

APP/15/00231 – Newtown House Hotel, HI

This proposal follows on from a previous submission APP/14/00693 and /00711 withdrawn pending refusal. Comments at foot of this reply for convenience. A follow up meeting was held and advice provided to the Agent/Applicant. Based solely on a desktop assessment the proposals seem generally along the right lines. The extension is now contained within the northern element of the main façade which architecturally is the weakest element. The structure is a little larger than I would prefer but equally has some strong positives. It creates a slightly better spatial separation for the canted bay, is an improvement on the current smaller flat roofed addition, and removes the visual eyesore of the steel flue (now contained within a brick chimney).

When we met on site there was an ugly gas governor box. This is not shown on the existing or proposed plans. Clarification sought on how this is being dealt with.

Materials OK overall.

Subject to clarification as indicated, consider on balance proposals acceptable and **recommend planning and listed building consent be granted subject to:-**

CONDITIONS

- 1> Prior to the commencement of works, a sample panel of 1m² area to be pointed brickwork shall be constructed for inspection and approval in writing by the Local Planning Authority.

Reason:

To protect the architectural or historic interest of the building

- 2> Prior to the commencement of work large scale 1:20 drawings of the proposed windows and doors, shown in plan, elevation and section in relation to the masonry into which it is to be set, shall be submitted for the approval of the local planning authority in writing. To include:--

- a. Information to be able to suitably cross reference to the main elevation drawing.

- b. The method of opening.

All work shall be carried out in full accordance with such approval.

Reason:

To ensure the detailed design and materials are satisfactory and respect the character of the listed building

- 3> Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason:

To protect the character of the listed building

John Townsend
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12/03/15

Previous comments

APP/14/00693 and APP/14/00711/LBC – Newton House Hotel, Manor Road, Hayling Island

The Newton House Hotel an early C19 listed building, has been significantly added to with a variety of extensions of mixed quality. The proposed extension is located on the prominent front elevation facing Manor Road. The Manor Road elevation is of mixed architectural interest. The section up to and including the octagonal two-storey bay provides a attractive composition. The built development beyond this to the north containing the wash up and service facilities is architecturally plainer with a rather unfortunate flat roofed single storey extension and flue.

In 2008 permission was granted for an enlargement of the present restaurant (08/52209/029 refers) which remains unimplemented and has now lapsed. The extension is required to provide an extension of the current facilities, when I visited, housed in a temporary canopy/marquee.

The proposed location of the orangery sits awkwardly on elevation and overall composition. The submitted drawings inaccurately reflect the current floor plan. It shows the 2008 un-built extension which is misleading.

The starting point when considering the enlargement of a listed building is to find an optimum solution which visually complements the building. The design and access statement lacks a rationale for what is proposed. Since the 2008 permission has not been implemented there is an unrealised opportunity to address the shortfall of accommodation in this location. This would allow for a less contrived and less complex solution, with the opportunity taken to improve the visual appearance of the building.

Conclusion

The submitted material is ambiguous and does not accurately reflect what exists. The design and access statement fails to provide an adequate explanatory rationale or justification for what is proposed. The extension sits awkwardly on this prominent elevation. I can not support what is proposed. I feel the solution is to revisit the area covered by the 2008 permission and look to realise the required accommodation with a well integrated design.

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27/08/14