PAUL STEVENS ARCHITECTURE LTD

NEWTON HOUSE

ENTRANCE GATE

DESIGN AND ACCESS STATEMENT

HERITAGE STATEMENT



SITE ADDRESS:	Newton House, Warminster Road, South Newton, Salisbury, Wiltshire, SP2 0QD
SCHEME:	New entrance gates (as part of external restoration & conversion into family home PP-11402736)
DATE:	17/03/2023

JOB NO. 985

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SITE

Newton House
Warminster Road
South Newton
Salisbury
Wiltshire
SP2 0QD

APPLICANT

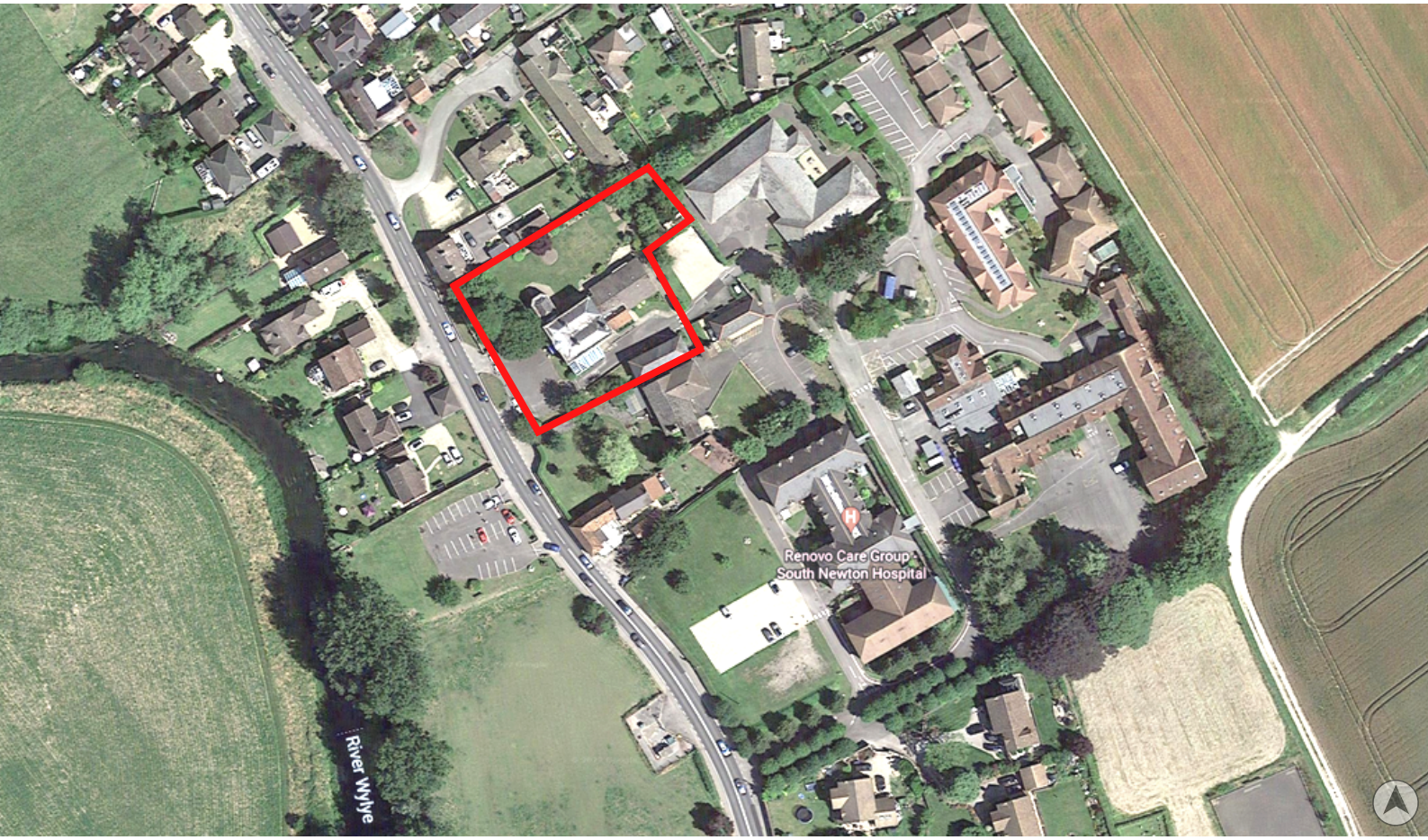
Mr Ahmed
325 Hanworth Road
Houslow
TW3 3SE

AGENT

Paul Stevens Architecture Ltd
Unit 3 Boathouse Meadow Business Park
Cherry Orchard Lane
Salisbury
Wiltshire
SP2 7LD

TEL: 01722 349384
EMAIL: admin@paulstevensarchitecture.co.uk

FIG.1 SATELITE LOCATION PLAN



INTRODUCTION

1.0

1.1 This design and access statement has been produced to assist with seeking consent for the extension of the front boundary wall and construction of two new electric vehicle access gates and one foot gate and layby to Newton House, a Grade II listed building within South Newton. The building was listed in May 1986.

1.2 This application falls under the works approved and undergoing to restore Newton House and revert it back into a family home. Applications PL/2022/05769 and PL/2022/05442 detail these works.

1.2 The application site is located within the small village of South Newton as defined by the core policies 1,2 and 33 of the Wiltshire Core Strategy (pg. 8). Development in small villages is generally not supported due to being less sustainable than the larger villages. However, in this case, the site is a former care home and is located close to the other residential properties. The works are part of its conversion back to residential and it does not increase the building's footprint.

1.3 The site relates to a large detached building, formally used as a care home in conjunction with South Newton Hospital, which is located to the Northeast of the site. The properties have since been split and are now delineated by a fence.

1.4 The entire site measures 762m squared (0.5 acres)

HERITAGE DESIGNATIONS

2.0

2.1 South Newton is a village and civil parish about 4 miles northwest of Salisbury, Wiltshire. It is on the East bank of the River Wylye, which defines much of the western boundary of the parish.

The house became a nursing home in 1981. Previous to this, it was originally a private residence.

LISTED BUILDING

2.2 Listed Building Grade II Listed Entry No: 1182808. First Listed 21 May 1986

Listing NGR: SU0867434459

Grade II Building, now dwelling. Yellow Flemish bond brick, Welsh slate hipped roof, brick stacks. Square. Two-storey, 3-window symmetrical front. Centre bay projects slightly with open segmental pedimented Doric portico and half-glazed door up six stone steps, 16-pane sash to left and 2-light casement replacing sash to right. Three-brick plat band to first floor; three 16- pane sashes, moulded brick eaves cornice and pediment with lunette to centre bay, plain brick blocking course. Right return is flint and brick with attached early C20 conservatory enclosing French windows, two 16-pane sashes to right and to first floor. Left return has 16-pane sashes, late C19 canted bay and 18-pane stair window; all openings with segmental heads. Rear has single storey flint and brick extension with casements and tiled roof. Interior: doors with 6 moulded panels in moulded architraves, window shutters.

CONSERVATION AREA

2.3 This property is not located within a Conservation Area however, it is apart of special landscape areas consisting of Wilton, Salisbury, Warminster and Amesbury.



FIG.2 LOCATION & LISTED BUILDINGS PLAN

PLANNING HISTORY

3.0

1980 NEWTON HOUSE

3.1 Newton House

In 1989 the barn/outbuilding was submitted for demolition however this was refused as it is part of the curtilage of a listed building grounds.



FIG.3 AERIAL IMAGE OF ENTIRE SITE

PLANNING APPLICATIONS

Planning No: PL/2023/02775
Decision Date: 24/07/2023 Approved with Conditions
Proposal: Extension to the front boundary wall including two gates for vehicle access and one footgate

Planning No: PL/2022/05769
Decision Date: 17/11/22 Approved with Conditions
Proposal: Internal and external alterations to facilitate the conversion back to a residential property.

Planning No: PL/2022/05442
Decision Date: 17/11/22 Approved with Conditions
Proposal: Internal and external alterations to facilitate the conversion back to a residential property.

Planning No: PL/2021/08016
Decision Date: 10/13/2021 Recommendation Made
Proposal: Change of use from Class C2 (Residential Institution) to Class C3 (Private Residential Dwelling)

Planning No: S/2003/1414
Decision Date: 08/08/2003 Approve with conditions
Proposal: Of existing barn/store to occupational therapy

Planning No: S/2002/0200
Decision Date: 04/30/2002 Approve with Conditions
Proposal: Demolition and Replacement of storm damaged Conservatory

Planning No: S/2002/0308
Decision Date: 04/30/2002 Approved with Conditions
Proposal: Replacement of storm damaged conservatory

Planning No: S/2002/0307
Decision Date: 03/27/2002 Approved with Conditions
Proposal: Erection of conservatory

Planning No: S/2001/0091
Decision Date: 02/22/2001 Approved with Conditions
Proposal: Extension to office accommodation

Planning No: S/2000/0947
Decision Date: 07/14/2000 Appcon
Proposal: Demolition of Existing bay window and extension of Sitting Room and Lift Installation

PLANNING APPLICATIONS

Planning No: S/2000/0946
Decision Date: 07/14/2000 Approved with Conditions
Proposal: Demolition and replacement of existing single storey extension

Planning No: S/1999/1906
Decision Date: 02/04/2000
Approved with Conditions
Proposal: To convert owners bungalow to nursing home accommodation

Planning No: S/1992/1747
Decision Date: 02/02/1993
Approve with conditions
Proposal: Replacement of dilapidated barn and window replacement and formation of additional residents lounge in coach house

Planning No: S/1989/0836
Decision Date: 10/11/1989
Refused
Proposal: Erection of building for 17 no. elderly persons grouped accommodation units as an extension to Newton House nursing home and demolition of the existing barn

Planning No: S/1989/2074
Decision Date: 01/10/1990
Approve with conditions
Proposal: Construction of 14 no. elderly persons grouped accommodation units as an extension to Newton House nursing home

Planning No: S/1983/1313
Decision Date: 12/14/1983 Refused
Proposal: Erection of 2 dwellings and 2 garages and construction of new access

Planning No: S/1981/0872
Decision Date: 09/02/1981
Approve with conditions
Proposal: Change of use to registered nursing home



FIG.4 ENTIRE SITE, AIREAL VIEW



FIG.5 ACCESS ROAD TO NEWTON HOUSE OFF A36

WILTSHIRE CORE STRATEGY POLICES

CP1 - Settlement Strategy

CP2 - Delivery Strategy

CP57 - Ensuring High Quality Design and Place Shaping

CP 58 - Ensuring the Conservation of the Historic Environment

PLANNING ACT 1990 - LISTED BUILDINGS & CONSERVATION AREAS

C 2 - Authoristation of works affecting Listed Buildings

C 5 - Prevention of Deterioration and Damage

NATIONAL PLANNING POLICY FRAMEWORK

Achieving well designed places

Meeting the challenge of climate change, flooding and coastal change

Conserving and enhancing the historical environment

Facilitating the sustainable use of materials

Flood Risk Vulnerability classification

DESCRIPTION

4.0

4.1 Newton House is a detached house located within the original South Newton Hospital grounds in the 1980s. The grounds also contain an outhouse, which was previously a barn, that was converted into occupational theory rooms for existing patients of the hospital and healthcare centre.

4.2 It is a Grade II Listed building dating back to 1840 and is made up of yellow, Flemish bond brick elevations and a welsh slate, hipped roof.

4.3 The majority of the original building has been retained whilst the changes that have been made to the building, in the form of extensions and a new conservatory, have attempted to replicate the existing house. This has been done with various degrees of success.

4.4 The front elevation is a two-storey, 3 window symmetrical front with a half-glazed entrance door up 6 stone steps. It has a pedimented Doric portico, creating a porch over the front door.

4.5 The original Newton House building is constructed from fisherton grey brick bonding. Quoins are located only on the front elevation with brick string coursing around the top section of the building.

4.6 The original conservatory was built around 1947 but was replaced in 2002 with the current structure after storm damage. It is built with yellow manufactured bricks in a stretcher bond which is a poor match to the existing brick of Newton House. The windows are powder coated aluminium.



FIG.6 FRONT ELEVATION, 2022



FIG.7 SIDE ELEVATION, CONSERVATORY VIEW



FIG.8 OUT HOUSE ELEVATION, SIDE VIEW



FIG.9 OUT HOUSE RIGHT SIDE ELEVATION, FROT VIEW

4.7 The outbuilding which is South of Newton House is constructed of flint and local Chilmark stone with slate roof tiles. This ties in with the aesthetic and time period of the original parts of the building but it has been considerably altered on the North elevation in the 20th Century.

4.8 Quoins are on the North elevation of the outbuilding with keystones and lintels in cement render and probable date from the conversion to an occupational therapy room.

4.9 There are 3 sets of casement windows with horizontal UPVC panelling below with a window pane down to floor level on the front elevation which are more recent and have been surrounded in render and scored to look like coursed stone.



FIG.10 OUT HOUSE ELEVATION, FRONT VIEW

SOUTH NEWTON HISTORY

5.0

1840 TO 1981

5.1 Several large new houses were built in the 19th century, all East of the road. This included Newton House; a white brick house built in 1840 incorporating a reset doorcase of an earlier date.

5.2 A new vicarage house was built North of the church. It was extended in the 1980s and renamed Glenside Manor before being used as a nursing house in 1993.

NURSING HOME & HOSPITAL HISTORY

5.3 Newton House originally shared its land with the South Newton Hospital. Newton House first changed its use to a registered nursing home in 1981.

5.4 The existing large extension at the back of Newton House was constructed for 14 no. elderly persons' accommodation units as a part of the nursing home.

5.5 Newton House became Glenside Manor Healthcare in conjunction with Glenside Hospital being built in 2004.

NURSING HOME & HOSPITAL HISTORY

5.6 In 2003 the Existing barn/store was given full permission to change its use to occupational therapy solely to serve the needs of the existing residents and patients of Glenside Manor Healthcare

5.7 Newlands nursing home was located to the south of Newton House by 1999 and since has become a privately owned dwelling. This is due to the land being divided up into Newton House, Newlands, Pembroke House, Glenside Manor, The Old Vicarage, Grove Side Manor, South Newton Hospital and The Bell Inn. Many of these sites are used as care homes/nursing homes and hospital facilities with the exception of a few.

- 1900s Site Boundary
- Current Site Boundary



FIG.11 SOUTH NEWTON HOSPITAL AND NEWTON HOUSE LAND



FIG.12 GLENSIDE MANOR, SOUTH NEWTON, 2009



FIG. 13 SOUTH NEWTON HOUSE & HOSPITAL LOCATION, 1844 TO 1888

5.7 In 1844, shown in fig.13, Newton House and barn are located and remained housing until 1981 it was converted into a nursing home.

5.8 The original conservatory of Newton House was built around 1947 as shown in fig. 21 but was demolished and replaced in 2002 according to Wilshire Planning after storm damage to the original timber conservatory.

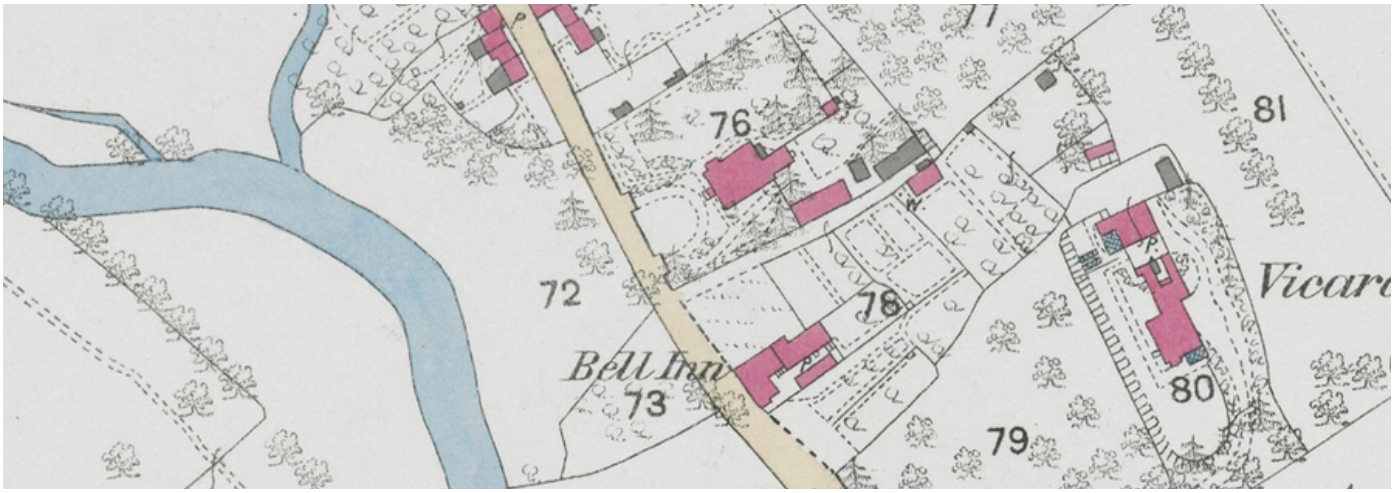


FIG.14 SOUTH NEWTON HOUSE & LAND, 1844 - 1888

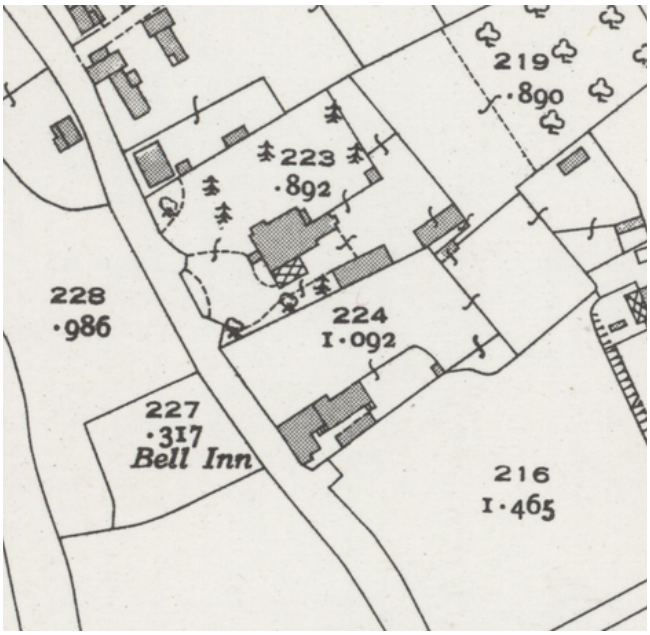


FIG. 15 SOUTH NEWTON SITE MAP, 1947



FIG.16 SOUTH NEWTON SITE MAP, 2019

ASSESSMENT OF SIGNIFICANCE

6.0

6.1 The property is grade II listed and located on the east side of the A36 in South Newton. The property has existing vehicular access, parking and plenty of amenity space.

6.2 The application site is located North West of St Andrews Church and therefore falls within its parish.

6.3 The original part of the house is constructed of fisherton grey flemish bond brick and welsh slate, hipped roof.

6.4 The front elevation of the house has a central bay which projects slightly with an open segmental pedimented Doric portico.

6.5 The site relates to a large detached building used as a care home in conjunction with South Newton Hospital which was erected in 2004.

6.6 Newton House has been vacant and unused it is an ex-care facility which has had a few extensions to the existing building over a period of time.

6.7 This proposal is seeking consent to extend the front boundary wall and install two electric vehicle gates and a foot gate, to support works PL/2022/05769 and PL/2022/05442 to revert the property to a family home.



FIG. 17 AERIAL VIEW AND SURROUNDING CONTEXT, 2022

SCOPE OF WORK



FIG. 18 NEWTON HOUSE WEST ELEVATION WITH NEW WALL AND GATES

7.0

This section refers to *PP-12395520* which proposes an extension to the front boundary wall including two new vehicle gates, a foot gate and layby. Please refer to drawings *985-22A Existing Entrance* and *985 - 26F Proposed Entrance Gate Sliding*. These works are related to the renovation and conversion of the property into a family home as specified in PL/2022/05769 and PL/2022/05442.

EXISTING

7.0 The boundary wall to the left of the property compromises a checked pattern of limestone (Chilmark?) and decorative flint. The boundary wall to the right of the property compromises a stone block façade to the front and a matching render to the rear.

PROPOSED

7.1 The new wall will provide security and privacy to the property. The gates will prevent vehicles from using the space for turning, giving the owners control of their property. It will also provide physical protection, particularly for children in the family, as it separates the property from the main road. Furthermore it will distinguish the property as a home, rather than as a care home as before.

7.2 The boundary wall to the front of the property, which runs alongside the A36, will be extended. It will be at the same height as the existing wall but will be set back by 6m to allow cars to pull in front of the gates and off the carriageway safety in the proposed layby. It will consist of a block or brick core and finished in matching Chilmark stone using a lime mortar. The wall shall be capped with stone in a matching style.

7.3 Pillars will support the gates and compromise a block or brick core finished in Chilmark stone. They will match the existing pillars in material and form.

7.4 Two electric vehicle gates will provide vehicle access to the site. The private drive will aid road access, especially as there is sufficient room to turn vehicles within the drive, allowing the cars to enter and exist through either of the gates. This avoids reversing into the main road which is hazardous.
The 4m wide gates will be finished in an understated grey, painted timber with a dark grey metal frame. The colour shall be coherent with the decorative flint on the left-hand side boundary wall and the retaining verge wall. The gates are arched similarly to the window lintels on the main building for continuity.

7.5 A central foot gate will allow access for pedestrians. The central grass verge will be narrowed to allow room for a footpath to access the footage.

7.6 The whole structure is symmetrical to fit the style of the main building's front façade.

7.7 Given the topography of the site the height of the new wall and gates do not adversely impact the view of Newton House in its elevated position.

7.8 We believe this will be an improvement on the current situation



FIG. 19 EXISTING WALL TO FRONT OF PROPERTY (LEFT), 2022



FIG. 20 EXISTING WALL TO FRONT OF PROPERTY (RIGHT), 2022

CONCLUSION

8.0

8.1 The proposal is to extend the front boundary wall and add two vehicle access gates and one foot gate.

8.2 Overall, the proposal will be beneficial to the continuing use of a listed building.

8.3 The site has changed over its lifetime, with much of the land that originally came with the house being used for the development of South Newton Hospital.

8.4 There are no changes to the scale and materials, with no significant impact on the listed building or neighbouring amenities.

8.5 It is considered to be in accordance with the Core Policies of the Wiltshire Core Strategy, Planning Act 1990 and aims of the NPPF as mentioned in 3.0

APPENDIX

9.0

DRAWINGS

Existing Entrance	985-22A	A1	Newton House, South Newton
Proposed Entrance Gate Sliding	985-26F	A1	Newton House, South Newton

SOURCES USED IN REPORT

10.0

PUBLICATIONS

Andrew Minting, Conservation Officer Report

WEBSITES

Wiltshire Council - Planning Applications

HistoricEngland.org.uk

British-history.ac.uk/achieves

MAPPING CONSULTED

Ordnance Survey Maps: 1888, 1947, 2019

Google Maps, Street View

National Library of Scotland Maps

CONSULTANTS

The UK Electric Gate Company