barns that the tea room is situated in were converted and extended from what was Stubbington Barn and Stables in 2009 (09/74191/000).
- 2.6 The barn remained similar in appearance upon conversion, with a brick base, black timber cladding, timber fenestration and plain clay tiles.
- 2.7 To the south of the subject site is Meadowsweet, a C17 Grade II Listed thatch house. Historic England has described Meadowsweet as:

*House. C17, with C20 additions. Timber-framed, with a thatched roof. 2 storeys; **old part to the front (west)** with 3 ground floor windows, later extension to the rear at the south side: small outshot at the north side.*

Roof hipped at the north end, ½-hipped elsewhere. Exposed frame with red brick infill. Casements. Entrance in the new part, which has a similar form.

2.8 The subject site is not within any designated areas.

3.0 **Social, Economic & Historic Context**

3.1 Northney was the first settlement on 'North Hayling'. Historic maps from the 1870's show the south of St Peter's Road at this time incorporated St Peter's Church, Church Farm, Eastney Farm and several residential properties. The North of St Peter's Road incorporated the subject farm, which was then named 'Northend Farm', and 'Battens' which is now known as Meadowsweet, as described in 2.7 above.

3.2 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.

3.3 The tea room is divided in to two barns, the southern barn is the older of the two and this is used as an education and exhibition space. 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.

3.4 The southern barn is not listed, however is within the curtilage of a listed building/site. Havant Borough Council's listing shows the boundary diverts around Meadowsweet's garage, meaning only the south eastern end of the original barn is directly connected to the listed site. There are no proposed alterations to this area.

3.5 The proposals are sensitive to the historic southern barn and no changes are proposed. As 2.7 above, the 'old part' of Meadowsweet is to the west. The principal western elevation will not be altered as part of the proposals.

3.6 In reference to drawing 17077_103, parking is available to the north of the tea rooms.

3.7 Part of the proposals includes re-roofing the existing store to provide adequate bin storage for the tea room.

4.0 Amount

- 4.1 The subject site (as outlined in red on 17077_101) is 1875 M² in area.
- 4.2 The gross internal floor area of the existing building is 205 M².
- 4.3 Following the proposed extension to the rear of the building, the gross internal floor area will be 298 M².

5.0 Layout

- 5.1 There are no changes to the layout of the site.

6.0 Appearance

- 6.1 As 3.4 above, the elevation will not be changing from St Peter's Road.
- 6.2 There are no overlooking issues.
- 6.3 The proposed extension will be in keeping with the existing building.

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