

**HERITAGE, DESIGN AND ACCESS
STATEMENT
IN CONNECTION WITH THE EXTENSION
OF THE EXISTING RESTAURANT DINING
AREA**

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

FOR MR K BOOTHROYDE



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

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**HAVANT BOROUGH
COUNCIL**

20 FEB 2015

RECEIVED

03 June 2014

**REVISION A – ORANGERY REDESIGNED AND SITED IN NEW LOCATION 20th October
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 obtain permission to extend the existing restaurant on the site.

One of the attractive features of the hotel is the existing garden to the west side of the hotel.

Diners at the restaurant express a preference for tables with garden views.

This proposal seeks to provide an expansion of the dining area to satisfy this demand.

In the past, meetings have taken place on site with design and conservation officers where the idea of this expansion was discussed. The principle was considered sound but would depend on the quality of design and the impact on the setting of the Listed building.

A previous planning application (APP/14/00693) was withdrawn. After consultation with the case officer and Conservation officer, the layout and design was modified. This scheme is now submitted to enable the modified design and layout to formally be considered.

2.00 PHOTOGRAPHS OF AFFECTED PART OF THE BUILDING



2.1 West elevation showing existing terrace



2.2 Terrace and adjoining windows to office and WCs.

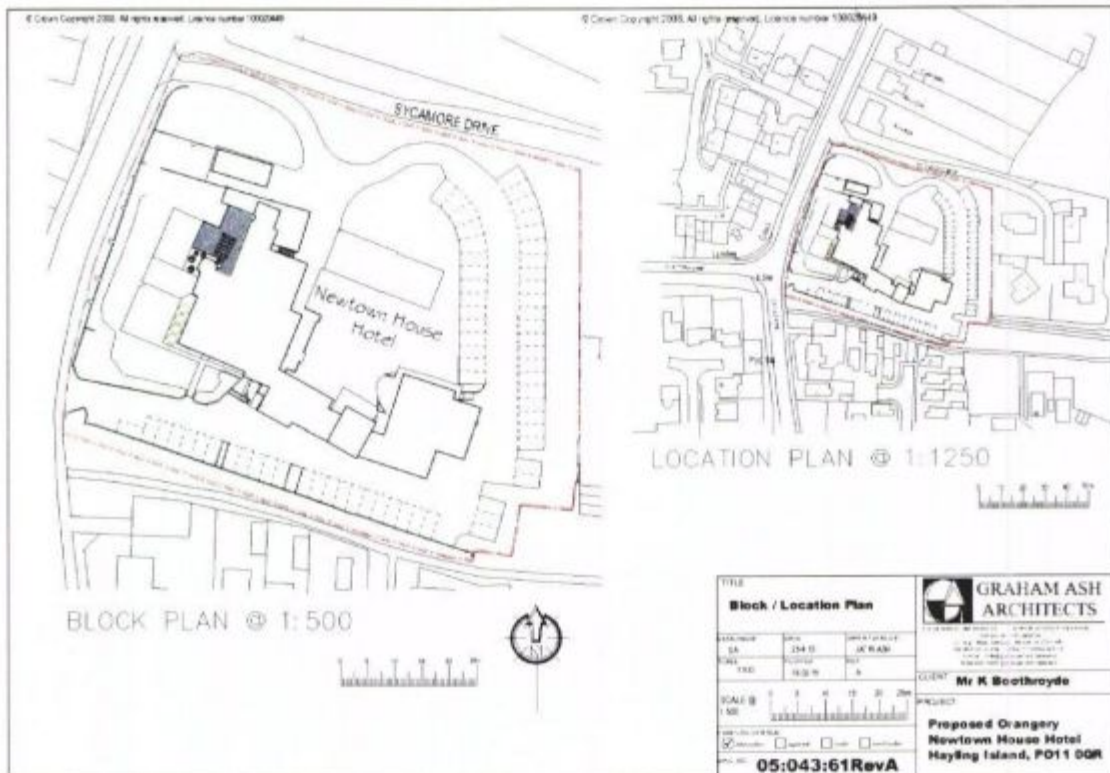


2.3 Octagonal feature of dining room.



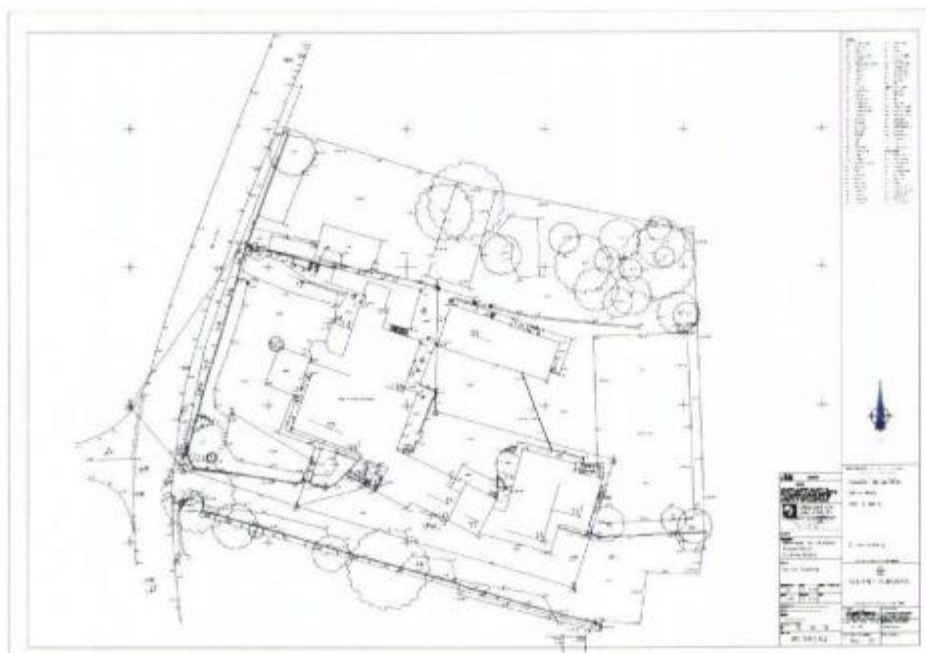
2.4 Kitchen area adjacent to restaurant

3.0 SITE LOCATION

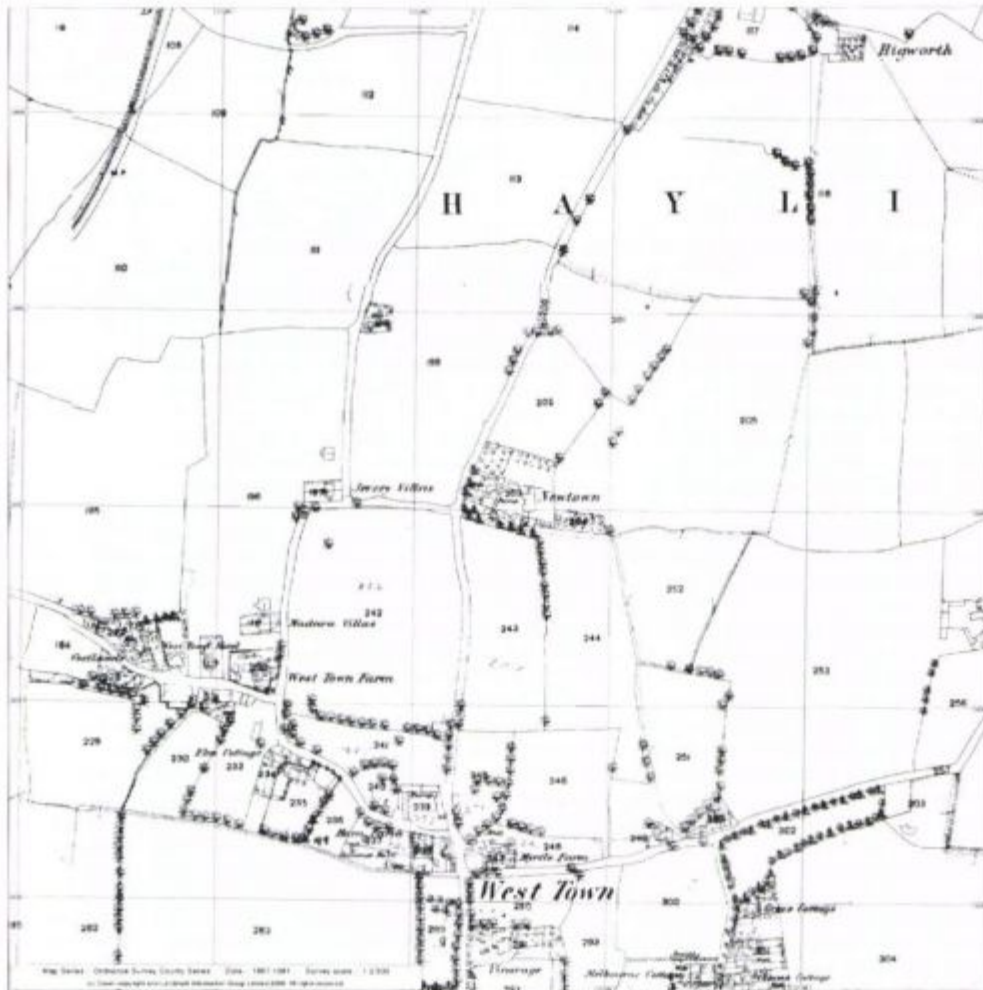


3.01 OS Extract showing location of site (not to scale)

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.

This proposal affects extensions to the farmhouse constructed in the 1950's. These areas are the main restaurant and part of the commercial kitchen.

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 applicant's requirement is to provide additional seating capacity for the existing restaurant. The seating should provide views facing west into the mature garden at the front of the hotel. Additionally new WC accommodation is provided along with new stores accessed from the kitchen.

The new structure is a single storey brick building with windows and doors in painted timber. The roof will be flat and covered in lead.

The appearance is deliberately modest and the intention is provide an appropriate simple extension that tidy's an unattractive part of the existing building. At present, there is a large assembly of steel ductwork and an industrial size gas meter in this location. The proposal will eliminate this clutter.



5.01 PROPOSED ORANGERY PLANS AND ELEVATIONS



5.02 SITE PLAN OF EXISTING (NTS)

6.0 ACCESS STATEMENT

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

6.01 ACCESS INTO THE BUILDING.

The route from the car park to the restaurant and garden 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 new facilities. 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 is reached without the need to negotiate stairs or ramps. New WC facilities for persons with disabilities are provided.

GAA/14.012/JUNE2014 REV A 24/10/2014