PERMIT

08/52209/030
HAVANT BOROUGH COUNCIL
15 SEP 2008
RECEIVED

DESIGN AND ACCESS STATEMENT

LISTED BUILDING AND PLANNING APPLICATION FOR INTERNAL ALTERATIONS TO EXISTING BUILDING TO ENLARGE RESTAURANT, RELOCATE KITCHEN AND LAUNDRY PLUS INSTALL NEW SPIRAL FIRE ESCAPE FROM FIRST FLOOR

B.O.R. PERMIT

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

GRAHAM ASH ARCHITECTS LTD.
18A MARKET PLACE
ROMSEY
HAMPSHIRE
SO51 8NA

Telephone 01794 518706
Fax 01794 511034

August 2008

HAVANT BOROUGH COUNCIL
15 NOV 2011
RECEIVED

B.O.H. PERMI

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.'

The structure subject to this application exist within the grounds of the hotel and are connected to the main group of hotel buildings by being contiguous with some outbuildings that (we assume) once formed stables.

The buildings subject to this application were constructed in the 1950's and the single storey front extension in the 1970's.

The current owner has assessed the operational and business requirements of the hotel.

Meetings have taken place on site with Mr M Ricketts and Mrs D Smith of Havant BC design and conservation team in order to explore suitable sites for an appropriate enhancement and expansion of the premises.

After consideration, the option now submitted has been determined to be an opportunity to improve elements of the front elevation that have been added in an co-ordinated manner during the past 50 years. They also have ability to enhance the setting of the Listed Building.

HAVANT BOROUGH COUNCIL
15 NOV 2011
RECEIVED

B.O.H. PERMIT



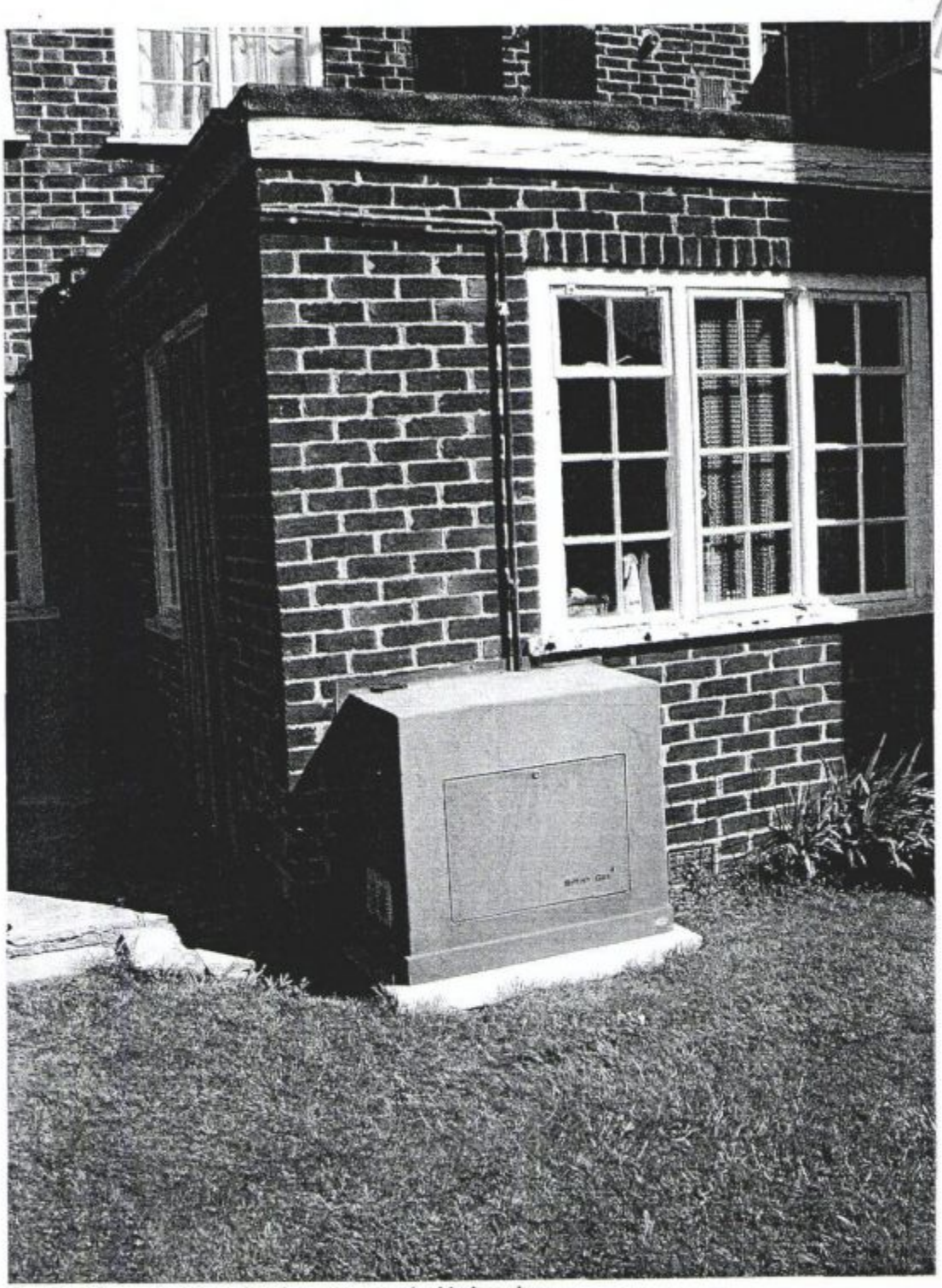
West elevation of existing building with application site to the left



OS Extract showing location of site (not to scale)

HAVANT BOROUGH COUNCIL
15 NOV 2011
RECEIVED

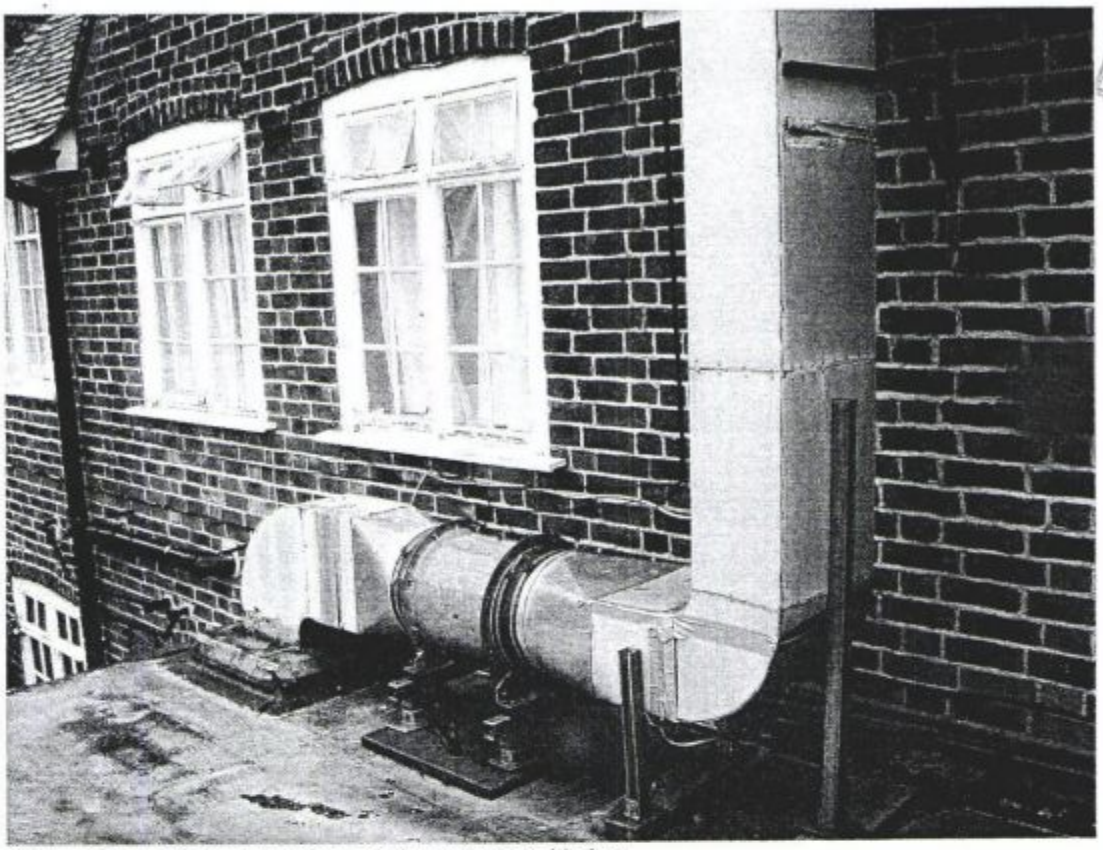
B.O.R.
PERMIT



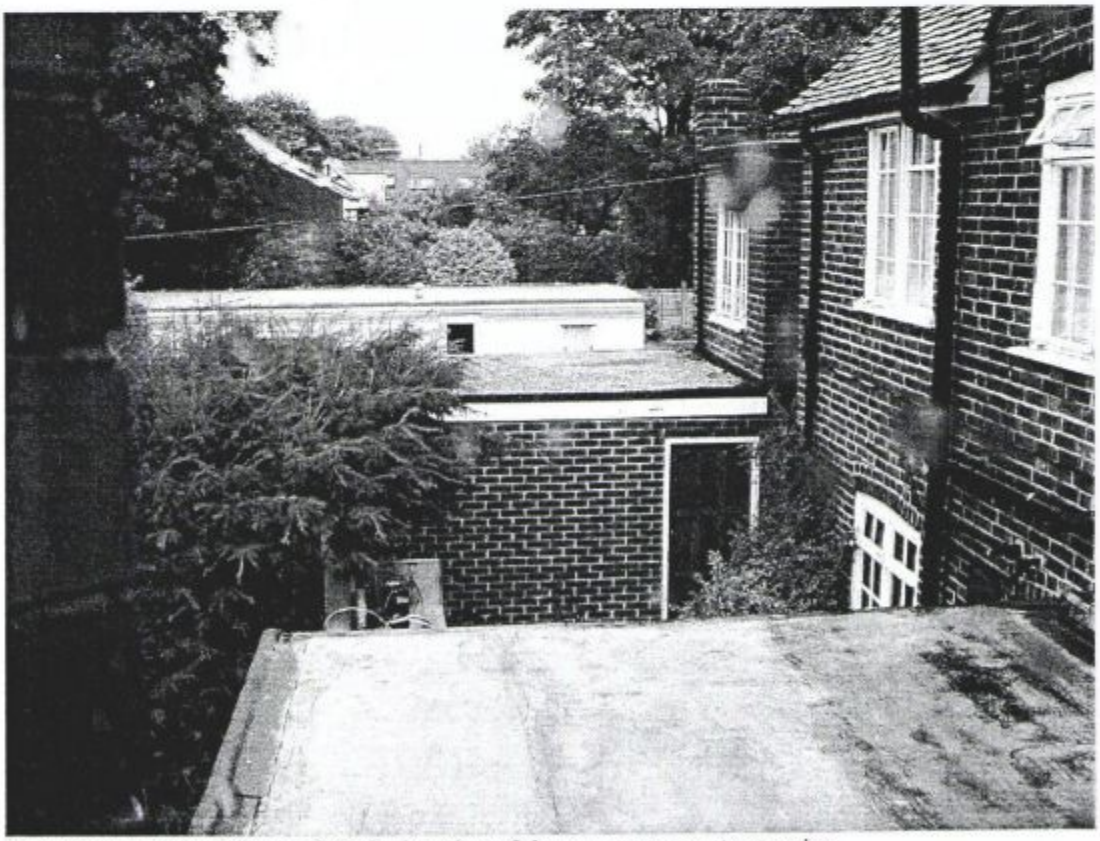
Existing front elevation showing gas meter by kitchen door

HAVANT BOROUGH
COUNCIL
15 NOV 2011
RECEIVED

B.C.N.
PERMIT



Flat roof over kitchen showing existing extract to kitchen



Space between the 2 flat roofs is the location of the new restaurant extension

HAVANT BOROUGH
COUNCIL
15 NOV 2011
RECEIVED





HAVANT BOROUGH COUNCIL
15 NOV 2011
RECEIVED



Views of existing fire escape stair to be replaced and single storey building to be converted.

B.O.H. PERMIT

2.0 EXISTING BUILDING

The application structure is mixture of one and two storeys buildings and built of red brick under a tiled/slate or asphalte roof.
These structures were constructed in the 20th century and are located away from the listed core of the main building.

The structure is traditional construction with a large area of flat roof to the west side.

3.00 PROPOSED WORKS

The existing building will be modified as follows:

1. A single storey extension will be constructed to provide additional seating for the existing restaurant. The design has been considered to be sympathetic to the context of the existing building. Elements are incorporated as references to the existing details. Wherever possible existing services such as ductwork and meters have been removed.
2. The internal layout will be modified. The existing kitchen will be relocated to be predominantly within the single storey building currently used as a laundry and stores.
3. The relocated kitchen will have a new direct servery access into the existing function room.
4. The space currently occupied by the steel fire escape stair will be integrated within this area. A new fire escape stair will be installed. The existing windows facing on to the fire escape will be modified to the requirements of the fire officer.
5. The laundry area will be relocated within the service area, but detached from the kitchen activities.

4.00 LISTED BUILDING AND CONSERVATION ISSUES

The building is within the site curtilage of Newtown House Hotel.
The proposed works will not affect any part of the listed structure or historic fabric.

HAVANT BOROUGH COUNCIL
15 NOV 2011
RECEIVED

5.00 ACCESS ISSUES

5.01 Philosophy

The intention is to create an environment that is inclusive and to resolve existing impediments to access from the existing reception to the new restaurant and kitchen suite.

5.02 Existing Access

Access to the site is from Manor Road to the main car park.
The surface is tarmac with a rolled gravel finish. The levels are generally flat.

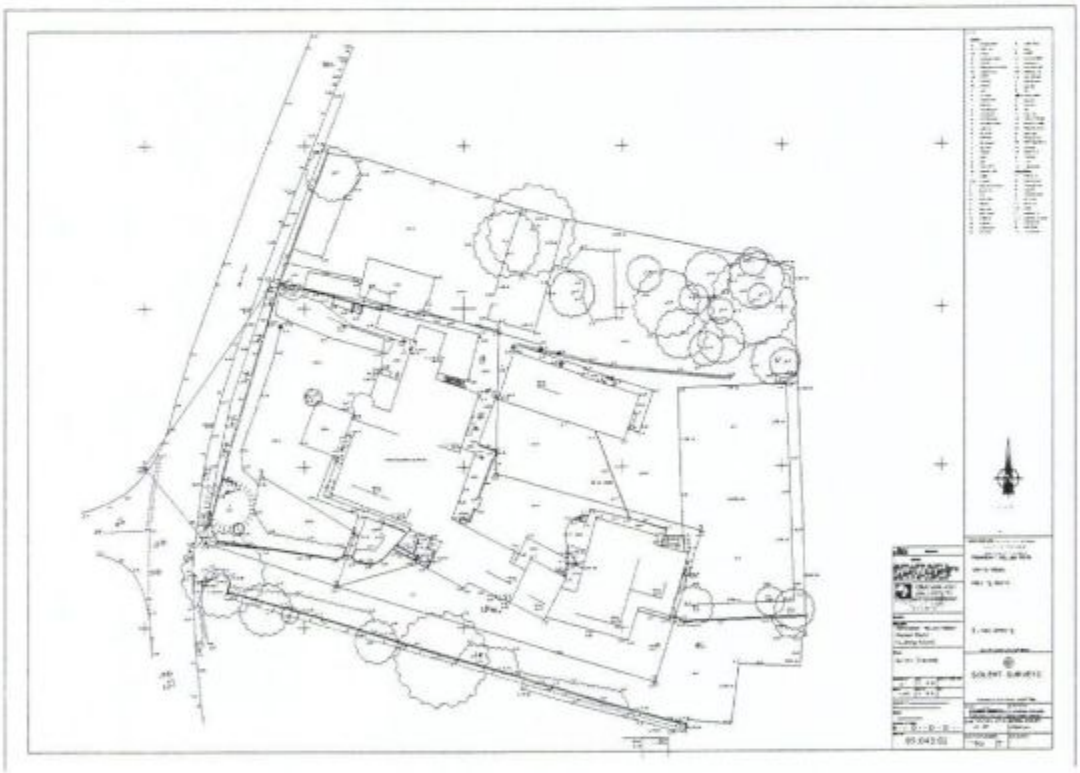
B.C.C. PERMIT

The existing surface is adequate for non-ambulant person to negotiate to the existing access.

5.03 Detailed Considerations

Access thresholds will be provided in accordance with Part M.

Toilet facilities for disabled persons will be provided in accordance with the DDA.



Site survey showing levels (NTS)

HAVANT BOROUGH COUNCIL
15 NOV 2011
RECEIVED