

**HERITAGE, DESIGN AND ACCESS
STATEMENT
IN CONNECTION WITH THE TEMPORARY
SITING OF A SKATING RINK AND
ASSOCIATED STRUCTURES TO THE
NORTH OF THE SITE ADJACENT TO
MANOR ROAD**

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

FOR MR K BOOTHROYDE

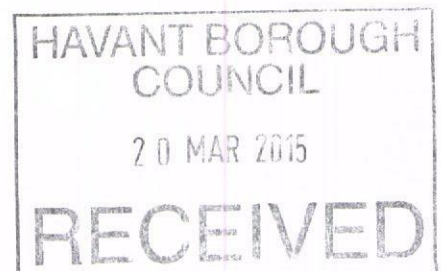


**SUBMITTED AS PART OF AN APPLICATION FOR PLANNING
PERMISSION**

**by
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12th March 2015



1.0 PURPOSE OF APPLICATION AND BACKGROUND

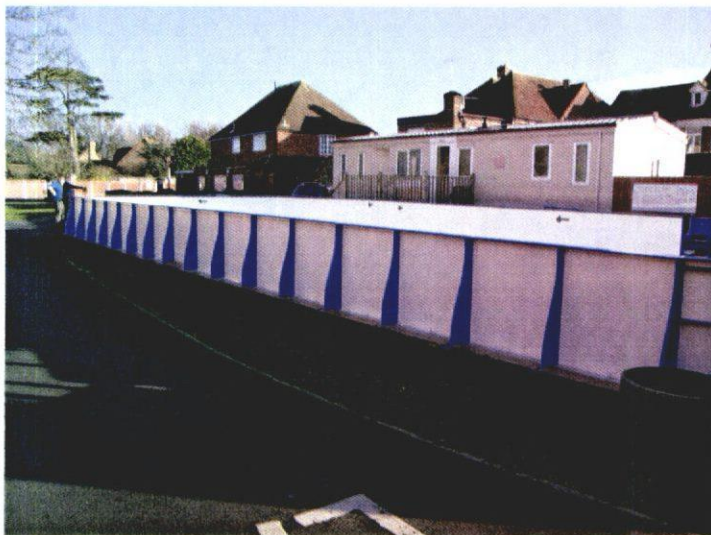
The Hotel is a listed Building. It is listed Grade II.
The listing records the following:

'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.'

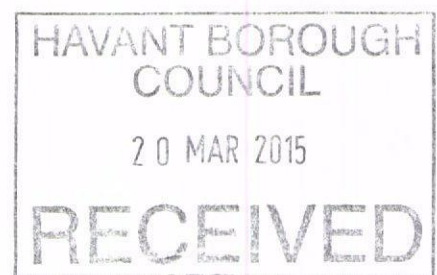
This application seeks to retain a skating rink and associated structures located to the north of the site. These structures include an awning, seating area, storage for skating boots and a timber cabin for use by a members of the hotel staff whilst acting as supervisors when members of the public are using the facility.

The installation was visited by Mrs P Ware from Havant Borough Council's planning enforcement team during week commencing 23rd February 2015. The owner was informed that this use required planning consent and it also affected the setting of the Listed Building. This statement shows the existing situation and proposes that a short term planning permission be granted and the ice rink be located to another location in approximately 6 months time.

2.00 PHOTOGRAPHS OF AFFECTED PART OF THE SITE

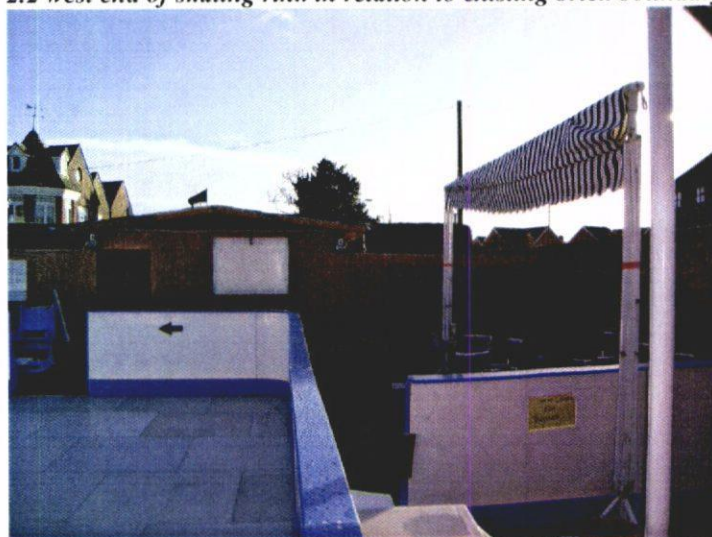


2.1 Skating rink from north exit from site adjoining Manor Road

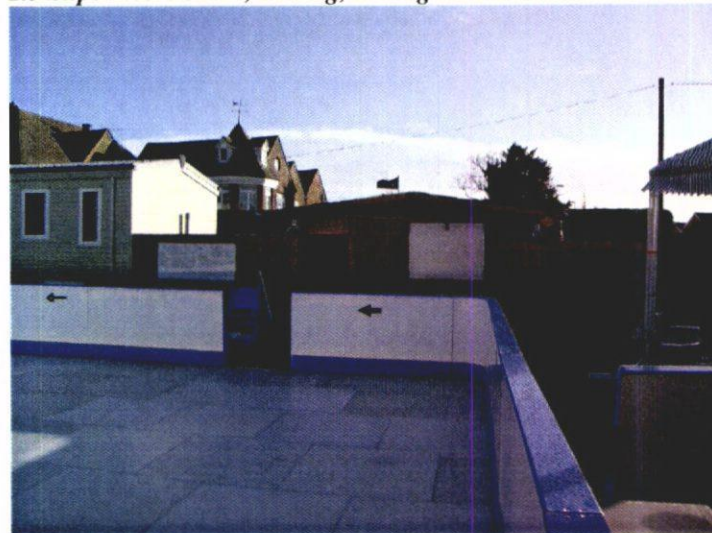




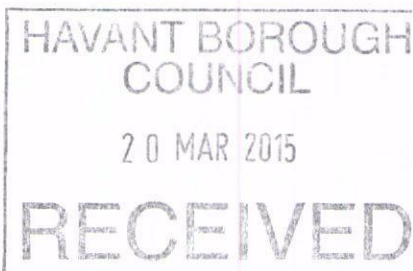
2.2 west end of skating rink in relation to existing brick boundary wall



2.3 Supervisors cabin, awning, seating area and boot lockers along with 'astroturf' cover to site.



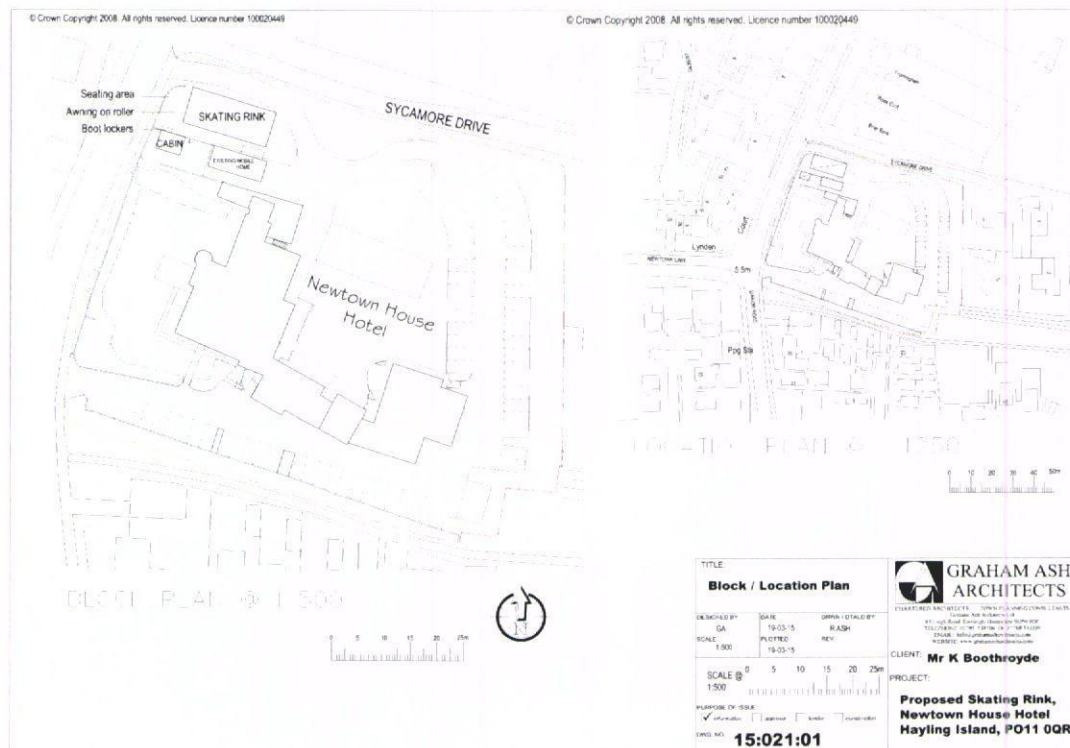
2.4 Access and egress from skating rink controlled by supervisors.





2.5 Skating rink in relation to existing dwellings in Sycamore Close.

3.0 SITE LOCATION



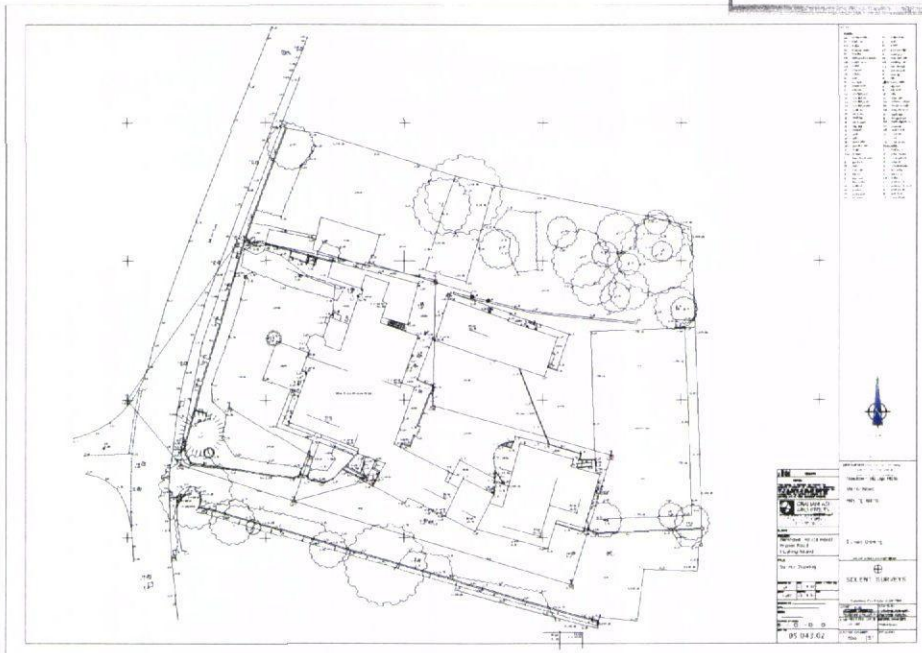
3.01 OS Extract showing location of skating rink (not to scale)



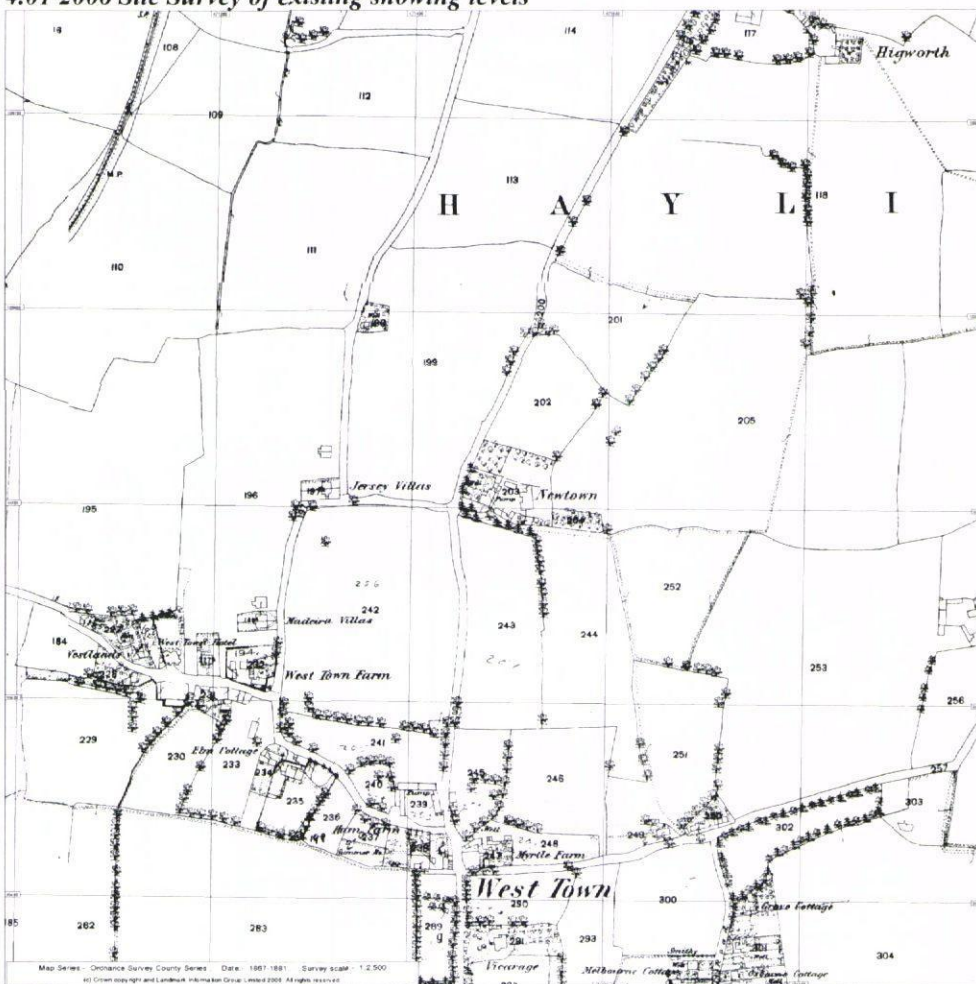
20 MAR 2015

RECEIVED

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.



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.

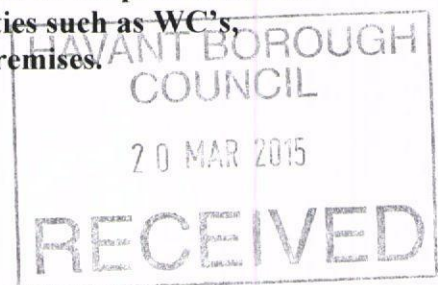
The works are within the site curtilage of Newtown House Hotel.

The proposed works will not affect any part of the listed structure or historic fabric.

5.00 PROPOSED WORKS

The application seeks to obtain consent for the retention of the ice skating rink and ancillary structures for a limited period of 6 months. This will enable an alternative site to be found for the rink and also to enable implementation of the development of the site for the 3 houses permitted by APP/14/00692.

The ice rink will be used by guests using the facilities at the hotel and particularly wedding parties. From time to time members of the public can use the facility. The hotel is fully insured for this use. Facilities such as WC's, showers, first aid etc are all available within the hotel premises.



Due to concern about noise and visibility from the facility affecting residents and users of Manor Road, it is proposed to either:

- 1. Erect a temporary fence around the ice rink along its boundary with the access road. Or:**
- 2. Erect a temporary marquee over the facility.**

The applicant would welcome discussions with HBC regarding the most appropriate manner of achieving this objective.

6.0 ACCESS STATEMENT

The intention is to create a facility that is non-discriminatory and allows access for all.

6.01 ACCESS INTO THE BUILDING.

The route from the car park to the skating rink 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 facility. Colours and lighting has been chosen to assist those with visual handicaps. The layout allows those with limited mobility to use the facilities. Access to disabled toilet facilities within the hotel is reached without the need to negotiate stairs or ramps.

GAA/15.021/PLANNING STATEMENT 12/03/2015

