

## **Senior Conservation Officer – Support**

### **Site Address – Flat 7, Royal Apartments, Sea Front, Hayling Island**

#### **Site**

The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east – west. The block of three storey apartments to which Flat 7 belongs, have open views of the Beachlands foreshore area and the Solent.

The building itself is Grade II listed and is built in a Georgian style. Formerly a Hotel the building is now used as residential apartments.

#### **Legislative and Policy Context**

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

## **Assessment**

The general principle is that within the historic envelope windows of appropriate design should be retained and repaired where necessary. Where beyond economic repair or of inappropriate design, replacements should be designed to reflect the architectural character of the building. In order to achieve an appropriate visual appearance and achieve an authentic narrow glazing bar design, single glazed windows are normally needed. Thermal efficiency and condensation issues being addressed through the use of secondary glazing.

Outside the historic core, the objective is to achieve windows of compatible design to complement those within the main building, as appropriate. It is acknowledged, that in new build elements, closer adherence to the current higher thermal standards is needed.

The proposal in this case is to replace the two windows on the south facing elevation which are beyond economic repair bring very heavily weather damaged, with new, timber slim double-glazed units to minimise the impact on the window profile.

Normally, the use of slim double glazing would not be supported as this does not truly reflect the historic character of the building and can have a harmful visual impact with inappropriate glazing bar detailing. However, the proposed joinery details have been provided and include full scale drawings of the window profile and they appear to be well designed with full glazing bar, horns and thin frames. Based on this and the other determining factor which is the location of the building and in particular the south elevation in a very exposed position on the coast, the proposal is supported.

Conclusion – No Objection based on submitted plans and joinery details.

Rachael McMurray 18/11/20