

Heritage statement - Flat 7, Royal Apartments, Sea Front Hayling Island

Name: THE ROYAL HOTEL

Designation Type: Listing

Grade: II

List UID: 1340185

Building

- Understood to have been built in 1820s as a hotel and converted to residential apartments in 1990s, this building forms a distinctive landmark on the sea front of Hayling Island
- The character of the building is maintained in line with its history as a Georgian building with multiple Victorian and later additions. The building has few visible modern features.
- If required, the directors of the Sea Front Management co will be able to support with examples of other repair or replacement works done with consent in the building over the past three decades

Windows

- All windows in the building are sash windows of a relatively consistent design, and the owners of each flat are responsible for their own windows.
- Our application seeks consent to replace the existing, heavily weather-damaged windows with new hardwood sash windows, where the appearance from ground view will be indistinguishable from the original (and other new) windows all in the same style.
- Our apartment is on the second floor and these are two of 15 windows of a similar size along the floor on the South side.
- Applewood Joinery are specialists in building sash windows including many projects where appropriate design for listed buildings has to be taken into account: their team are available for consultation if required by the planning officers.

Considerations

- Would the proposed development be visible from any public viewpoint?
 - The windows are visible from the sea front.
- Would the proposed development involve loss or change to any original features?
 - The appearance of the new windows would be effectively identical as seen from the ground, and of course an improvement in the sense that the current frames appear tatty due to wood rot and inability to keep up painting work due to this damage
- In conclusion we are seeking as far as possible with the joinery to replace these windows with the highest quality materials and implement a design which preserves the character and appearance of the building.

South aspect of The Royal Apartments, indicating our two South facing windows:



Photos

Wood frames, particularly exterior, judged beyond repair throughout:





General view of current window style (modern internal secondary glazing to be removed):



