



Design, Access and Heritage Statement

Single Storey Extension For Extended Toilet Facilities

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

Mr & Mrs Pike

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1.0 Generally

- 1.1 This Design Report forms part of a planning application to Havant Borough Council for extension works to 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:

21089 -	101	Location and Block Plan
	201	Existing Site Plan
	202	Existing Floor Plan
	203	Existing Roof Plan
	301	Existing Elevations
	302	Existing Elevations
	403	Proposed Floor Plan
	501	Proposed Elevations
	502	Proposed Elevations

- 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 known 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 into 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.
- 4.3 The barns are not Listed, however they are within the curtilage of a Listed building/site; Meadowsweet, a C17 Grade II Listed thatched 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 The purpose of this application is to form a basis for discussion with the local authorities.

6.0 Amount

- 6.1 The subject site (as outlined in red on 21089_101) is 1875 M² in area.
- 6.2 The existing gross internal floorspace is 298m². The proposed addition will increase this by 24m².
- 6.3 There is currently 1 staff w.c., 1 female w.c., and 1 disabled/male w.c. The proposals will increase this to 4 unisex w.c.s and a dedicated disabled w.c., as well as improving the existing staff facilities.

7.0 Design

7.1 NPPF Section 12: Achieving well-designed places

“127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

7.2 Character

- The proposals seek to relate sympathetically to the existing barns by reflecting the rural character and design already established on the site.

7.3 Appearance

- The proposed form and materials will match the existing in style and appearance.

7.4 Scale

- Single storey extension to match the existing ridgeline. The extension is subservient to the main barns.

7.5 Layout

- The existing pedestrian access path will be extended. The layout will otherwise remain as existing.

7.6 Planting

- The Tea Rooms are within a farm setting, with existing mature planting that will be retained.

8.0 Access

- 8.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 8.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 8.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 8.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 8.5 Bins and access are to remain as existing.

9.0 Sustainability

9.1 Life cycle cost and service life planning

Improve design, specification, maintenance and operation by encouraging the use of life cycle costing.

9.2 Responsible construction practices

Encourage construction sites to be managed in an environmentally and socially considerate and responsible manner. Monitoring to encourage continuous improvements and utility consumption reduction.

9.3 Commissioning and handover

Encourage a well-managed handover and commissioning process, which will ensure building services and fabric defects are identified and rectified. Ensure that the building responds to the needs of the occupants.

9.4 External lighting

Reducing the building's energy consumption through the specification of energy efficient external lighting.

9.5 Water consumption

Reducing the demand for potable water through the provision of efficient sanitary fittings, rainwater collection and water recycling systems.

9.6 Responsible sourcing of construction products

Recognise and encourage responsible sourcing of construction products. This includes the source of products and the intermediary companies processing and transporting the product to site.

9.7 Designing for durability and resilience

Increase the lifespan of the building through designing for durability and protection from degradation and specifying appropriate construction products.

9.8 Material efficiency

Encourage the reduction of environmental impacts through optimising the use of materials during all stages of the project.

9.9 Use of recycled and sustainably sourced aggregates

Encourage the use of recycled or secondary aggregate or aggregate types with lower environmental impact to reduce waste and optimise material efficiency.

9.10 Operational waste

Encourage the diversion of operational waste from landfill through the provision of space and facilities allowing the segregation and storage of recyclable waste.

9.11 Long term ecology management and maintenance

Encourage the long term maintenance and management of ecology on site to ensure both new and existing ecological features continue to thrive.