



PROPOSED EXTENSION AND ALTERATIONS

QUEENSBERRY LODGE
15 HOLLOW LANE
HAYLING ISLAND
HAMPSHIRE
PO11 9AA

DESIGN, HERITAGE AND ACCESS STATEMENT

PRELIMINARY PROPOSAL

The proposal is to extend the property to the West and the East. To the West, the proposal is for a single storey extension, with a 25 degree Slate, lean-to roof to form a Breakfast Room. To the East, the existing Boot Lobby is to be replaced with a larger Boot Lobby and shower room, this will have a duo pitch Slate roof at 30 degrees and a glazed gable.

CONSULTATION

We have met with the Conservation Officer and discussed the proposals in detail.

LOCATION

Queensberry Lodge is at 15 Hollow Lane, which is located just over half a mile from the sea front, of South Hayling, on Hayling Island. "Hollow Lane" was originally part of Mengham Lane and means track between banks. Hollow Lane may have been the formal approach to the near-by Westfield House

Queensberry Lodge is located on the Northern side of Hollow Lane. Hollow Lane runs firstly in a South Easterly direction from Beach Road and then in easterly direction across to Sea Grove Avenue.

CONSERVATION

The property is Grade 2 Listed and is not within a Conservation Area. The front boundary wall is constructed with brick and flint and is also Grade 2 Listed.

LAYOUT

Please refer to PWP drawing No. 4901 1200 and 4901 1201 for the house layout.

The Entrance Porch leads to the Stair Hall, which leads to the Piano Room and Dining Room. The Stair Hall also leads to the Kitchen and Play Room down a short flight of stairs.

The Dining Room leads to the Sitting Room, which leads into the Conservatory, to the East. The Kitchen leads to the Boot Lobby which leads to the Drive Way and Garden.

The Stair way rises and winds up to the rear wing of the house and also continues up to the front Landing. The front Landing leads to Bedroom 2 and Bedroom 3.

The rear Landing leads to the Shower Room, Bedroom 4, Bedroom 5 and the En-suite Bathroom, which leads, up a short flight of stairs, to Bedroom 1.

FLOOR AREA

Existing ground floor 136sqm gross external

Existing first floor 132sqm gross external

Total existing gross external = 268sqm

Proposed ground floor 149sqm

Proposed first floor 132sqm

Total gross external = 281sqm

PREVIOUS PLANNING APPLICATIONS

05 / 62371 / 001 (date 1/6/05)

Replacement conservatory to south east elevations

05 / 62371 / 002 (date 1/6/05)

Replacement green house to south east elevation

04 / 62371 / 000 (date 13/7/04)

Strip and re-tile roof

LOCAL HISTORY

At the time of the Domesday Book (1086) Hayling Island probably had a population of around 300. The Domesday Book also mentions a saltpan where salt was made. Making salt from seawater was an industry on Hayling Island for centuries, along with mackerel fishing, shellfish harvesting and farming.

In the Middle Ages, England was divided into estates owned by nobles or by the church. William I gave most of the land in Hayling Island to a French Abbey. The abbey built a priory (a small abbey) on Hayling Island. They owned the island until the early 15th century. However the king objected to Frenchmen owning land in England and he confiscated their lands in England. He then gave them to a priory in Surrey.

Hayling Island had 2 churches, St Peters, dating from the 12th century and St Marys, dating from the 13th century.

Henry VIII closed the priories in England and he took Hayling Island. Henry exchanged it for some other lands owned by Holy Trinity College in Arundel. Later in the 16th century Hayling Island became the property of the Dukes of Norfolk. They held Hayling Island until 1825 when it was sold to William Padwick.

In 1801, at the time of the first census Hayling Island had a population of 578 divided between small villages.

HISTORY OF QUEENSBERRY LODGE

The property has been extended and re-modelled over at least the last 300 years.

The original part of the property was a two storey Gardeners cottage, possibly dating back to the early 1700's. The original cottage stairway and first floor joists were removed as part of the later front addition. The current first floor over the kitchen is higher than the original floor, the old floor beam slots in the wall are visible, below the current ceiling.

The side extension (current play room) was a single storey addition, with access to the roof space via two doorways from the landing. The second floor was added at a later date, over the side extension. The two doorways from the landing, step down into the bathroom and bedroom. The two doors have chamfered top corners, where they were cut to miss the earlier single storey mono pitch roof.

A Georgian addition to the front of the cottage was added, raising the status of the property, facing Hollow Lane.

The Victorians added the South East wing, which is taller than the earlier Georgian facade. The roof over the house was clad in slate, with deep bracketed eaves.

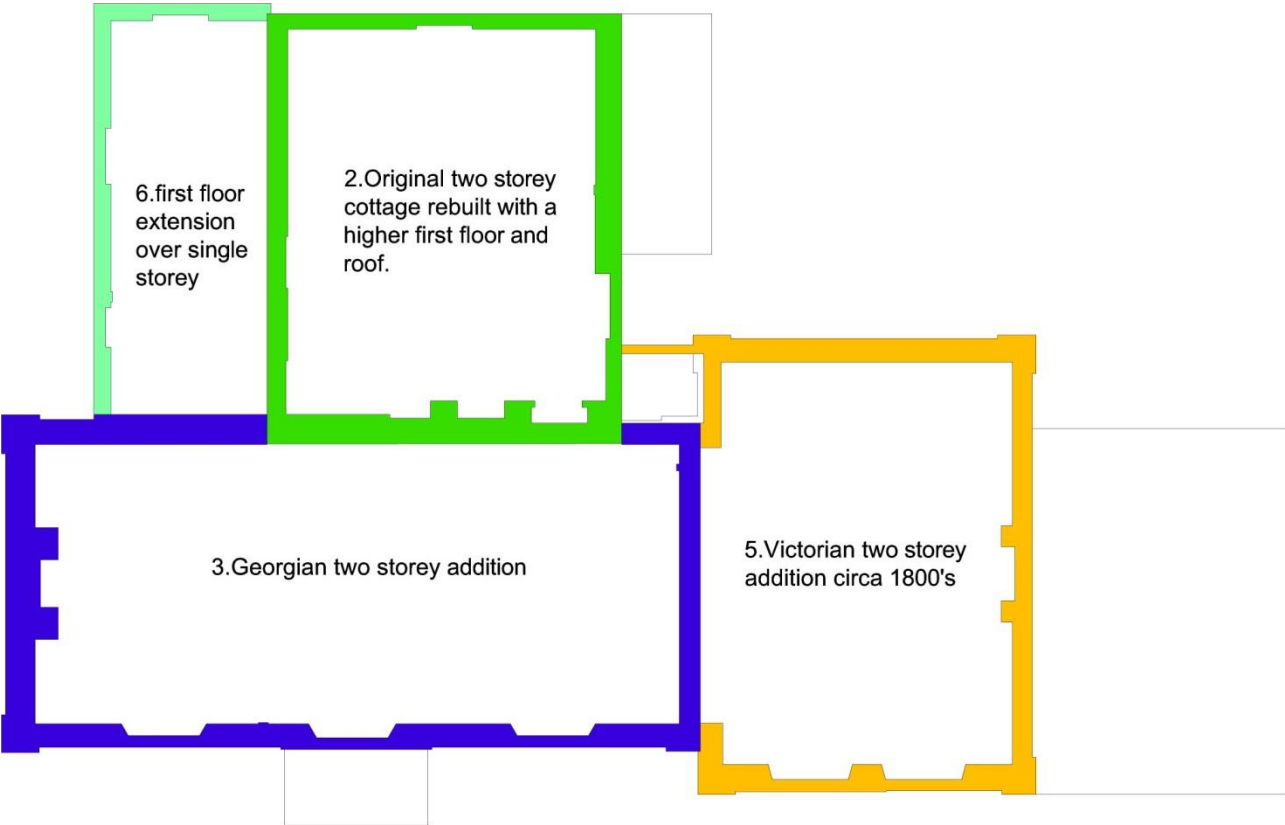
It is rumoured that the property was used as a summer residence for the Marquis of Queensberry. It is believed that during World War II it was requisitioned as an officers mess. Sir Admiral Wildish and his family lived in the house until the 1990s.

The Slate roof on the house was replaced in 2004, all windows to the south / front elevation of the property were repaired and restored by hand in October 2008.

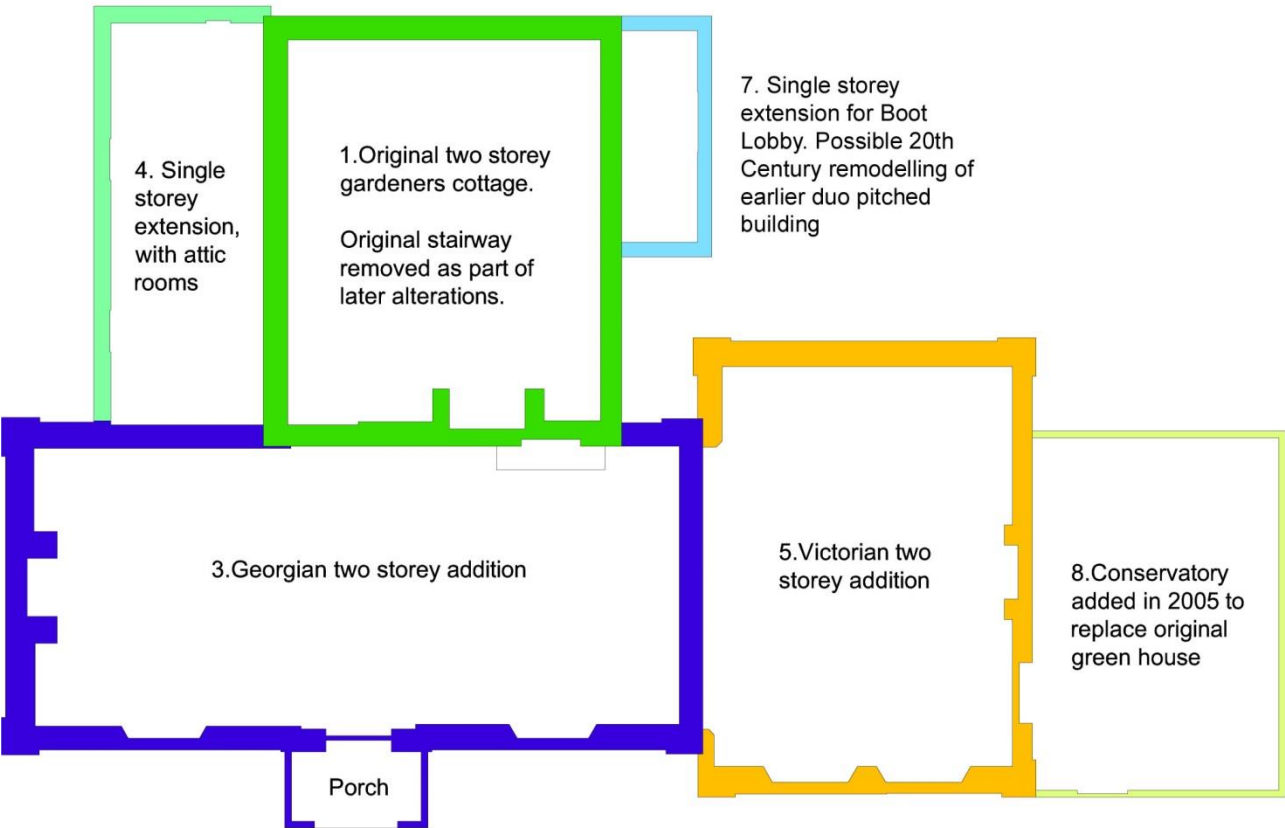
There was a new gas radiator heating system installed in 1997.

The conservatory was replaced apart from the low level brick wall in December 2005.

STAGED HISTORY OF QUEENSBERRY LODGE



History of First floor



History of Ground Floor

APPEARANCE AND MATERIALS

The existing house has a Slate roof over rendered walls. The windows to the front, facing Hollow Lane are one-on-one vertical sliding sash windows. Vertical sliding windows are also on the West, North and East. The size of the windows' varies from room to room.

The proposed extensions will be rendered to match the existing house.

The roof of the Boot Lobby will be clad in Slate at 30 degrees, in a duo-pitch, replacing the existing lean-too roof. There was an earlier duo-pitched roof, remains of the abutment are visible internally.

The roof of the Breakfast Room will be clad in Slate at 25 degrees, as a lean-too.

The existing stone flag floor in the Kitchen is to be retained and replicated in the Breakfast Room, Utility, Shower Room and Boot Lobby. The floor is to be lifted to allow under-floor heating and insulation to be laid.

The proposed sash windows will be painted colour 'Wheelbarrow' from the Farrow & Ball National Trust range (grey/blue). The existing windows will also be painted to match.

ACCESS

Access to the front of the house is via the steps up to the Porch. The stepped approach to the Porch is to be retained.

Access from the driveway is via the Boot Lobby, which has a level approach.

The Conservatory has one door at present and the proposal includes adding a new pair of doors on the North elevation, to improve the relationship of the Conservatory to the garden.

The proposed double doors from the Breakfast Room will open onto a new terrace in the West garden.

CAR PARKING

The existing gravel driveway leads to a detached single garage and workshop. There is a brick hard standing in front of the garage.

There will be no increase in the number of cars parked, due to the proposed extensions.

REFUSE

The existing household waste and recycling bins will be retained.

GARDEN AND LANDSCAPING

Queensberry Lodge is set with a mature garden, with lawns to the South, West and North. The property has a timber entrance gate, within the stone boundary wall, adjacent to Hollow Lane, leading up the path to the entrance porch.

To the South East corner of the property is a timber 5 bar gate and fence, set back from Hollow Lane, leading to the gravel driveway.

A new terrace is to be formed outside the Breakfast Room, please refer to the Landscape Architects design.

TREES AND HEDGES

The existing trees and hedges are to be retained. No trees or hedges will be affected by the proposal and therefore a tree survey is not required.

HISTORIC ORCHARD

To the North of the property are modern bungalows, which are built on land which used to be the orchard, connected to Queensberry Lodge.

THE NEED FOR ALTERATIONS AND EXTENSIONS

Mr and Mrs Holden have three children and use Queensbury Lodge as a family home. Their wish is to stay in the house but that the current layout is not appropriate for their daily needs.

Through minor alterations and extensions to the rear of the house they will be able to retain the higher status areas on the south side of the house in an unaltered state.

An important part of a current day family home is the relationship between the kitchen and the immediate dining area and the garden. Alterations proposed will serve to improve the kitchen layout with attendant utility space and a WC to the entrance lobby area. The alterations will also allow greater visual and physical contact with the garden which is an area that the children will play in on days with appropriate weather.

Alterations and extensions on the 'service' side of the house will be subservient to and in keeping with the listed asset.

The application for Planning and Listed Building Consent is to help to secure the use of the existing as a viable family house and is therefore in accordance with Policy CS11 protecting and enhancing the special environment and heritage of Havant Borough in that it 'protects and where appropriate enhances the borough's statutory and non-statutory heritage designations' and ultimately will serve to reinforce the sense of community on Hayling Island.

FLOOD RISK



Queensberry Lodge is not within an EA flood risk area. Hayling Island is low lying and the coastal areas are classed as Moderate (2) and Significant (3). Access to Hayling Island is via Langstone, which is classed as Moderate (2).

AERIAL PHOTOGRAPHS



Hayling Island



Hollow Lane



Queensberry Lodge viewed from South East



Queensberry Lodge viewed from North East



Aerial view of Queensberry Lodge



Street view of Queensberry Lodge, on Hollow Lane



13 Hollow Lane and the driveway (to the right) to 13a Hollow Lane



Queensberry Lodge, 15 Hollow Lane, facing South West



Queensberry Lodge, 15 Hollow Lane, facing South East



Queensberry Lodge, 15 Hollow Lane, facing North East



Queensberry Lodge, 15 Hollow Lane, Boot Lobby



Queensberry Lodge, 15 Hollow Lane, facing North West



17 Hollow Lane (currently being extended)



Bungalows in Garden Close (Queensberry Lodge in distance)

END