

HERITAGE STATEMENT

Proposed works at Flat 7, Royal Apartments, Seafront, Hayling Island PO11 0AD

Heritage Asset: THE ROYAL HOTEL, Grade II Listed, UID 1340185

Significance: Probably built around 1820 as a hotel but converted to flats in the 1990's, the Royal is a distinctive landmark on Hayling seafront. The character of the building has been maintained in line with its history as a Georgian building with Victorian and later additions.

Setting: The location is now badly in need of regeneration. In particular, the adjacent Royal Shades, also listed, has been derelict for many years and blights the area. Ineffective primary legislation and/or inaction by the local authority must underlie this.

Proposed Works: This application seeks to replace 6 existing single glazed sash windows on the north side of Flat 7 with new hardwood sash windows including slimline double glazing. The existing windows are in poor condition with peeling paint, defective sealing, rot and damaged mechanisms. While some windows might be repairable, a uniform result, improved thermal efficiency and a long term solution will only be obtained if all are replaced including double glazing. The replacements would be externally indistinguishable from the existing windows and blend with others in the building. Secondary double glazing, currently installed, has proved unsatisfactory making cleaning and opening of the sash windows difficult. Because of the large air gap, thermal efficiency of secondary double glazing is also very poor. Consent has already been given for new slimline double glazed windows on both the north and south sides of the Royal, (APP/11/01755 and APP/20/00783 - on the south side of Flat 7). The north side of the Royal is the colder and good thermal efficiency there is most important.

All windows in the building are wooden sash windows of similar design. Each owner is responsible for their windows. The history of the windows is unknown but they were probably installed during conversion to flats.

Impact: While the proposed development would be visible from the north, the external appearance of the new windows would be effectively identical to the existing, preserving the character of the building, remedying ongoing deterioration, improving thermal efficiency and appearance and fully responding to the true spirit of conservation.

Justification/Mitigation: Directors of Seafront Management, responsible for the Royal, support this application which would benefit and improve the heritage asset. Details are also available of other repairs or replacements since conversion.