DESIGN AND ACCESS STATEMENT IN CONNECTION WITH MODIFICATION AND REPAIRS TO THE EXISTING HOTEL 'STABLE BLOCK'

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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22th March 2011

HAVANT BOROUGH COUNCIL
24 MAR 2011
RECEIVED

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 carry out repairs and some internal alterations to the former stable building. This has been much altered and provides hotel accommodation.

In the past, meetings have taken place on site with Mr M Ricketts and Mrs D Smith of Havant BC (HBC) design and conservation team in order to explore suitable and appropriate enhancement and expansion of the premises. We understand that these 2 officers are no longer at HBC. We have briefly discussed these works with Mrs Rachael McMurray on 14th March 2011.



OS Extract showing location of site (not to scale)
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Stable block from rear garden



Front view showing state of existing roof and 1970's additions

2.0 EXISTING BUILDING

Historic evidence confirms that the original building was a farmhouse and latterly a private dwelling. The change of 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 and outbuildings over the past 50 years.

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 building of the hotel contains interesting historic fabric including some original doors, windows and roof structure.

The building subject of this application was once used as a stable range in connection with the farmhouse. It now contains 7 guest rooms with en-suite bathrooms and storage for maintenance.

It has value as a building in that it reinforces the character and quality of the assembly of buildings. It hints at an agricultural past.
The works to this building are within the site curtilage of Newtown House Hotel and hence within the Listing.
The proposed works may affect part of the listed structure or historic fabric.

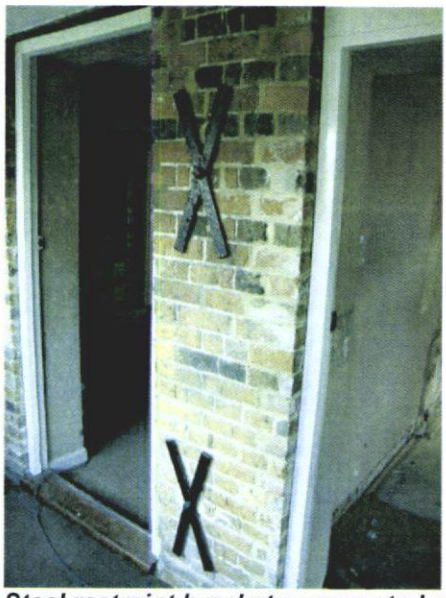
3.00 PROPOSED WORKS

Works to repair and improve the existing guest bedrooms and bathrooms were commenced in March 2011.

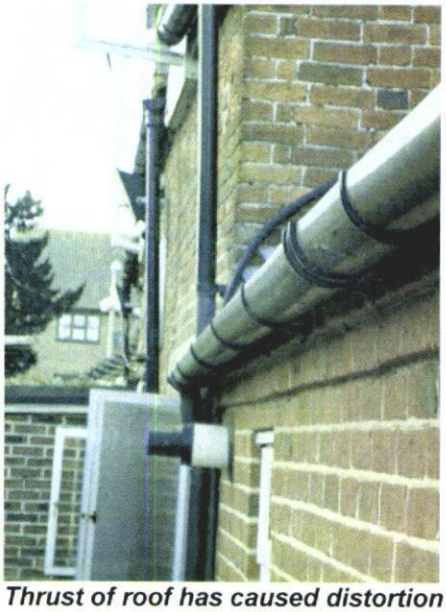
During removal of damaged chipboard floor covering and plasterboard wall and ceiling linings, certain issues were discovered that require structural repair and intervention.

The following matters now require attention:

3.01 Restraint to existing walls due to distortion of structure and loss of integrity due to severing of existing wall restraints.



Steel restraint brackets appear to be decorative rather than functional



Thrust of roof has caused distortion of external wall and needs restraint

3.02 Repair and enhancement of existing oak beams due to loss of structural bearing caused by movement of structure and damage caused by plumbing access. Also, there is loss of structural integrity due to insect attack and wet rot.



Deterioration of existing beams due to wet rot and insect attack.
This location was formerly a shower room and had leaked allowing water to enter the floor void.



There appears to be inadequate bearing where existing beams meet external walls

3.03 Removal of asbestos coverings to the underside of beams in rooms 21, 22, 23 and 24. The asbestos has been surveyed and identified by a specialist.



Asbestos linings to existing timber beams

3.04 Modification to layout of ground floor rooms to remove an existing boiler room and the creation of a disabled persons WC with a new access door from the adjoining lobby.



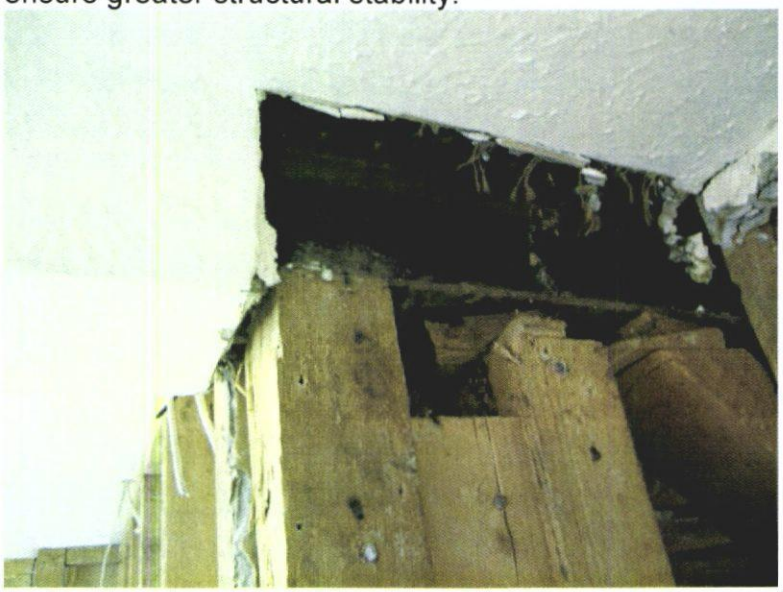
Existing hot water storage cylinders to be relocated within function suite.

3.05 Enlargement of existing door openings to provide easier access for wheelchair users.



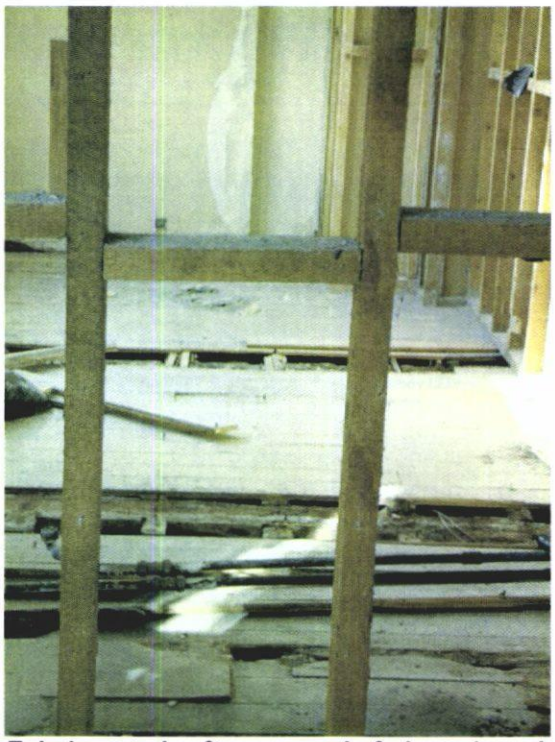
Pictures shows where inappropriate brickwork and bonding has been used to reduce openings
The proposal is to reinstate original opening width. Photo also shows distortion of existing wall.

3.06 Inspection and possible repair of existing steel RSJ over Room 223 to ensure greater structural stability.



Existing RSJ is supported on first floor studwork that does not bear on a structural wall

3.07 Modifications to room arrangement at first floor to create improved layout.

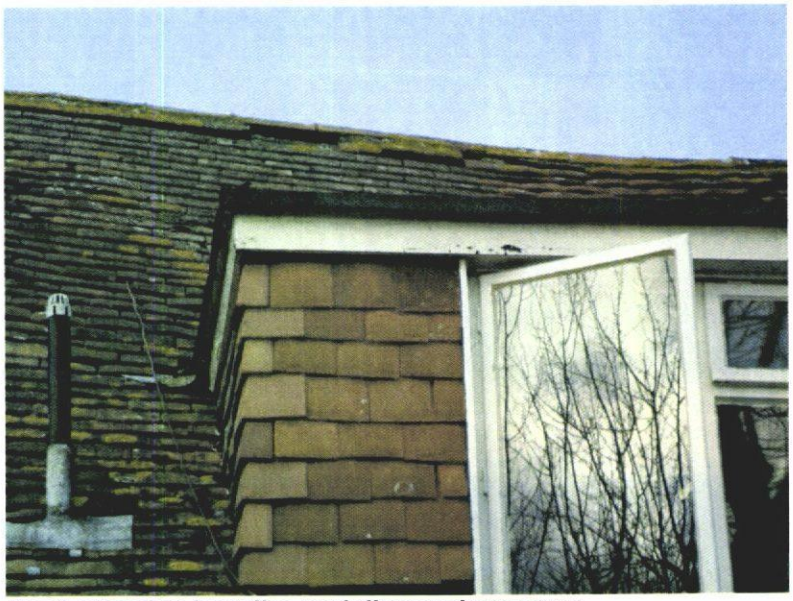


Existing studs after removal of plasterboard.

3.08 Repair to roof of building by removal of existing tiles, repairs to existing timber structure and replacement of damaged tiles on vapour permeable felt. Inspection has revealed that generally, the existing roof timbers are in a reasonable state of repair.



View into roof space showing roof felt fixed to underside of rafters

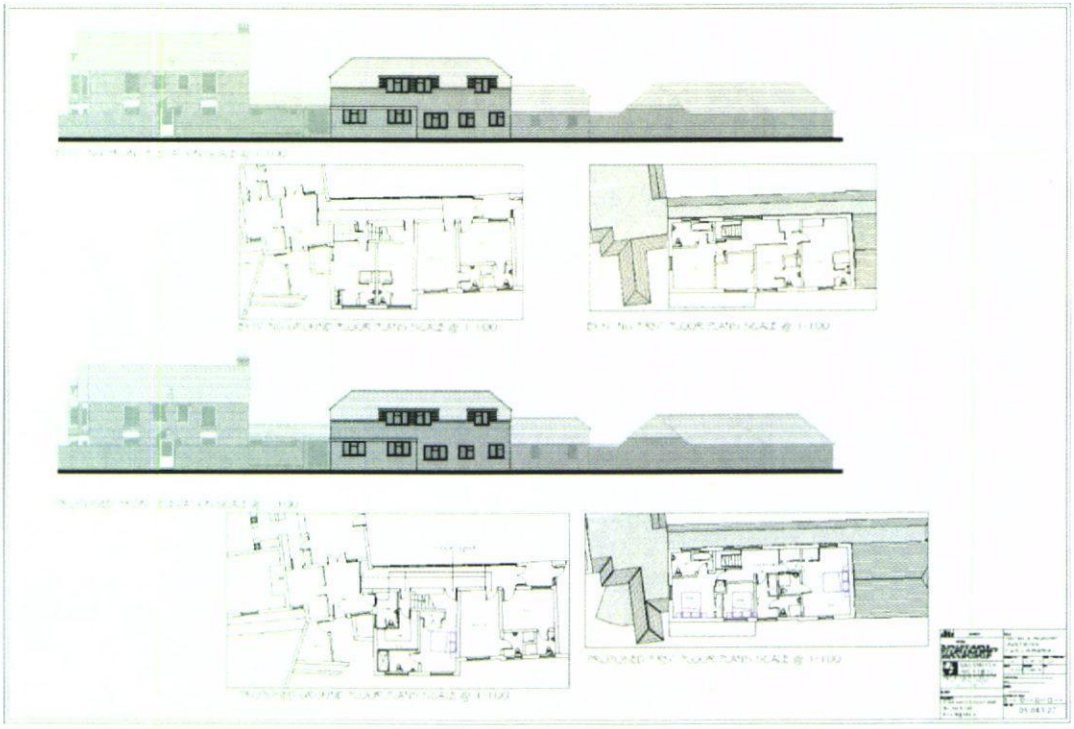


Roof showing lost tiles and distorted structure

3.09 Treatment of damp in ground floor walls by use of non intrusive methods of repair and improvement.



Previous attempts at damp proofing the west external wall in Room 21 have failed



DRAWING SHOWING EXISTING AND PROPOSED LAYOUT

4.00 CONCLUSION AND JUSTIFICATION

4.01 The repair works to the roof, floor beams and external walls are required to ensure the long term survival of the building.
The structural engineers, Andrew Waring Associates, have produced an appropriate method of structural repair that retains the historic fabric. (appendix 1)

4.02 The internal re-arrangements of rooms, doors and the provision of a new disabled persons WC are required to adapt the building to current needs. No additional floor space is proposed. No external alterations are proposed. The removal of existing tiled stud walls and skimmed plasterboard walls date from the 1980's. No historic fabric will be lost

4.03 The removal of asbestos is required to ensure a safe environment for all staff and visitors involved with the hotel.

5.00 ACCESS STATEMENT

5.01 Policy

The intention is to create an environment that is inclusive and non discriminatory for persons with disabilities. Part of the reason for this application is to provide guest rooms for persons with disabilities.

5.02 Public Highways and footpaths.

Access to the site should be safe. The route from public to private realm is already clearly signposted and well lit.

5.03 Access on the site.

There is a tarmac footway from the back edge of the public footpath to the front door. Part of this will be under cover and well lit.
The location of car spaces will be clearly defined and well lit. A path of contrasting colour/texture will lead from the car spaces to the front entrance door. There will be clearly signed open spaces and parking.
The gradients throughout the site are gentle.

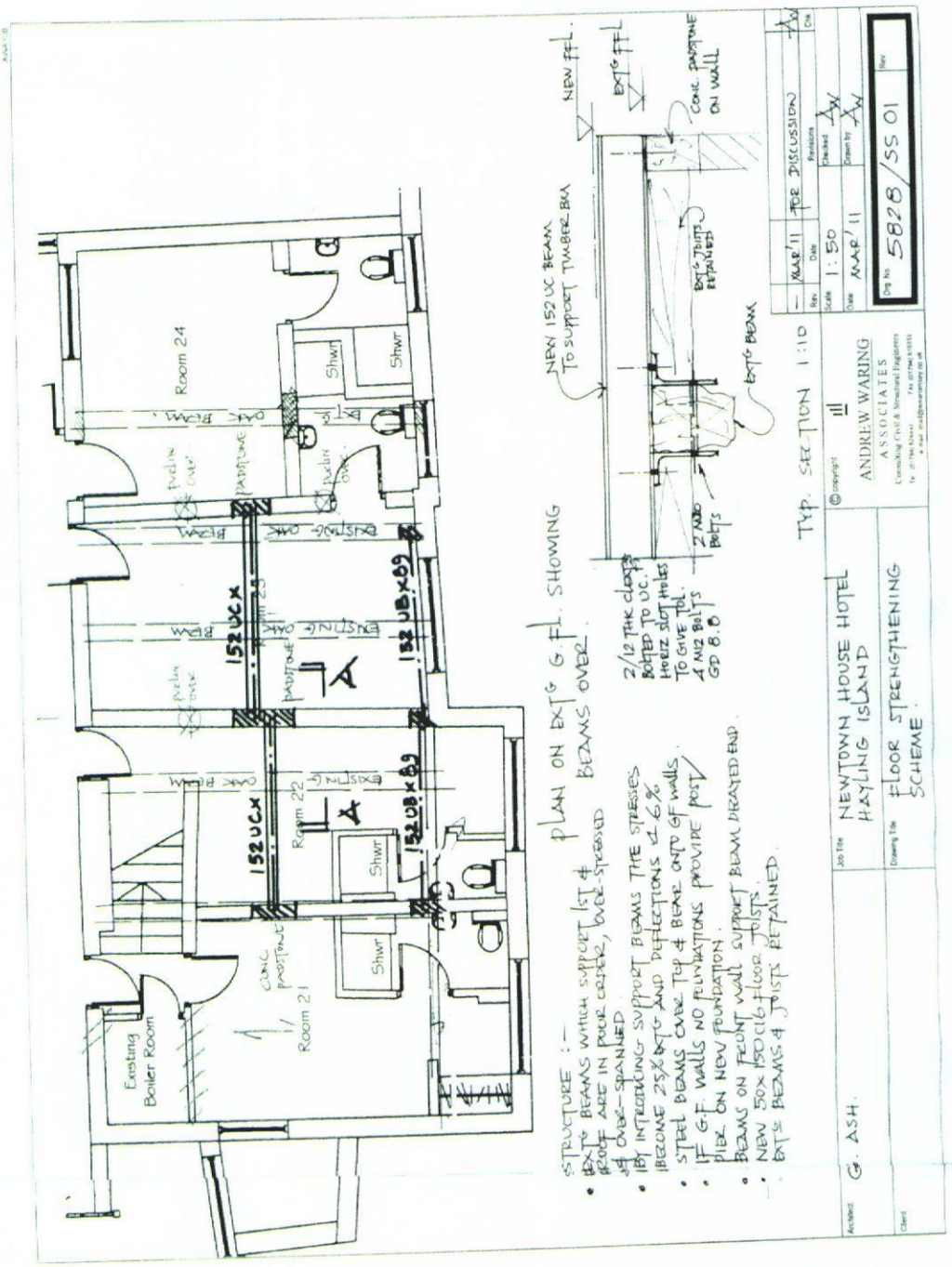
5.04 Access into the building

The front door will be easily opened with pull handles at appropriate heights. The width of the door will be 926mm. The access ramp to the front door will be less than 1:15. A front entrance security/intercom system will be located at an appropriate height.

5.05 Access and facilities within the building

Access corridors are a minimum of 1200mm to allow easy access. The staircase to upper floors will be provided with handrails both sides of the stair. Lighting and signage will be clear and well defined. Entrance doors to hotel rooms will be 926mm wide. A new WC will be constructed at ground floor level that complies with part M of the 2010 Building Regulations thus improving accommodation within the hotel. The rooms will be laid out generally in accordance with the layout shown in Appendix 2. A layout suggested by 'Tourism for All'.

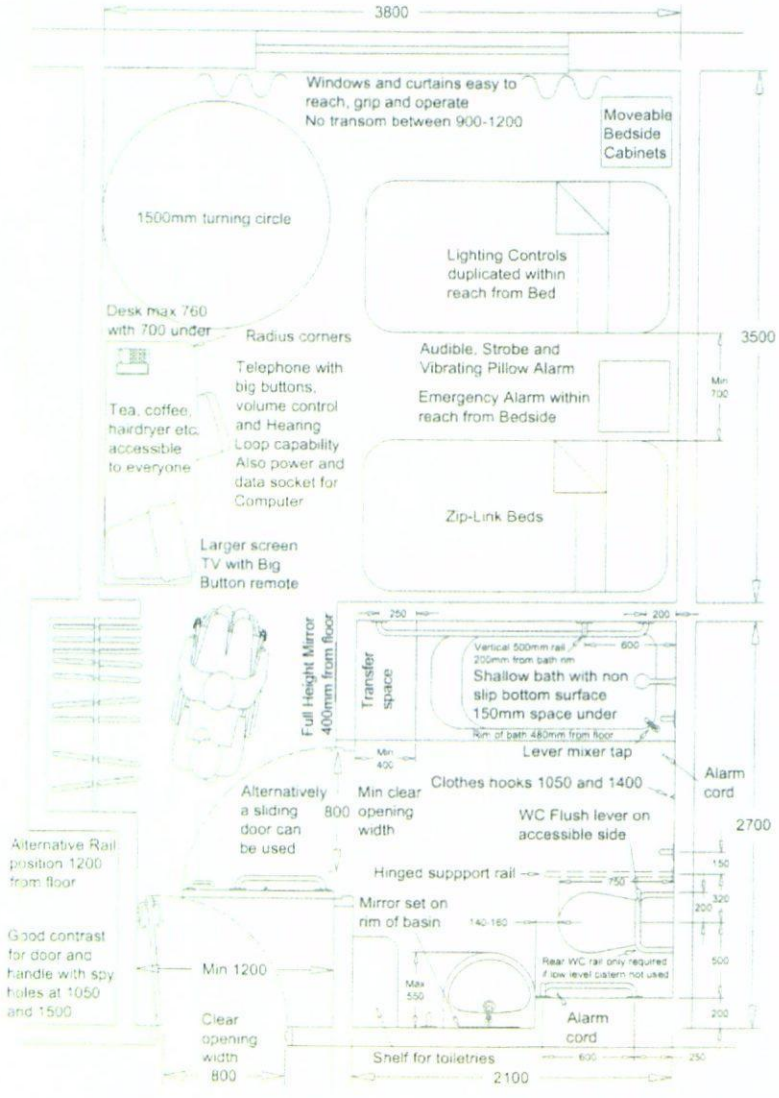
Appendix 1 – STRUCTURAL SOLUTION FOR FAILING OAK BEAMS AS PROPOSED BY ANDREW WARING ASSOCIATES



APPENDIX 2. ROOM LAYOUT FROM 'TOURISM FOR ALL – ACCESSIBLE SOLUTIONS MANUAL'.

ASM 4.2

Example Accessible Bedroom Layout



In Your Stride

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