



## **Proposed Marquee and Toilet Block at The Hundred House**

Full Planning: PP-09673955  
Listed Building Consent: PP-09673985

Design and Access Statement

REV – FINAL ISSUE (30 03 21)

## Site – Introduction



Fig 1: The site (highlighted) shown in its immediate context of the Village of Norton

The Hundred House Hotel is located in the village of Norton, Shropshire.

The A442 that connects Telford and Bridgnorth runs along north east of site, making the hotel a highly visible and important part of Norton.

The hotel is a family run business and operates as a successful country pub, restaurant and hotel. The Hotel also functions as a well regarded wedding venue, with the 17<sup>th</sup> Century Tithe Barn being used for functions.

The Hotel has developed historically in phased manner and incorporates a range of buildings of various ages bordered by well-landscaped gardens.

The main building dates from the 18<sup>th</sup> Century and is Grade II listed. The building is defined by its red brick construction and tall brick end chimney stacks (Historic England – SJ7283000362).

The building houses the restaurant, bar, kitchen with hotel accommodation above. Adjoining stable buildings have been converted in recent years to house a sustainable wood fire boiler serving the hotel buildings, and further kitchens areas.

To the north west of the main hotel building is a 17<sup>th</sup> Century timber framed barn and thatched roof forms part of the group of listed buildings. The building is currently used for storage but was re thatched in 2014.

The hotel has been run by the current tenants, a family since 1986 who found the buildings derelict. Over the last 30 years the buildings have been restored, and a successful business grown. The current tenant lives adjacent to the hotel in a detached house connected to the site with landscaped gardens which are well by wedding parties.



Fig 2: The south Western aspect of the Main Hotel Building. The proposed conservatory will be located here. The pitched roof extension to the left of the conservatory site houses the toilets.

## Marquee and Toilet Block Application

During the 1<sup>st</sup> lockdown, in May 2020, The 6m x 12m marquee was replaced with a 8m x 12 m marquee.

The 6 x 12m marquee has been in place for 9 months of the year for the last 18 years to help us on days that we have Weddings, to accommodate guests as they move from the Wedding Ceremony in our Tythe Barn, to the Hotel & Gardens.

By May of last year 50 Weddings were postponed or even cancelled due to Covid. We knew then, we had to pivot the business from a Wedding, Restaurant, Hotel to purely a Restaurant/Pub model.

Due to social distancing requirements capacity of the restaurant was reduced from 75 covers to just 35 covers. To keep the Restaurant viable, we added a 8m x 12m marquee in place of the 6m x 12m, which gave us enough capacity to make the business viable. This allowed us to regularly achieve over 200 covers a day and much needed income.

The Marquee is designed to be a permanent fixture, constructed from strong box section aluminium, covered in 4 season heavy duty fabric.

We have placed behind the Marquee a mobile unit, containing four toilets which are plumbed into the Hotels sewer system.

We should now like to apply for planning permission for the marquee to remain as a permanent fixture for the following reasons.

1. The future operation of hospitality business may have to be far more flexible than in the past. The marquee is critical to this for The Hundred House. Although vaccination roll out started well, the ebb & flow of Covid regulations is not predictable. We may well have to change our business model again. Without the extra space that the marquee affords we cannot do that profitably with social distancing, which is currently still in place until a minimum of June 21<sup>st</sup>.
2. When Weddings are allowed again, the Marquee is large enough to accommodate the whole Wedding party with it's own bar & toilets facilities, meaning we can segregate our Wedding Guests from our Dining guests. To continue to run our 75 cover Restaurant we really need for this to happen so that neither party feels intruded on. \
3. It is perfectly placed in our garden for all the post ceremony aspects of a Wedding and is tucked away behind the Hotel, barely noticeable from the road, within it's own walled garden
4. Previously using a 6m x 12m marquee meant the Weddings guests had to populate the Bar & Restaurant. As we became busier with Weddings it had a cannibalising effect on our Restaurant as it became too crowded for regular diners during daytime & early evening for diners and our Restaurant trade suffered badly.
5. By keeping the 8m x 12m marquee it allows us to maintain the Restaurant trade we have build up whilst the Weddings postponed, we have taken on extra staff to cope with demand and if we lose the Marquee, the Restaurant



covers will have to half as the Weddings take over again, it's inevitable that we would have to lose around a third of our staff members or more if this happened.

The Restaurant found tremendous levels of momentum when we were able to reopen in 2020. We feel that it is important to have a viable Restaurant, alongside our Weddings so that we have a more flexible business model in these unpredictable times. The retention of the marquee is essential for this.



Fig 3: The Marquee Left side adjacent to the Main Hotel Building.