

HERITAGE, DESIGN AND ACCESS STATEMENT IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF 3 NEW DWELLINGS FACING ONTO MANOR ROAD

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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03 JULY 2014

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 develop part of the north west of the site with 3 dwellings, car parking and landscaping. The new development will not be physically attached to the hotel building.

2.00 PHOTOGRAPHS OF THE WEST SIDE OF THE BUILDING FACING ON TO MANOR ROAD



2.1 West elevation showing existing terrace



2.2 Terrace and adjoining windows to office and WCs.

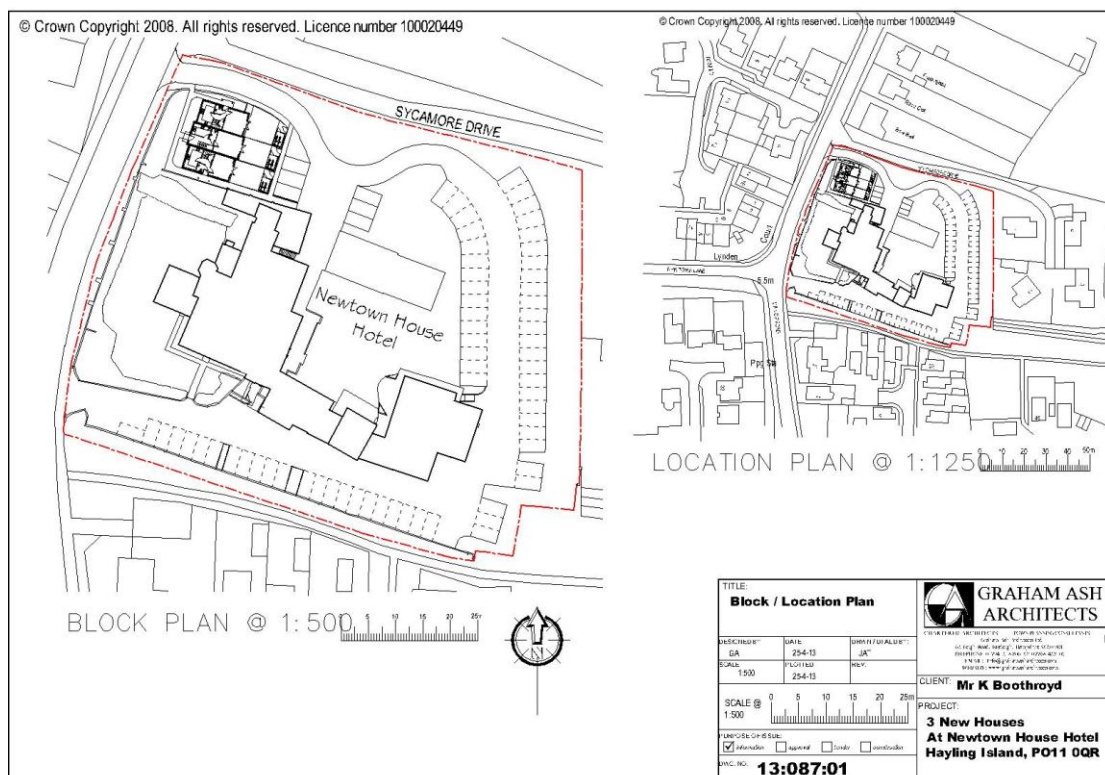


2.3 Octagonal feature of dining room.



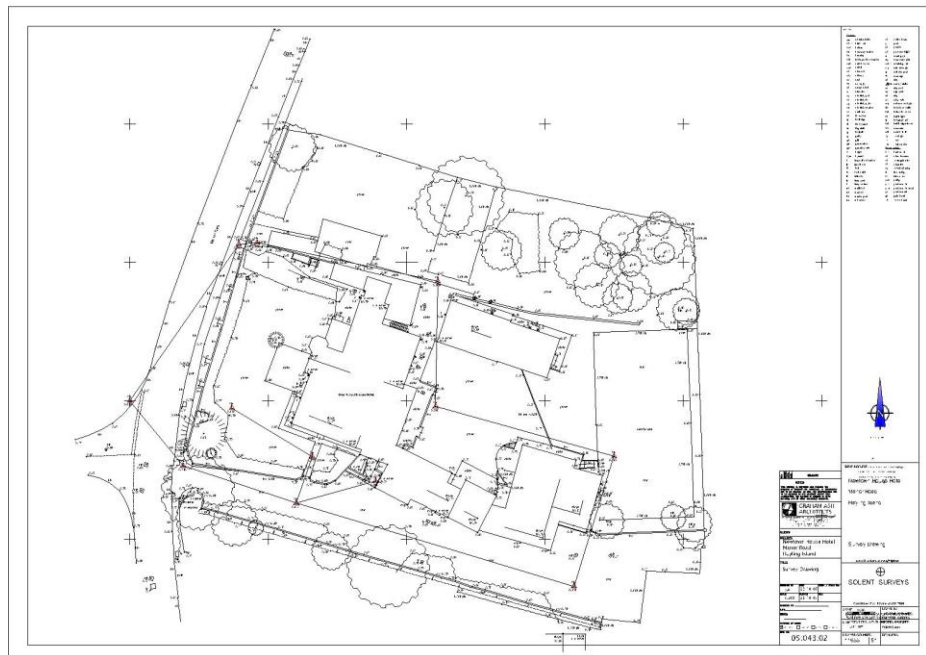
2.4 Kitchen area adjacent to restaurant

3.0 SITE LOCATION

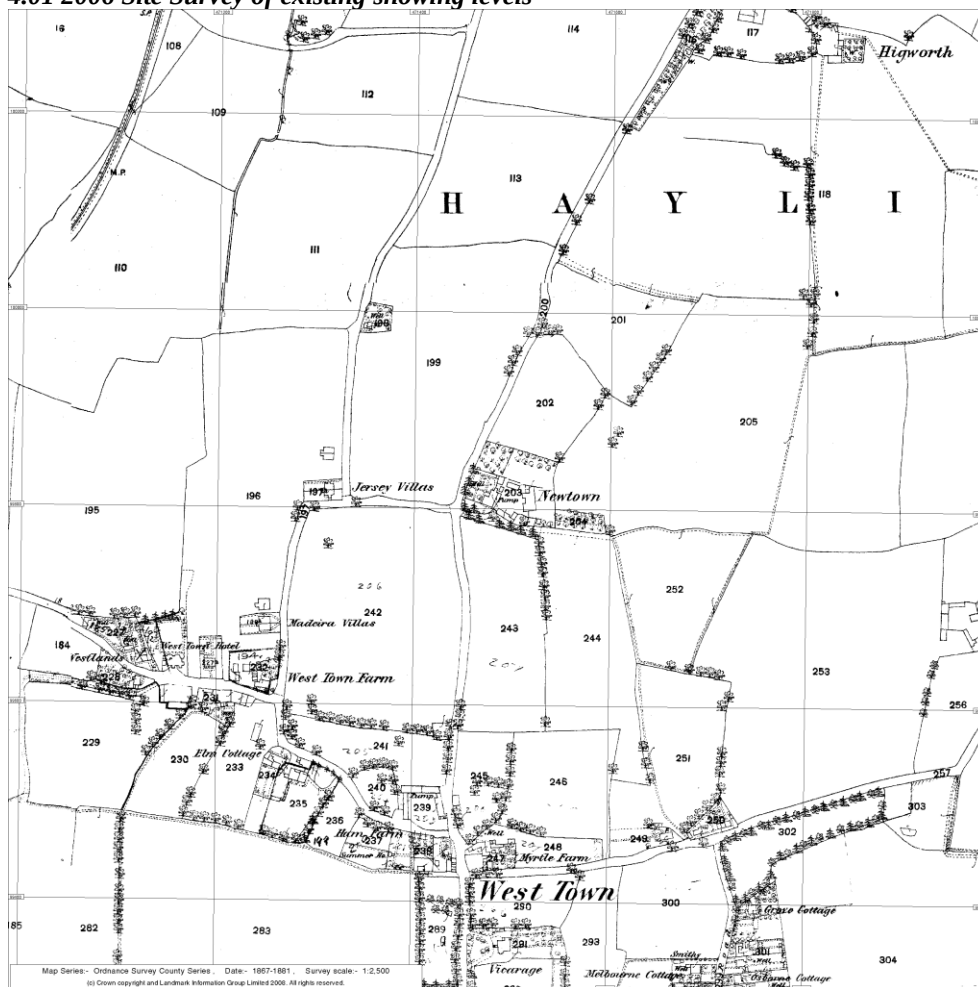


3.01 OS Extract showing location of site (not to scale)

4.0 EXISTING BUILDING



4.01 2006 Site Survey of existing showing levels



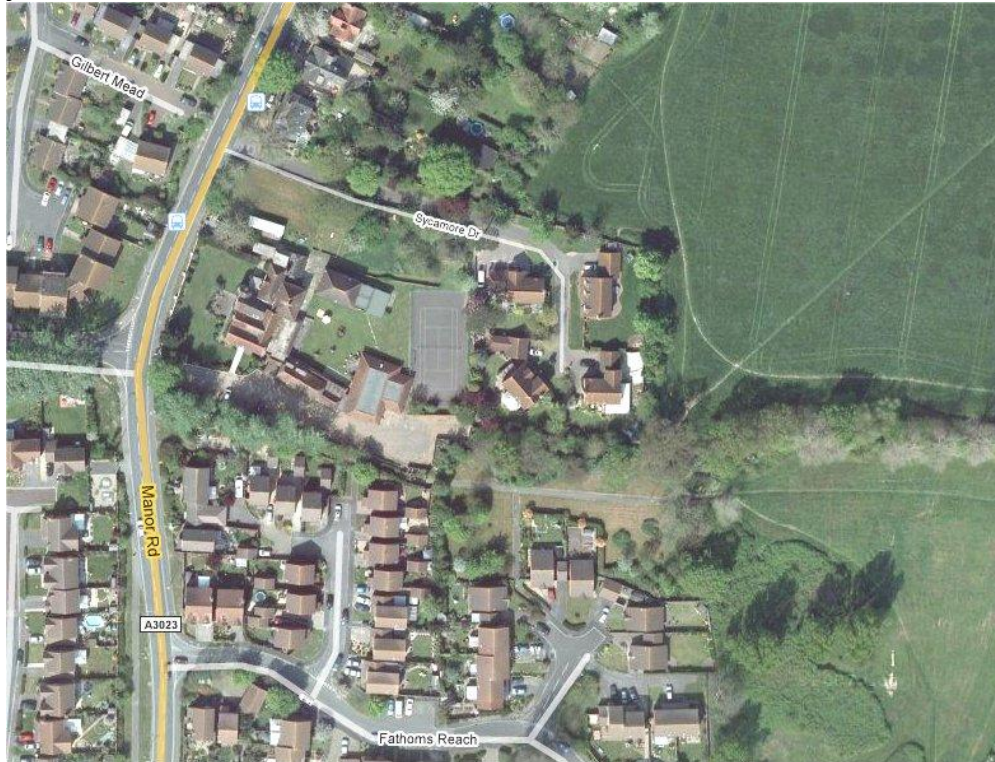
4.02 Extract from Historic OS Map (1867 – 1881)

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.

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 proposal is to erect a group of 3 dwellings on the frontage facing on to Manor Road.

The idea is that the profile of potential purchasers will be persons who are seeking smaller accommodation and who may wish to use the facilities offered by the hotel.

It is proposed that the group of dwellings is located in position forward of the existing hotel. However they are sited in a location similar to those properties immediately north of the site.

The parcel of land is currently vacant and this proposal would infill an edge of the site.

An application for pre-application advice was submitted to Havant Borough Council on 20th December 2013. A response was issued on 30 January 2014. This response is included as appendix with this document.

The view was that the idea was in principle acceptable, subject to comments from Design and Conservation who required more information regarding the impact on the Listed Building.

Since the 'pre-app', the following points have been amended:

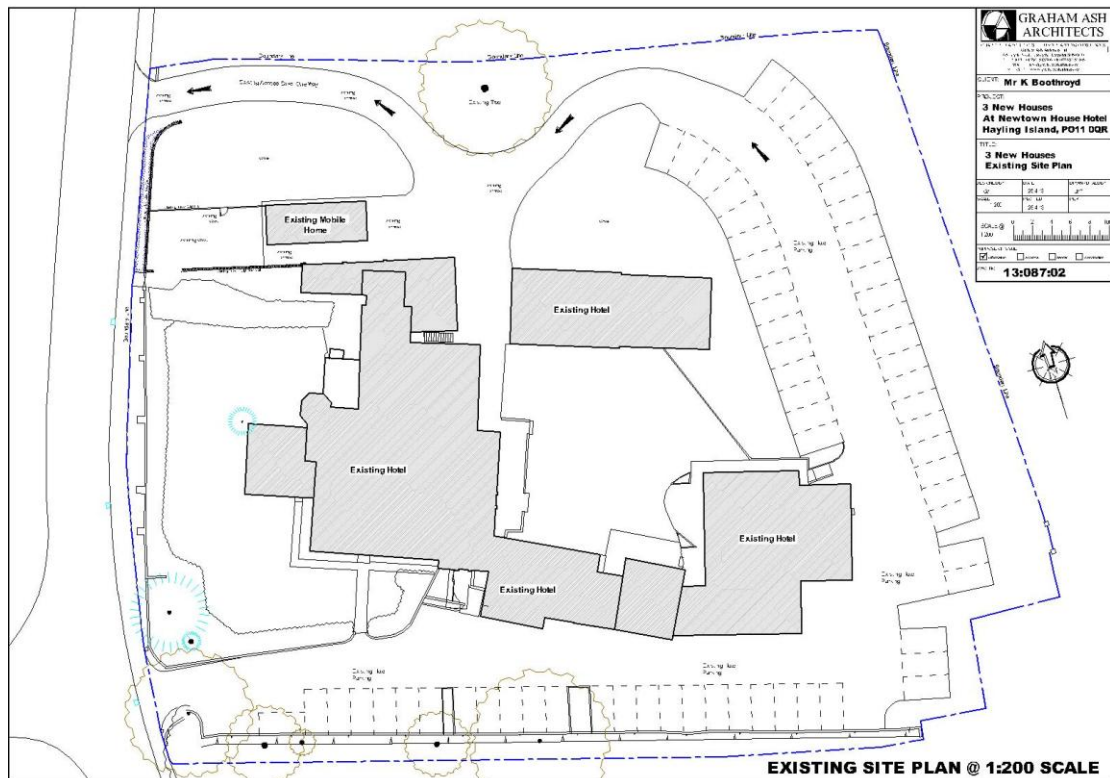
1. Garden depths. These have been increased.
2. Parking Spaces. These have been increased to provide 2 spaces per dwelling.
3. Developer Contributions: A C.I.L. assessment form is included as part of this application.

The appearance of the houses will be sympathetic and contextual with the arts and craft feel of the later additions to the hotel.

The ridge height will not exceed that of the adjoining dwellings.



5.01 PROPOSED SITE PLAN



5.02 SITE PLAN OF EXISTING (NTS)



5.03 PLANS AND ELEVATIONS OF PROPOSALS (NTS)

6.0 ACCESS STATEMENT

The intention is to create dwellings that are non discriminatory and allow access for all. They should also minimise risk and eliminate any possible hazards.

6.01 ACCESS INTO THE BUILDING.

The route from the car parking spaces to the dwellings 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 dwellings. 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.

GAA/13.087/JULY2014

APPENDIX 1 – LETTER FROM HBC DATED 30th January 2014



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BOROUGH COUNCIL

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Our Ref: GEN/13/01153
Direct Line: (023) 9244 6546
Ask For: Mrs R McMurray
Email: planning.development@havant.gov.uk

30 January 2014

Dear Mr Ash

Site Location: Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR
Re: Proposed new development of 3 dwellings facing onto Manor Road.

I am writing to you further to your enquiry received on the 20 December 2013 regarding the above address and apologise for the delay in this response to you.

In my view the following considerations are relevant to the proposal:

1. The principle of development
2. Site layout and effect on the character of the area
3. Consideration of the listed building
4. Highways and parking
5. Developer contributions

1. The principle of the development

The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations. As you are aware, the adjacent hotel is a Grade II listed building and the ground around it forms part of its setting, so any development in that area must take consideration of this.

2. Site layout and effect on the character of the area

The proposed terrace is of an attractive design and would relate well to the character of the locality. However, more information is required in terms of scale which is discussed below in section 3. The site does appear tight in terms of the rear garden depths which are proposed as I measure these to be 6.2m. This is contrary to advice laid out in the Council's Borough Design Guide which advises a depth of 10m.

3. Consideration of the listed building

I have consulted the Council's Conservation Officer who has advised in order to be able to assess and advise properly on the setting of the listed hotel, more detail is required. This would include a plan showing the proposal in the context of the streetscene.

4. Highways and parking

The parking provision indicates one space per dwelling which is contrary to local planning policy, which advises there should be a minimum of two spaces for a two bedroom dwelling. I have consulted with the Council's Highways Engineer and they have advised that whilst they raise no objection in principle, as the access to the development would be through the hotel's private drive, this should be included in any red line plan.

5. Developer Contributions

The Community Infrastructure Levy Charging Schedule (CIL) was adopted by the Council on 20th February 2013. As the proposal comprises new residential development, it is likely to be CIL liable. More information on the charging schedule can be found on the Council's website at <http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

I trust that this response will be of use to you however, if you do have any further queries then please do not hesitate to contact me.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

Yours sincerely

Mrs R McMurray
Planner
Our Ref: GEN/13/01153