

**Statement of Significance  
The Balcony at  
The Royal Apartments,  
Sea Front,  
Hayling Island,  
PO11 0AD**

**September 2023**

**Prepared for  
Havant Borough Council,  
Civic Centre Road,  
Havant,  
PO9 2AX.**



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Surveying - Architectural - Historic Building -  
Consultancy

### **Introduction**

The purpose of this report is to provide a Statement of Significance to support a listed building application for urgent repair works to **front balcony** structure of The Royal Apartments, Sea Front, Hayling Island. No other parts are included within the works

This document has been written by Reynolds Associates on the instructions of the owners and management company of The Royal Apartments. The works are based on a previous condition report again undertaken by Reynolds Associates, a copy of which is included within the application documentation.

The building known as The Royal Apartments was formerly known as The Royal Hotel prior to conversion in to private apartments around 1999. It has Grade II status and sits in a very prominent position overlooking the sea front.

### **The Nature of the Proposal**

Previous interventions often with unsympathetic & inappropriate measures have left the balcony structure in a very poor condition, where mostly through poor detailing water ingress has taken place causing decay to a number of elements. The structural condition gives cause for concern, where it is feared that without urgent intervention, the asset will continue to deteriorate with failure being a distinct possibility. This gives rise to major health and safety implications with a foreseeable duty of care liability on the owners and management company. It should be remembered that the balcony is directly next to a public highway.

To undertake urgent repair works to **balcony structure** only, including additional structural support to failing roof members, to replaced decayed timber members both structural and decorative, repair masonry floor deck, repairs to various metalwork elements, preparation and decoration to previously painted elements, good practice pro-active maintenance procedures will help preserve the integrity of the building & asset.

### **Planning and other relevant policies**

National Planning Policy Framework - NPPF

Havant Borough Council Local Plan Policies:

Policy CS11 of the Core Strategy

Policy CP16 (1a)

Policy DM20

Other Guidance

Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment and Historic England Advice Note 12: Statements of Heritage Significance.

The application & works will be undertaken using the guidance & recommendations described within BS 7913:2013

The conservation philosophy of minimum intervention, maximum retention of historic fabric & reversibility of works are to be employed on this project.

### **References**

The listing documents from are as follows -:

Historic England Official listing text

Official list entry

Heritage Category: Listed Building

## Statement of significance

Grade: II

List Entry Number: 1340185

Date first listed: 26-May-1976

Statutory Address 1: THE ROYAL HOTEL, THE BEACH

## Location

Statutory Address 1: THE ROYAL HOTEL, THE BEACH The building or site itself may lie within the boundary of more than one authority.

County: Hampshire

District: Havant (District Authority)

Parish: Non Civil Parish

National Grid Reference: SZ 71247 98946

## Details

SZ 79 NW HAVANT THE BEACH Hayling Island 26.5.76 The Royal Hotel 9/11 II

Former hotel, continued in use by a London Borough, for its local people. Circa 1825. Painted brick, stucco features, and a slate roof. Symmetrical front (south) of 3 storeys, 2.2.3.2.2 windows, each unit marked by plain pilasters and the projecting centrepiece (with an early C20 westward extension of 5 attic above 4 windows). Brick walling in Flemish bond, rubbed flat arches, arched openings to (the original) ground floor; stucco cornice, with a blocking course (or parapet) raised above the centrepiece as a low pediment, 2nd floor band. Sashes in reveals (mostly Victorian). The feature of the building is a 1st floor cast-iron balcony across the 3 middle units, mocked at the ground floor by a continuous modern glazed porch across the whole of the old front, The central doorway has a fanlight above double ½-glazed doors.

Listing NGR: SP7494405778



## Historic Environmental Records

### HER ID: 6813, The Royal Hotel

HER Summary: Hotel (1815 AD-1835 AD)

HER Category: Historic building

HER Web Link: No link available

## Investigation Activities

- Type: Bibliographic Reference

Description: Listed as a Combined Operations Training Establishment on [www.combinedops.com/Training](http://www.combinedops.com/Training)

Date Range: 2000 - 2015

## Historic Events

- Type: Listing

Classification: Hotel

Form: No information available

Description: Former hotel, continued in use by a London Borough, for its local people. Circa 1825. Painted brick, stucco features, and a slate roof. Symmetrical front (south) of 3 storeys, 2.2.3.2.2 windows, each unit marked by plain pilasters and the projecting centrepiece (with an early C20 westward extension of 5 attic above 4 windows). Brick walling in Flemish bond, rubbed flat arches, arched openings to (the original) ground floor; stucco cornice, with a blocking course (or parapet) raised above the centrepiece as a low pediment, 2nd floor band. Sashes in reveals (mostly Victorian). The feature of the building is a 1st floor cast iron balcony across the 3 middle units, masked at the ground floor by a continuous modern glazed porch across the whole of the old front. The central doorway has a fanlight above double 1/2 glazed doors.

Date Range: 1815 - 1835

- Type: Change of use

Classification: Military Training Site

Form: No information available

Description: Known to be the site of HMS Dragonfly, a Combined Operations "Suspense" Base for holding an training servicemen prior to invasion.

Date Range: 1943 - 1946

### **Historic Value**

The building does not appear on Havant Borough Councils List of Buildings of Interest, nor is it within one of 14 conservation areas of the borough.

The Royal Hotel is referenced in Havant Borough Councils *Coastguards Conservation Area Character Assessment* as one of several developments built following the construction of the first road bridge in 1824 in a bid to create a new sea side resort.

Hampshire County Councils *Integrated Character Assessment* makes reference to Hayling Island and its environs, where the Hayling Island Coastal Plain quotes *Leisure interest in the coast from late Georgian times sparked gradual development on south Hayling, first at Westfield with grand developments such as the Crescent and Royal Hotel and associated villas.*

The Royal Hotel is referenced in the Historic Environmental Records as noted within the extract above. It has the similar information to the main listing text with the added information that the building was requisitioned during the second world war as the Combined Operations Training Establishment for training and holding base prior to D-Day.

Pevsner makes a similar reference to the general town development and specifically notes *The Royal Hotel is a plain three-storeyed building with a present veranda* in the Hampshire edition of the Buildings of England series.

The building forms part of a mostly unrealised plan for the area, making it more unusual and distinctive. The balcony was clearly part of the original design, although with a number of interventions over the years, some of which no longer remain.

### **Communal Value**

Being a building with a prominent feature it is likely to remain in peoples memory's, it is reasonable to assume that the present building acts a local landmark for directions. As time passes, its living connection with D-Day is fading to in to history.

The rear elevation is much simpler concentrating on the more utilitarian aspects of the building, as such it is considered there is no loss or detriment to any communal significance from the works proposed.

### **Aesthetic / Architectural Value**

The balcony forms a strong focal point and can be considered the main centre of architectural interest the front elevation (sea facing) It is sufficiently noteworthy to be described within the listing text and the other publications noted.

### **Evidential Value**

It is considered there is no archaeological interest. They is possibly some industrial archaeological interest concerning the cast ironwork, demonstrating the skills and design of the period.

### **Significance**

The sum of the above all combines to produce an element of considerable architectural & historic significance. The loss of such an element would dramatically reduce the impact and identification of the whole building

It is considered that by the inclusion of sympathetic materials, maintaining the existing design there will be no loss of significance to the element or overall building.

### **Amount of Development**

The works are restricted to repair and maintenance ad described in the nature of the proposals section above. There will not be any new development.

Statement of significance

**Conclusion**

From the information produced as part the application it is considered the proposals are sympathetic to the building & surrounding environment, without detriment to either. The removal of unsympathetic & inappropriate elements combined with the undertaking maintenance & repair will help preserve the integrity of the building & asset.

M.D.Reynolds  
Reynolds Associates

Sept 23

End