

## **DESIGN & ACCESS STATEMENT FOR:**

Listed Building Consent application for proposed internal alterations for aircon works.

Location: **The Red Lion, 3 College Street, Petersfield, GU31 4AE**

CLIENT: JD Wetherspoon PLC

### LISTING

Entry Number 1093577

Grade II

COLLEGE STREET 1. 1501 (East Side) No 1 (The Red Lion Hotel) SU 7423 3/58 29.7.49. II GV 2. Early C18 building of 2 storeys, 4 windows. Tiled roof of moderate pitch, hipped at right and with wide, central gable, holding blocked round opening, over slightly projecting 2-bay section. Brick dentil cornices, plastered walls with band at 1st floor. Widely spaced windows, those on 1st floor sashes with glazing bars in moulded frames. Ground floor right window a recessed sash with glazing bars. 2 inner ground floor windows round bays with classical detail. Between these modern door in Doric porch with fluted columns and moulded and modillioned cornice. Extra door inserted at left with porch copied from central one; and modern casement window alongside. Early C19, 2-storey, 3-window addition at left under low-pitched, hipped slate roof. 1st floor window detail similar to original house including a central, oriel bay. Ground floor windows early C19 sashes with delicate glazing bars. 5-window return to Heath Road and a further annexe of late C17 date, 2 storeys but lower. This has 3 windows and a recess holding a Sun Assurance plaque on 1st floor, 4 windows on ground floor. Tiled roof of moderate pitch, hipped at left, with moulded wood eaves cornice. Plastered front. Modern casements on 1st floor, horizontal sliding sashes on ground floor. Forms a group with Nos 34 and 36, High Street.

Listing NGR: SU7484423298

### USE

The site currently operates as a bar/restaurant and is located within the Town Centre. It is surrounded by various other bars & restaurants.

The application proposes to address heating issues as the property is struggling to retain heat produced by the existing radiators alone, but without changing the overall character of the building.

## AMOUNT

The works are limited to the provision of ceiling extract & supply air transfer grilles in the main (ground floor) trading area and a preparation room in the kitchen & will not affect the building's elevational treatment or character.

## LAYOUT

The proposals comprise providing new ductwork from above the ground floor ceiling, in between the existing first floor joists, so that small apertures can be used to ventilate and heat the affected areas. There will be associated mechanical equipment to provide this heating and cooling, however this will be housed behind an existing louvre (onto Heath Road), together with some additional ductwork within the vacant first floor areas.

There is no intention to remove any of the building fabric at all. The floorboards have always been laid loose on the first floor and will be retained. However, we seek to add insulation within the first floor structure to assist with the heating and cooling generally. All of this work will be carried out from above. The proposed works are also designed to be reversible, so that the equipment could be removed at a later date & the ceiling's roughcast plasterwork made good if required.

## SCALE

The proposed internal works do not change the current scale of the building, and the original listed building is not affected by the proposals.

## APPEARANCE

The proposed works are designed to be sympathetic to the existing details, creating a welcoming environment for the building's users.

## ACCESS

The proposed works have no impact upon accessing the property.