

Ward Court
65 Sea Front
Hayling Island
Hampshire

Heritage Statement: Proposed Refurbishment

AH Project Ref: AH842
AH Report Ref: AH842/1

May 2019



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SUMMARY

PROJECT NAME: WARD COURT: PROPOSED REFURBISHMENT
LOCATION: 65 SEA FRONT, HAYLING ISLAND, HAMPSHIRE
NGR: 471080, 98982
TYPE: HERITAGE STATEMENT

In April 2019 Armour Heritage was commissioned to complete a heritage statement regarding the proposed refurbishment of a residential block at Ward Court, 65 Sea Front, Hayling Island, Hampshire, centred on NGR 471080, 98982. The Site comprises a five-storey residential block of later 20th century construction situated on Sea Front, facing Hayling Bay and beachfront and separated from it by a rough track and an area of grass which includes a second parallel minor road and several beach huts. Ward Court lies adjacent to Norfolk Crescent, a three and a half and four-storey residential terrace constructed over two phases in c. 1825 and the later 19th century in brick and stucco. The Site is not situated within a Conservation Area, the closest being Coastguards Conservation Area which lies some 240m to the west.

This heritage statement presents an overview of the Site and an appraisal of the likely impacts of the refurbishment on the setting and significance of the nearby heritage assets, with particular emphasis on the adjacent Norfolk Buildings. The potential for buried archaeology at the Site will not be assessed within the remit of this document as it is designed to address specific concerns raised in the Pre-application consultation response.

The detailed assessment completed for the Listed Building has concluded that the significance of Norfolk Terrace will derive primarily from the historic, architectural and aesthetic value of its standing structure, along with a major contribution relating to its seafront location. Currently the setting of the Listed Building includes very mixed urban architecture, including the historic Royal Hotel to the east and the Site to the west. Ward Court offers an architectural and temporal juxtaposition, describing differing phases and style of seafront development in relation to the periods in which they were completed. Significant elements of setting to the Listed terrace were, however, found to be in poor and shabby condition during the site visit, including the exterior of the property and its immediate surroundings which included dumped furniture and abandoned decaying vehicles. These elements detracted from the significance of the Listed Building's setting to some degree, as does the rather unattractive and tired nature of Ward Court itself.

The planning proposal seeks to refurbish Ward Court and add a recessed 6th floor, which is assessed to offer an improvement to the Listed Building's setting on a number of levels, both through design and aesthetic, and through the general improvements to the vicinity that remodelled development will bring. At the same time the refurbished building will not have a significant visual impact on the Listed Building as its scale and mass are broadly similar to that of the extant Ward Court, with the additional upper (6th) floor recessed to break the increased height of the frontage, resulting in a proportionate structure in the context of the Listed Building.

In consideration of the magnitude of change affected by the proposed redesigned building and with regard to the criteria set out in Table 1, it is assessed that the measure of change/harm is Negligible, that is to say, "No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset".

This assessment follows national and local planning policy and guidance set out in the revised NPPF, the Local Plan and guidance notes issued by Historic England and the ClfA.

1. INTRODUCTION

Outline

- 1.1. In April 2019 Armour Heritage was commissioned to complete a heritage statement regarding the proposed refurbishment of a residential block at Ward Court, 65 Sea Front, Hayling Island, Hampshire, centred on NGR 471080, 98982, and referred to hereafter as 'the Site' (Fig. 1).
- 1.2. The Site comprises a five-storey residential block of later 20th century construction situated on Sea Front, facing Hayling Bay and beachfront and separated from it by a rough track and an area of grass (Plate 2) which includes a second parallel minor road and several beach huts.
- 1.3. Ward Court lies adjacent to Norfolk Crescent (Fig. 2, LB6), a four-storey residential terrace constructed over two phases in c. 1825 and the later 19th century in brick and stucco.



Aerial view of Ward Court (left) and Norfolk Crescent (right)

- 1.4. The Site is not situated within a Conservation Area, the closest being Coastguards Conservation Area (Fig. 2, CA1), which lies some 240m to the west.
- 1.5. This heritage statement presents an overview of the Site and an appraisal of the likely impacts of the proposal on the setting and significance of the nearby heritage assets, with a particular emphasis on the adjacent Norfolk Buildings. The potential for buried archaeology at the Site will not be assessed within the remit of this document as it is designed to address specific concerns raised in the pre-application consultation response.

Pre-application consultation response

- 1.6. The pre-application advice letter issued by Havant Borough Council on 14th September 2018 (Ref. GEN/17/00976) addresses matters of heritage in Section 2 "The impact on the character and appearance of the area". This section states "There is a varied mixture of buildings and architectural styles along this section of the Sea Front. Ward Court does appear dated in terms of its design and materials and therefore in principle, there is no objection to the external

facade refurbishment to resolve problems of material decline and water ingress, which in turn will enhance the architectural appearance of the building”.

- 1.7. It continues “The building does sit adjacent to Norfolk Crescent which is a Grade II Listed structure of a Georgian design and unique half crescent arrangement. Whilst the presence of this building has been noted with the pre-application information, no heritage statement is available. I advise that this is important going forward as any substantial changes to Ward Court, such as those proposed, would have an impact on the setting of the adjacent listed building”.
- 1.8. In Section 3 “Proposed design”, the advice continues “There is some consideration for the Listed Building materials palette/arrangement...” going on to discuss issues of external design, materials/cladding etc.
- 1.9. The full text of the pre-application advice is set out in Appendix 2.

Scope, Nature and Structure of Report

- 1.10. Following this *Introduction*, the assessment begins at Section 2, providing a summary of the planning and development context within which this assessment has been undertaken. This identifies that an appreciation of context and the historic environment is embedded within relevant national and local planning policy.
- 1.11. Section 3 sets out the methodology that has been employed in developing the heritage statement. It explains how an assessment of the setting and significance of the Grade II Listed Norfolk Terrace will serve to inform the historic environment context to the Site. The nature and scope of the research is summarised, and the assessment process and criteria are explained.
- 1.12. Section 4 provides a broad historical assessment of the Site and its environs, which provides the historic environment context to the Site.
- 1.13. Section 5 addresses the significance of the Site in heritage terms, along with its contribution to the setting of the adjacent Listed Building.
- 1.14. Section 6 assesses the potential effects of the planning proposal on the setting of Norfolk Crescent.
- 1.15. Section 7 comprises a set of conclusions based upon the assessments in Sections 5 and 6.
- 1.16. Section 8 references the source material, written or otherwise, used during the completion of this assessment.

2. PLANNING POLICY CONTEXT

Introduction

- 2.1. There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

- 2.2. The assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2018);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015); and
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

- 2.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 2.4. Subsection (1) provides: “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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”.
- 2.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below:
- 2.6. Subsection (1) provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- 2.7. Subsection (2) states: “The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993”.
- 2.8. Subsection (3) states: “In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996”.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

- 2.9. The 2018 revision of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 184) as ranging from “...sites and buildings of local historic value to those of the highest significance,

such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation. In relation to this paragraph, the policy states in Footnote 62 “The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making”.

- 2.10. The NPPF states (para. 185) that: “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place”.
- 2.11. In para. 186, the policy states that “When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

Proposals affecting heritage assets

- 2.12. A key policy section within the NPPF (Paras. 189-192) states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.
- 2.13. The NPPF continues “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.
- 2.14. Para. 191 adds “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.

- 2.15. Of considerable importance to the planning process, para. 192 states that “In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

- 2.16. In respect of impact assessment, para. 193 sets out that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”. Para. 194 continues “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) Grade II Listed Buildings, or Grade II Registered Parks or Gardens, should be exceptional;
 - b) assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.
- 2.17. Footnote 63 in reference to bullet point b, above, refers to non-designated heritage assets, and considers them only in respect of their archaeological significance. It states “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”.
- 2.18. Of considerable importance is para 195 which states “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use”.
- 2.19. Paras. 196-199 set out additional policy in this regard: “(196) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (197) The effect of an application on the

significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (198) Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (199) Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.

- 2.20. Regarding designated areas, the 2018 issue of the NPPF sets out in para. 200 that “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.
- 2.21. It continues in para. 201 “Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”.
- 2.22. Finally, in para. 202, it is set out that “Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.

Planning Practice Guidance (PPG)

- 2.23. It is stated online (www.gov.uk/government/collections/planning-practice-guidance) that “Planning practice guidance will, where necessary, be updated in due course to reflect changes to the National Planning Policy Framework (the new version of which was published in July 2018)”.
- 2.24. This notwithstanding, the revised NPPF’s approach to heritage related planning matters has not changed significantly. Whilst the paragraph numbering within the previous NPPF has changed (and thus references in the former PPG are no longer accurate), it is considered that its advice and guidance remain valid in relation to the revised NPPF.

Local planning policy: Havant Borough Local Plan (Core Strategy) adopted March 2011

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

- 2.25. The policy states that: “Planning permission will be granted for development that:

4. 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".

3. METHODOLOGY

Guidance

- 3.1. This assessment has been carried out with reference to a number of guidance documents produced and/or updated by Historic England since 2008 and in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

- 3.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance as a result of any development.
- 3.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and conservation areas), but all of these refer to a heritage asset's significance.
- 3.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 3.5. The recommended *Steps* are as follows:
- 1. Understand the significance of the affected assets;
 - 2. Understand the impact of the proposal on that significance;
 - 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - 4. Look for opportunities to better reveal or enhance significance;
 - 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 3.6. Regarding the application process, the GPA offers the following advice: "Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

- 3.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 3.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.
- 3.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society”.
- 3.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

- 3.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

- 3.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

- 3.13. This *Step* provides a check-list of the potential attributes of a setting that it may be appropriate to consider in order to define its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;

- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

- 3.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 3.15. The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

3.16. Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

3.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

3.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment

- 3.19. This heritage impact assessment has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.
- 3.20. This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.

Limitations of data

- 3.21. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Copyright information

- 3.22. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 regarding multiple copying and electronic dissemination of the report.

Instruction and limitations of this report

- 3.23. Armour Heritage Ltd were instructed to complete a heritage statement regarding the proposed refurbishment of Ward Court, 65 Sea Front, Hayling Island, Hampshire.
- 3.24. This report is a response to a specific instruction for a specific end use, specific site layout regarding the historic setting as present at the time of the site visit on 18th April 2019 and the development proposal within the assessment framework on the date of issue. It is prepared for the sole use of the developer and their agents at the time of instruction.
- 3.25. For the avoidance of doubt, any duty of care to any other end users or third parties is specifically excluded. If a period of one year passes prior to commencing site operations or the planning framework for assessment is changed, then, a further survey or assessment may be required to ensure compliance with the statutory legal responsibility of the developers. Please contact Armour Heritage if there is any doubt.

- 3.26. The assessment assumes that buildings, settings or records have not been accidentally or intentionally removed or destroyed prior to survey or assessment and that evidence of historic remains have not been accidentally or deliberately removed prior to survey.
- 3.27. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed to remove evidence of archaeological remains.
- 3.28. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.
- 3.29. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, a new assessment is required to ensure its fitness for purpose, for which a fee is levied. Please contact Armour Heritage Limited for assignments at rob.ac@armourheritage.co.uk.

Documentary research

- 3.30. Detail of designated sites and monuments was acquired from Historic England's online National Heritage List for England (NHLE) and enhanced through further documentary research and site visits. Historic maps were acquired from Landmark's *ProMap* service and other sources as appropriate.
- 3.31. A synthesis of all relevant and significant information is presented below. A selection of Ordnance Survey and manuscript maps are illustrated in Figs. 3-7, whilst photographs taken during the site visit are presented in Plates 1-4 with additional images within the body text.
- 3.32. Initial studies comprised the consultation of readily available information from documentary and cartographic sources. The major repositories of information consulted comprised:

National Heritage List for England:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings;
- Registered Parks and Gardens; and
- Registered Battlefield Sites.

- 3.33. Other sources comprised:

- The National Archives;
- Heritage Gateway;
- havant.gov.uk;
- Available historic Ordnance Survey maps (Landmark/ProMap);
- Online sources, including ADS; and
- Site visit and photographic survey.

Assessment Process

- 3.34. Underlying the identification of significance is a considered assessment process, the aim of which is as far as possible to bring objectivity to bear on the understanding of historic value of the Site and its key sensitive receptors, in particular designated heritage assets, the setting of which, can be affected by any future development at the Site.

3.35. Individual buildings, features, places and areas are assessed as per the Historic England guidance set out above, but also in consideration of the following criteria:

- Historical development of the Site and its environs; and
- Identifiable historic relationships between the Site and its wider urban setting, including nearby heritage assets.

Assessment Criteria

3.36. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Substantial Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Slight Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Slight Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Substantial Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3.37. Table 2, below, establishes the importance of a heritage asset in line with national criteria.

Table 2: Value of Heritage Assets

Importance of heritage asset	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments

High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

4. SITE ASSESSMENT

Introduction

- 4.1. The assessment of the Site provides the context for a focused appraisal of the proposed development at the Site and any potential impacts which may result from the proposal. This assessment has been carried out in accordance with the methodology set out in Section 3 above.

The Site and its setting

- 4.2. The Site comprises the extant Ward Court residential block with associated parking and infrastructure, occupying a footprint of c. 3,160 sq. m.
- 4.3. Ward Court is a five-storey block of residential apartments constructed in the late 1960s and is situated adjacent to the Grade II Listed Norfolk Crescent (Fig. 2, LB6) which dates in part to c. 1825. Further Listed Buildings lie to the north of Sea Front on Stamford Avenue (Fig. 2; LB1, LB2) and to the immediate east of Norfolk Crescent (Fig. 2; LB4, LB5). The Site lies some 240m east of the boundary of the Coastguards Conservation Area (Fig. 2, CA1).
- 4.4. The building lies on the south side of Sea Front which extends west to Ferry Road and east to Rails Lane, running broadly parallel to the beachfront and Hayling Bay and representing the southern boundary of urban South Hayling in the area known as West Town.
- 4.5. The historical development of the Site and its wider setting is discussed in more detail in the sections below.

Elevation and geology

- 4.6. The extant building proposed for demolition at the Site lies at an elevation of 17m above Ordnance Datum (aOD). To the south of the building the land drops naturally to the beachfront.
- 4.7. The British Geological Survey (BGS) records the underlying geology of the Site as Wittering Formation - Sand, silt and clay, a sedimentary bedrock formed between 56 and 41.2 million years BP.

- 4.8. Superficial geological deposits are recorded as Storm Beach Deposits – Gravel, a sedimentary deposit formed between 2.6 million years BP and the present.

Site visit

- 4.9. The Site and its wider setting were visited on the 18th April 2019. The immediate setting to the Site and Norfolk Crescent was found, to its seaward side, to be very shabby and poorly maintained with items of dumped furniture and abandoned vehicles evident in several locations. Norfolk Crescent in particular was found to be poorly maintained outwardly.
- 4.10. A number of strategic views were assessed, and a full photographic record of the site visit was maintained, with key photographs presented as Plates 1-4.
- 4.11. Views in relation to nearby heritage assets, and into and away from the Coastguards Conservation Area were also assessed. These assessments will be discussed further below.

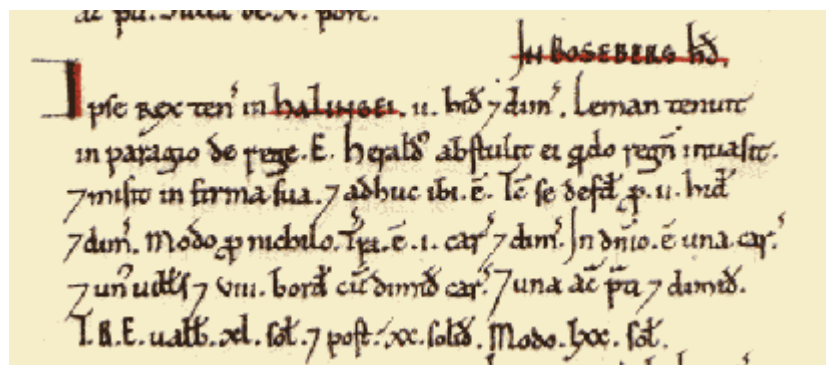
Historical context

Introduction

- 4.12. This section represents a brief, non-exhaustive historical background to the Site and its wider setting. Given the remit of this assessment, the historical development of the Site is focused primarily on historic periods.

Developmental history of the Site and surrounding area

- 4.13. The earliest documentary record of Hayling Island dates to AD956, where it is recorded as *Heglingaiga*, broadly translating as 'Island of the family (or followers) of a man called Hægel'. Hayling Island is subsequently recorded in the Domesday survey of 1086 as *Halingei* under three separate entries, with the first of these shown below (Mills 2003).



Domesday Book entry for *Halingei* (Hayling Island)

- 4.14. The King is recorded as holding 2½ hides of land, previously held of King Edward by Leofmann. Five hides are recorded at North and South Hayling under the ownership of the Abbey of St. Peter at Winchester with a further 12 hides held by the Abbey of Saint-Pierre of Jumièges, which included a salt pan and two fisheries (Williams & Martin 1992).
- 4.15. The hide derives from an Anglo-Saxon word meaning "family", and during the early medieval period referred to a land-holding that was considered sufficient to support a family, approximately equivalent to 12ha. The hide was more accurately a measure of value and tax

assessment, and different properties with the same hidage could vary greatly in extent even in the same county.

- 4.16. The settlement of South Hayling is not recorded individually by name until c. 1140, as *Hailinges*, with the same derivation as that described above (Mills 2003).
- 4.17. In the early 12th century, Bishop Henry de Blois and the monks of Winchester renounced their right to the manor in favour of Jumièges Abbey.
- 4.18. Various elements of the island's land holding were held by both the Crown and a number of notable families through the medieval period, and in 1539 Henry VIII granted Hayling manor and the site of Hayling Priory in 1541 to Holy Trinity College, Arundel, in exchange for the manor of Bury (Page 1908).
- 4.19. In 1548 the lands college were granted to Henry, earl of Arundel who passed them to his daughter Joan, wife of John Lord Lumley. She died without children and her husband subsequently passed all the estates to his nephew Philip, Duke of Norfolk, in 1579–80 (*ibid.*).
- 4.20. The area was subject to limited development during the later medieval and post-medieval period, growing during the later 18th and 19th centuries when it became fashionable to visit seaside resorts.
- 4.21. Further information pertaining to the historical development of the Site and its environs is set out below in the historic map regression and the detailed assessment of Norfolk Terrace.

Historic map regression: the developmental history of the Site and its environs

- 4.22. The study of historic maps can help to identify the evolution of the settings of sites and monuments, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or possibly lost to development or boundary change.
- 4.23. Below are descriptions of a number of historic maps consulted for this heritage statement and how their content illustrates the evolution of the Site and the wider urban landscape.

1610-11 John Speed's Map of Hantshire

- 4.24. John Speed's early 17th century map shows *Haling* within *Bosmere Hundred*, composed of three areas, with *Southwood* representing the south of the island and the area of the Site. No detail of the island's layout or any settlement is included (Nicolson 1988).

1844 South Hayling Parish tithe map (Fig. 3)

- 4.25. The South Hayling tithe map was completed by Charles Lewis of Havant, with the accompanying Apportionment compiled in 1843. The map includes waterbodies, houses, woods, building names, a hotel, a mill, a chapel, a vicarage and a coastguard station (Kain and Oliver 1995).
- 4.26. The plot containing the Site is sub-divided with a dashed line but is unnumbered and thus untithed.

- 4.27. The table below shows information from the tithe apportionment document relative to a small number of surrounding plots to add land use context.

Table 3: 1844 South Hayling tithe map

Plot No.	Plot Name	Landowner	Land Use	Interpretation
311	Richmond Crescent &c	William Bromley	-	Descriptive
315	Garden	William Bromley	-	Descriptive
322	Coach House &c	William Padwick	-	Descriptive
314	Norfolk Crescent	William Padwick	-	Descriptive
312	House &c	Charles Lane, William Padwick, Charles Osborn	-	Descriptive
313	Esplanade	Roads &c	-	Descriptive

- 4.28. Whilst undeveloped, the Site is situated in an area of the seafront which is clearly beginning to cater for tourists. Roads are developed in the area and the western half of Norfolk Terrace, appearing to represent modern Nos. 45-53, faces the sea close to the Royal Hotel, built in 1825 and the Shades Public House of similar date.
- 4.29. The tithe map appears to show that only the west end of Norfolk Terrace was built by this time although the List Entry text gives no indication of the terrace being a two-phase structure.

1867-81 1:2,500 Ordnance Survey County Series (Fig. 4)

- 4.30. The first edition OS map shows no development at the Site which forms part of a wider area of rough grass above the *Esplanade*. A degree of delineation is apparent at or close to the Site's modern boundaries and a path runs diagonally across it from northeast to southwest.
- 4.31. Some 165m west of the Site is *Marine View Survey House* whilst Norfolk Crescent to the east remains approximately half the length it is today. To the south of the Esplanade, close to the High Tide Line is a building with an enclosed garden shown as *The Lodge*.

1898 1:2,500 Ordnance Survey County Series

- 4.32. The 1898 map shows a formalisation of roads around the Site and along the front of Norfolk Crescent, which has been extended eastwards to its modern-day dimensions.
- 4.33. The Lodge is now shown as *Beachland Lodge* whilst much of the open area to the west of the Site is annotated *Golf Course*. Marine View Survey House is no longer extant, and a property shown as *Winhurst* stands in a similar location. *Royal Baths* are shown to the east of Beachland Lodge.

1909 1:2,500 Ordnance Survey County Series (Fig. 5)

- 4.34. There is no change evident at the Site in this early 20th century map, with only occasional isolated areas of additional development in the wider area.

1933 1:2,500 Ordnance Survey County Series (Fig. 6)

- 4.35. Whilst the Site remains undeveloped, limited building has been undertaken in the wider area, including the construction of Seager House School some 110m west of the Site.

1940 1:2,500 Ordnance Survey County Series (Fig. 7)

- 4.36. With the exception of the addition of a building at the Seager House School, no clearly identifiable changes are evident at the Site or in proximity to it.

1962-63 1:10,560 Ordnance Survey Plan

- 4.37. The Site remains undeveloped and its closer environs appear unchanged. Further development is, however, evident in the wider settlements of South Hayling and West Town.

1969 1:2,500 Ordnance Survey Plan

- 4.38. Additional housing has been developed in a small number of individual plots to the west of the Site, although the Site itself remains undeveloped. South Hayling has expanded and more tourism related facilities are evident including an Amusement park and Boating Lake some 350m east of the Site.

1991 1:10,000 Ordnance Survey Plan

- 4.39. By the issue of the 1991 OS map, Ward Court is shown as constructed. Whilst the 1969 map, described above, did not show the completed building, it was in fact constructed in the late 1960s.
- 4.40. More tourism related facilities have been constructed in the area, including new car parks and Hayling Park to the north of the Site.

Satellite imagery

- 4.41. The modern Google Earth sequence of satellite images covers the period 1999-2019. No significant developments at the Site or its closer environs is evident through the satellite image sequence.

5. DETAILED ASSESSMENT OF SIGNIFICANCE

Introduction and scoping

- 5.1. Initial studies of historic maps and images, the subsequent site visit and the information contained in the Pre-Application advice, have identified that the proposed development has the capacity to affect the setting and significance of the adjacent Grade II Listed Norfolk Crescent. The building proposed for demolition is not considered to represent a non-designated heritage asset.
- 5.2. Beyond this it was assessed that other designated heritage assets in the vicinity could be scoped out from further detailed assessment due to their locations being at appropriate distance from the Site and the screening nature of elements of the intervening built environment.

35-53 Norfolk Crescent (Fig. 2, LB6; List Entry 1091644)

Statement of significance

The heritage asset and its setting

- 5.3. The Grade II Listed terrace is recorded in the NHLE as constructed c. 1825. The historic map regression, set out in Section 4 above, has identified that only the western section of the terrace was built around this date. The terrace was extended at some time between 1879 and 1898, with the 1898 map the first to illustrate the completed terrace.
- 5.4. The Listed Building is generally constructed over three and a half or four storeys, including a number of occupied attics with dormers, and forms an incomplete arcing terrace design, terminating to the west, adjacent to the Site and lacking the western terminal building, seen as No. 35 at the east end (see below).



Norfolk Terrace, south-facing elevation

- 5.5. The Listed Building's setting comprises the built environment of South Hayling's seafront area, including a mix of historic and 20th century development of varying architectural merits.

Contributors to the significance of the heritage asset

- 5.6. Archaeological value: The Listed Building will derive limited significance from its historic fabrics which date to two phases of construction during the earlier and latter parts of the 19th century, with likely 20th century internal alterations.
- 5.7. A low level of archaeological value is assessed in relation to the Listed Building's overall significance.
- 5.8. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, derived from it representing an example of an early and later 19th century town planning, which here included the Royal Norfolk Hotel, designed to encourage visitors to the emerging seaside resort, typical of the Victorian period at a number of aspiring resort towns along the south coast and beyond.
- 5.9. The unfinished quality of the Crescent, despite an attempt to complete it in the later 19th century, attests to the fact that the expected resort status never quite came to pass at South Hayling.

- 5.10. It is assessed that the Listed Building's historical value offers a moderate to high contribution to its overall significance as a heritage asset.
- 5.11. Architectural value: Both extant phases of the Listed Building are constructed of brick and stucco under slate roofs. Whilst incomplete, the terrace aspires to the sweeping arcing design, typical of the Late Georgian style and possibly best described at locations such as London and Bath.
- 5.12. The Listed Building represents an attractive aesthetic, although it was found to be in a fairly shabby condition during the site visit, with abandoned furniture and vehicles along the land to its frontage seriously diminishing its current aesthetic.
- 5.13. Overall it is considered that its architectural value will contribute at least moderately to its overall significance as a heritage asset.
- 5.14. Communal value: The impression during the site visit was that much of the terrace forms flats or bedsits, and as such a limited communal value can be assessed relating to its provision of social housing.
- 5.15. Beyond this, its almost stand-alone nature on the never completed Victorian seafront represents an historical testament to the 19th century aspirations of the town planners, and as such will contribute to a sense of history and a sense of place for local people and visitors alike. A minor level of communal value is assessed.
- 5.16. Contribution of Setting: The seafront setting to the Listed Building contributes to its heritage significance, given that this seaside location represents probably the main reason for its construction and as such is considered a major contributor to its significance. Other elements of its setting, in particular the urban built environment within which it is located, are considered to contribute toward its overall heritage significance at a relatively minor level, given the very mixed quality of the architecture and design.
- 5.17. The run-down and very shabby nature of both the building and its immediate environs is considered to detract from the value of the setting and hence its significance.
- 5.18. Overall: Norfolk Terrace as a group of properties is protected as a Grade II Listed Building, identifying it as a building of national importance and high significance, as set out in Table 2 above.
- 5.19. The significance of this Listed Building, *i.e.* its special heritage interest, will be derived primarily from the historic and architectural/aesthetic value of its standing structure, along with a lesser contribution made by its archaeological/evidential value. Its seafront setting is considered a major contributor, whilst other aspects of its setting are considered to contribute at a minor level, considering both the mixed quality of the surrounding architecture and the rather run-down nature of the building and its immediate environs.

6. IMPACT ASSESSMENT

Introduction

- 6.1. The planning application comprises the refurbishment of the existing Ward Court building and the addition of a recessed 6th floor (Appendix 3).

35-53 Norfolk Crescent

- 6.2. The assessment of significance completed for the Listed Building has concluded that the significance of Norfolk Terrace will derive primarily from the historic, architectural and aesthetic value of its standing structure, along with a major contribution relating to its seafront location.
- 6.3. Currently the setting of the Listed Building includes very mixed urban architecture, including the historic Royal Hotel to the east and the Site to the west. Ward Court offers an architectural and temporal juxtaposition, describing differing phases and style of seafront development in relation to the periods in which they were completed.
- 6.4. Significant elements of setting to the Listed terrace were, however, found to be in poor and shabby condition during the site visit, including the exterior of the property and its immediate surroundings which included dumped furniture and abandoned decaying vehicles. These elements detracted from the significance of the Listed Building's setting to some degree, as does the rather unattractive and tired nature of Ward Court itself.
- 6.5. The planning proposal seeks to refurbish and extend Ward Court with the addition of a recessed 6th floor, which is assessed to offer an improvement to the Listed Building's setting on several levels, both through design and aesthetic, and through the general improvements to the vicinity that refurbished and extended accommodation will bring. At the same time the refurbished building will not have a significant visual impact on the Listed Building as its scale and mass are broadly similar to that of the extant Ward Court, with the additional upper (6th) floor recessed to break the increased height of the frontage, resulting in a proportionate structure in the context of the Listed Building.
- 6.6. In consideration of the magnitude of change affected by the proposed refurbishment and increase in scale, and with regard to the criteria set out in Table 1, it is assessed that the measure of change/harm is Negligible, that is to say, "No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset".

7. CONCLUSION

- 7.1. The Site lies adjacent to the Grade II Listed Norfolk Terrace which has been subject to detailed assessment. The assessment has concluded that the significance of the Listed Building will derive primarily from the historic and architectural/aesthetic value of its standing structure. Its seafront setting is considered a major contributor to its heritage significance, as this location will represent the main consideration in its original siting. Other aspects of its setting are considered to contribute at a minor level, considering both the mixed quality of the surrounding architecture and the rather run-down nature of the building and its immediate environs.
- 7.2. It is concluded that the proposed refurbishment of Ward Court will result in a negligible impact on the setting and significance of the Listed Building, offset somewhat through projected improvements in architectural and aesthetic quality in comparison to the existing structure.
- 7.3. These assessments follow national and local planning policy and guidance set out in the revised NPPF, the Local Plan and guidance notes issued by Historic England and the ClfA.

8. SOURCES AND REFERENCES

Written Sources

Chartered Institute for Archaeologists 2014. *Standard and Guidance for desk-based assessment* (CIfA)

English Heritage 2008. *Conservation Principles: Policies and guidance for the sustainable management of the historic environment* (EH)

English Heritage 2010. *Understanding Place: Historic Area Assessments in a Planning and Development Context* (EH)

English Heritage 2011a. *Seeing History in the View* (EH)

Historic England 2015a. *GPA2: Managing Significance in Decision-Taking in the Historic Environment* (HE)

Historic England 2015b. *GPA3: The Setting of Heritage Assets* (HE)

Historic England 2015c. *Listed Buildings and Curtilage: Historic England Advice Note 10* (HE)

Kain, R.J.P. & Oliver, R.R. 1995. *The Tithe Maps of England and Wales: A Cartographic Analysis and County-by-County Catalogue* (Cambridge)

Mills, A.D. 2003. *Oxford Dictionary of British Place Names* (Oxford)

Nicolson, N. 1998. *The Counties of Britain: A Tudor Atlas by John Speed* (Pavilion)

Page, W. 1908. 'Hayling Island', in *A History of the County of Hampshire: Volume 3*, (British History Online <http://www.british-history.ac.uk/vch/hants/vol3/pp129-134> [accessed 28 April 2019])

Williams, A. & Martin, G.H. 1992. *Domesday Book: A Complete Translation* (Penguin)

Local Studies, Online and Digital Sources

Archaeology Data Service
British Geological Survey Online
havant.gov.uk
Heritage Gateway
National Heritage List for England

Cartographic sources

Maps included as Figures within this report are highlighted below in **Bold** typeface.

1610-11	John Speed's Map of Hantshire
1844	South Hayling Parish tithe map
1867-81	1:2,500 Ordnance Survey County Series

1898	1:2,500 Ordnance Survey County Series
1909	1:2,500 Ordnance Survey County Series
1933	1:2,500 Ordnance Survey County Series
1940	1:2,500 Ordnance Survey County Series
1962-63	1:10,560 Ordnance Survey Plan
1969	1:2,500 Ordnance Survey Plan
1991	1:10,000 Ordnance Survey County Series
2019	Ordnance Survey MasterMap



Fig. 1 Site location plan



Fig. 2 Designated sites and monuments, 500m study area

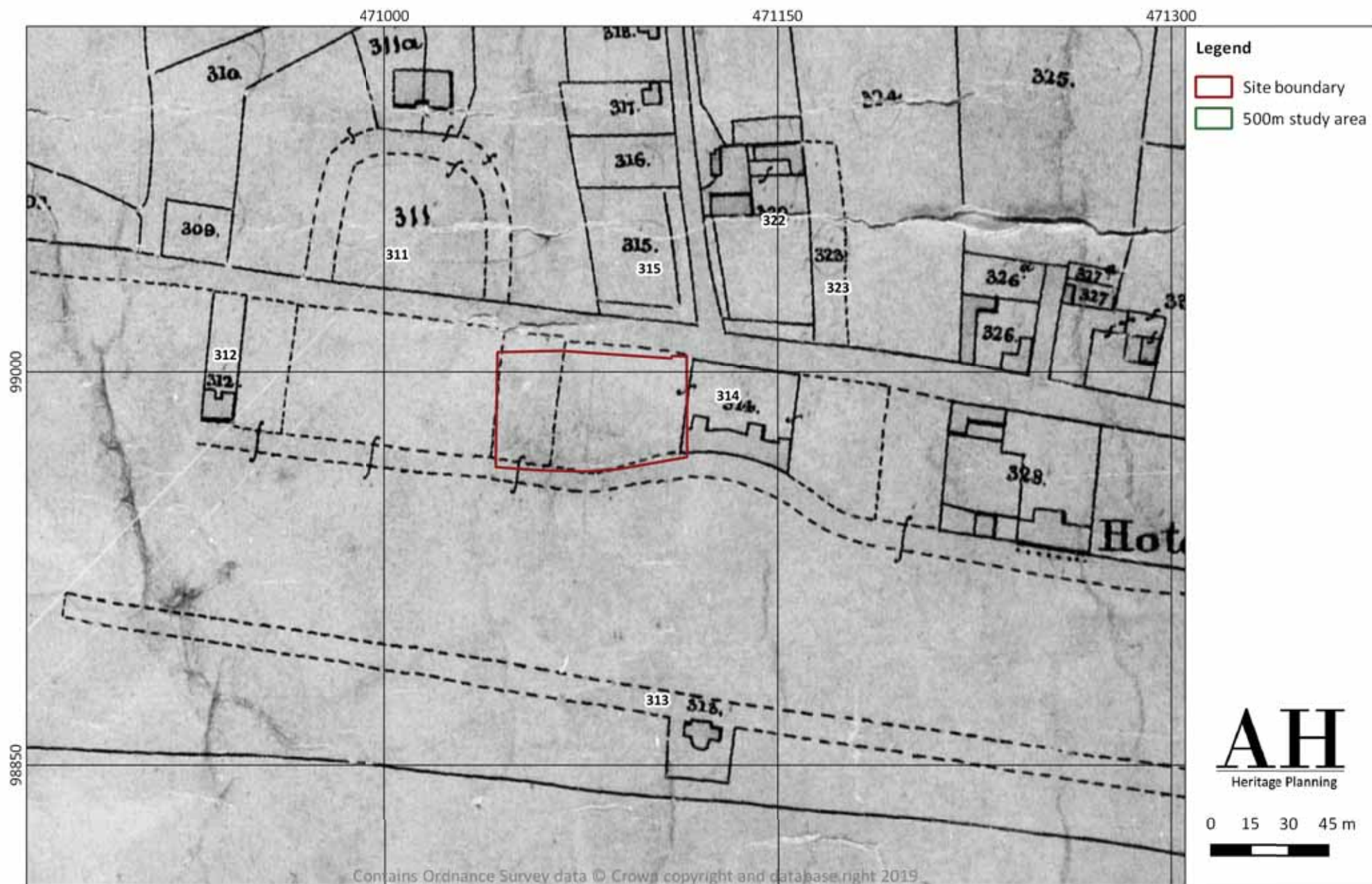


Fig. 3 1844 South Hayling Parish tithe map

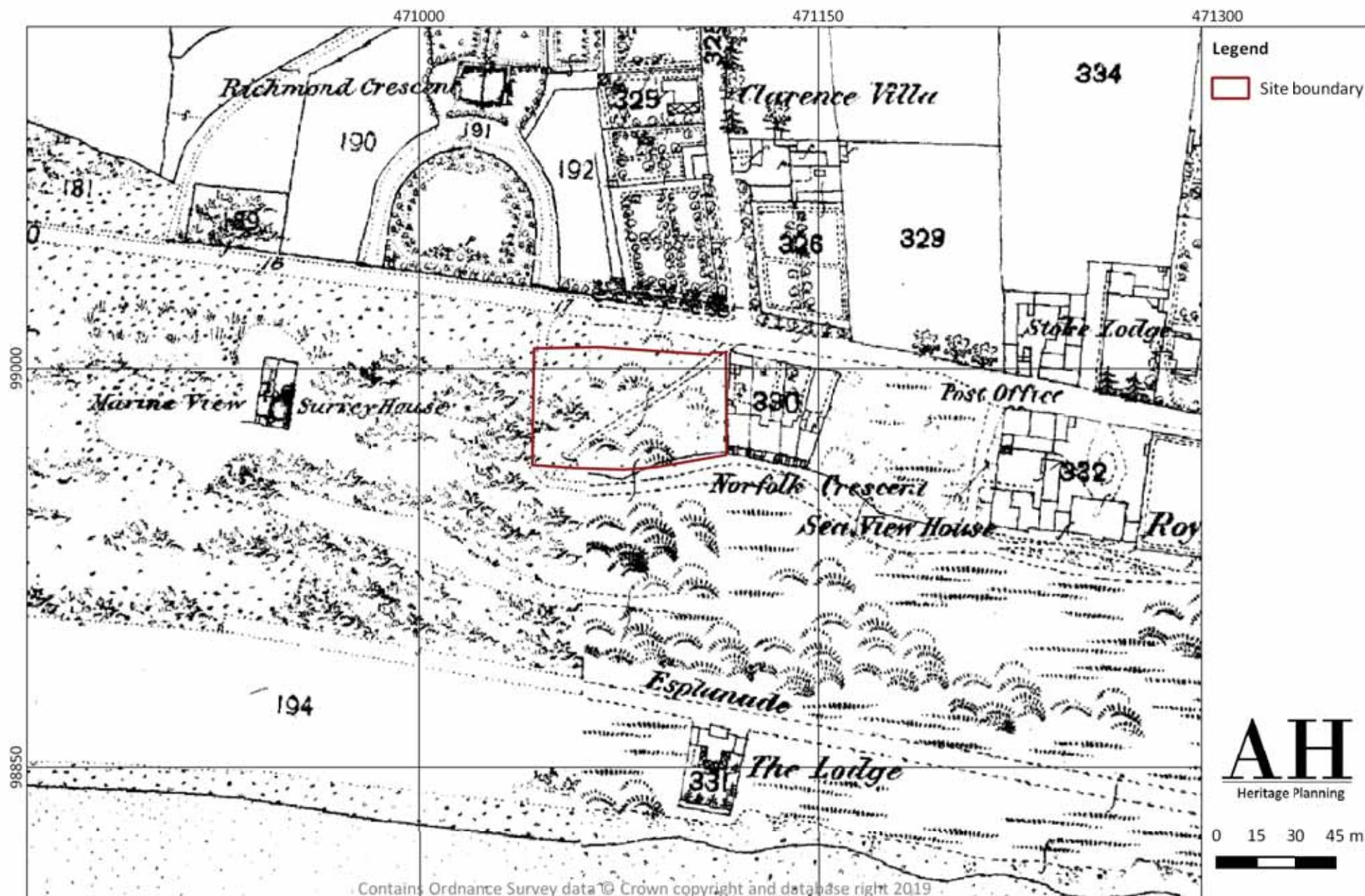


Fig. 4 1867-1881 1:2,500 Ordnance Survey map

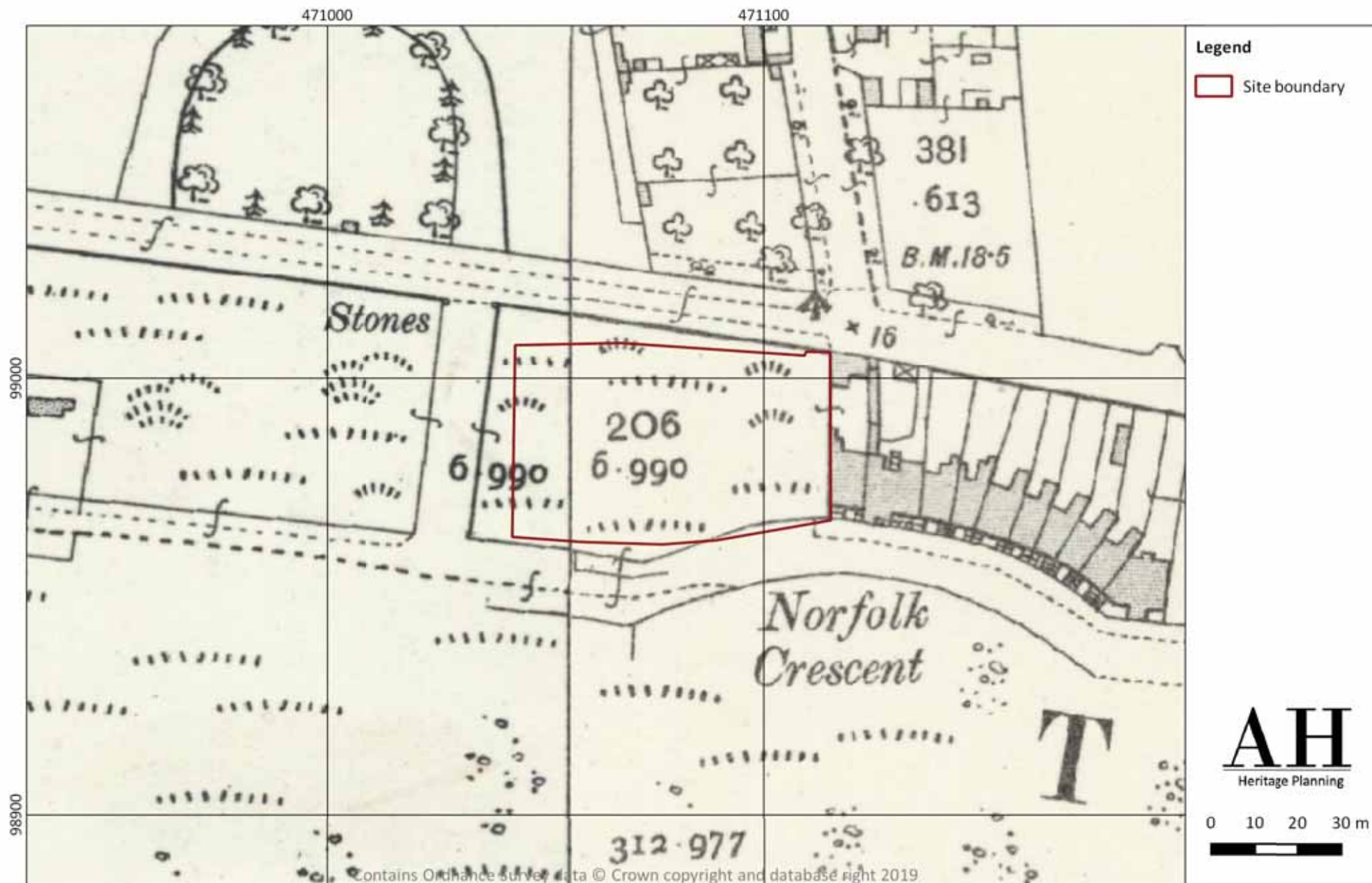


Fig. 5 1909 1:2,500 Ordnance Survey map

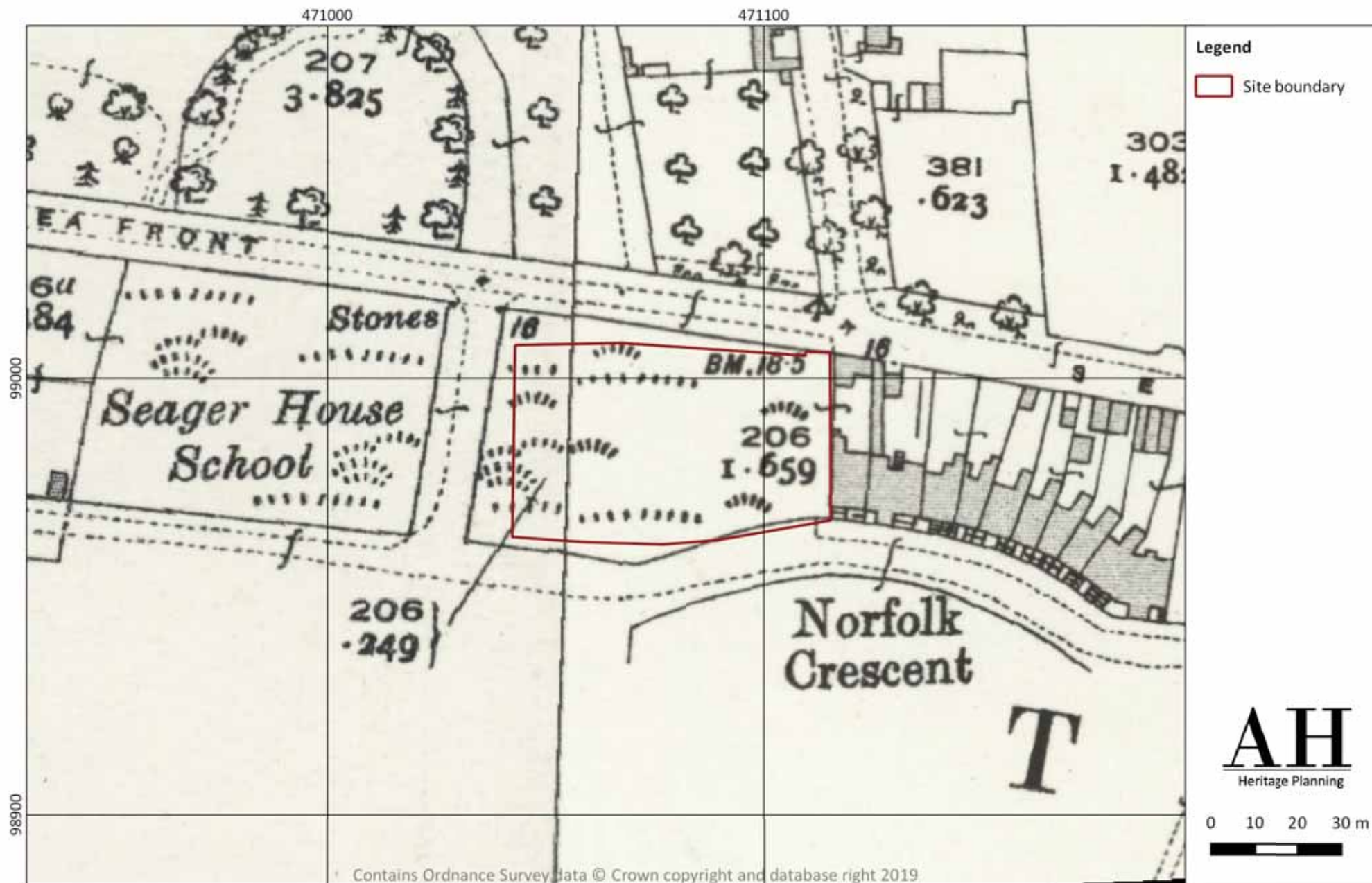


Fig. 6 1933 1:2,500 Ordnance Survey map

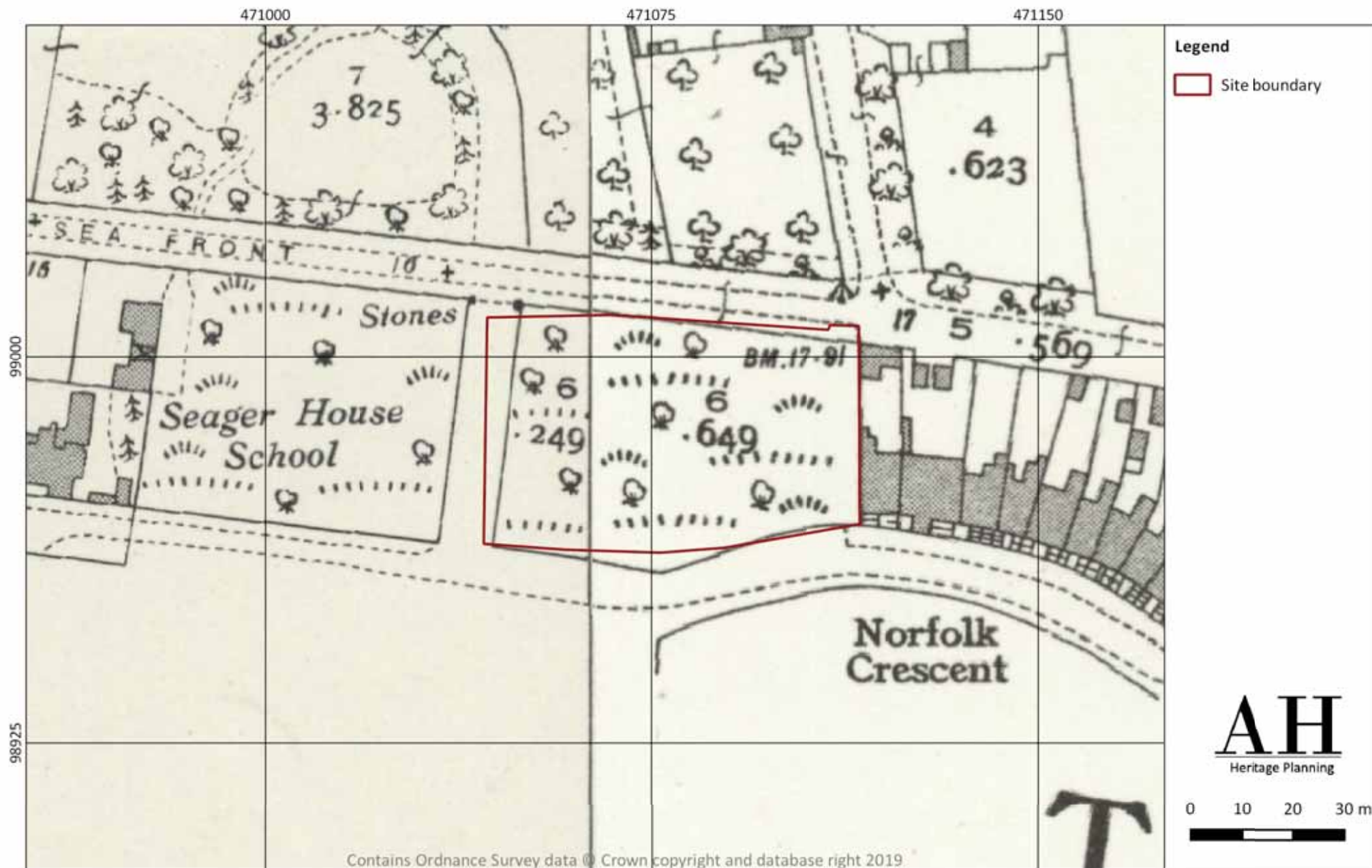


Fig. 7 1940 1:2,500 Ordnance Survey map



Plate 1 Ward Court, west end of building looking northeast



Plate 2 Ward Court (left) and Grade II listed Norfolk Crescent (right) from beach



Plate 3 Long view northeast from beach, showing Ward Court, Norfolk Crescent and the Royal Hotel



Plate 4 Ward Court and Norfolk Crescent, front north-facing elevation from Sea Front

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 500m study area)								
Listed Buildings (500m study area)								
LB1	1303299	Stamford Lodge	House	Post-medieval	House. Circa 1830	II	471086	99133
LB2	1092116	Clarence Cottage	House	Post-medieval	House. Circa 1830.	II	471096	99102
LB3	1340183	Gothic Lodge	House	Post-medieval	House of Tudor Gothic style. Circa 1830.	II	471125	99228
LB4	1340185	The Royal Hotel	Hotel	Post-medieval	Former hotel, continued in use by a London Borough, for its local people. Circa 1825.	II	471247	98947
LB5	1092105	The Shades Public House	Inn	Post-medieval	Public House. Early C19.	II	471231	98977
LB6	1091644	35-53, Norfolk Crescent	Terrace	Post-medieval	Terrace built circa 1825, as part of a scheme creating a resort, following the construction of a bridge to Hayling Island in 1824.	II	471154	98969
Conservation Areas (500m study area)								
CA1	n/a	Coastguards	CA	19th & 20th century	Two storey cottages and 20th century building in landscaped grounds	n/a	470723	99139

Appendix 2: Pre-application advice



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BOROUGH COUNCIL

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Mrs S Wyant

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Email: planning.development@havant.gov.uk

14 September 2017

Site Location: Ward Court, 65 Sea Front, Hayling Island

Re: Major refurbishments to the block of 54 flats including the recladding of external facades and addition of 5 penthouse apartments on the roof space.

Dear Mrs Wyant

I am writing to you in regard to your enquiry in relation to the above address. Please find my full response below.

I have now had the opportunity to consider your proposal in more detail, in discussions with the Council's Landscape Officer and provide the following guidance. I consider the main issues to be:

1. The principle of development
2. The impact on the character and appearance of the area
3. The impact on neighbours' residential amenities
4. Highway Requirements
5. Ecology
6. Developer Contributions/Community Infrastructure Levy

1. The principle of development

The building is located on the Hayling Island Sea Front in the built up area, where there is a presumption in favour of sustainable residential development subject to other development control criteria.

Any proposal would be considered in accordance with the relevant national and local planning policy. In the case of Havant, this refers to the policies in the adopted Core Strategy and Allocations Plan, along with supplementary planning documents (SPDs) which form part of the Local Plan. In my opinion, the most relevant policies to this proposal would be:

Core Strategy:

- CS9 - Housing
- CS11 - Protection of Special Environment and Heritage
- CS14 - Efficient use of Resources.
- CS16 - High Quality Development
- CS17 - Concentration of Development within the Urban Area
- CS20 - Transport & Access Strategy
- CS21 - Financial Contributions.
- DM13 - Car and Cycle Parking on Residential Development

Allocations Plan:

- AL1 - Presumption in Favour of Sustainable Development
- AL2 - Urban Area Boundaries and Undeveloped Gaps between Settlements

SPDs

- i. The Borough's Design Guide for Extensions and New Dwellings.
- ii. Developer Contributions.

2. The impact on the character and appearance of the area

There is a varied mixture of buildings and architectural styles along this section of the Sea Front. Ward Court does appear dated in terms of its design and materials and therefore in principle, there is no objection to the external facade refurbishment to resolve problems of material decline and water ingress, which in turn will enhance the architectural appearance of the building.

The building does sit adjacent to Norfolk Crescent which is a Grade II listed structure of a Georgian design and unique half crescent arrangement. Whilst the presence of this building has been noted with the pre-application information, no heritage statement is available. I advise that this is important going forward as any substantial changes to Ward Court, such as those proposed, would have an impact on the setting of the adjacent listed building.

3. Proposed design

The design has some positive aspects those being:

- A recessed sixth floor arrangement (penthouse apartments) to balance the increase of architectural scale / mass so that it remains proportionate to other built-form along the southern side of Sea Front.
- The enhanced balcony space (proposed and extended) and increased extent of glazing.
- The elegant darker colour steel railings and simple column update for the existing white balcony railings.

However, the proposal does also raise some concerns which I have outlined below:

- There is some consideration for the Listed building materials palette / arrangement. The intention for a modern response (antithesis) is also noted and accepted. Unfortunately, it is difficult to comprehend how the submitted options relate to this. In the broadest sense, the Listed buildings have a simple and restrained palette of material type and colour – yet the proposed options demonstrate a considerably broader array of both. At a detailed level, the materials transition to modern equivalent is also puzzling. How is white render arrived at from cream painted brick and stucco? Where is the design rationale for triple colour variation of red, green and yellow painted render / cladding / perforated panelling?
- Precedent images within Option 1 (Fourside Residential Park, Germany and the Austrian Health Farm) are similar to the Listed buildings in that they have a simple, restrained material palette and a horizontal emphasis.
- The split face cladding requires very careful consideration in terms of texture scale and colour – an emphasis on a quality product and careful attention to detailing will be vital.
- Currently unconvinced that timber effect cladding is appropriate as shown. That said, the Austrian Health Farm precedent use of horizontal timber boarding within the balcony recess to contrast against the darker external cladding has some appeal.
- Lack of information on the parking provision relative to the whole site layout on the basis that the number of dwellings would increase.

3. The impact on neighbours' residential amenities

The scheme will need to take account of the character and nature of surrounding development and how this would relate to the proposed increase in building bulk. However,

the full impact on neighbours residential amenities would be assessed in detail during the consideration of any planning application.

4. Highway Requirements

Parking must be provided in accordance with the adopted residential parking standards as set out in the Parking SPD.

5. Ecology

From the 30th June 2014, the Council introduced the Solent Disturbance Mitigation Project (SDMP). The SDMP was introduced with the advice of Natural England and they have advised that a contribution of £181 (plus admin and monitoring fee) per unit will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA). The contribution will be applied to all new development of one or more dwellings and will need to be paid prior to the determination of any planning application.

8. Developer Contributions/Community Infrastructure Levy

The proposed development would be subject to the Community Infrastructure Levy details of which are available on the Councils website:

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

The relevant contribution level for this site would be £100 per square metre (index linked). In addition as set out above an ecology mitigation contribution of £181 per dwelling will be required.

Conclusion

To conclude, I suggest there is some further scope to consider how the design rationale fits with the Listed buildings and how this informs the material palette and colour selection. I'm more than happy to further discuss any amendments.

Please note that the above comments are the opinion of individual Planning Officers and are in no way binding upon the Council when determining any future applications for planning permission and nor will they prejudice the outcome of any applications submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 02392 446571

Yours faithfully

Mrs R McMurray
Principal Planner
Our Ref: GEN/17/00976

Appendix 3: Proposed south elevation

NOTES

Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.

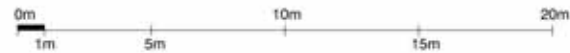
Do not scale from these drawings except for planning purposes. Use figured dimensions only.

Where applicable this drawing is to be read in conjunction with other consultants' drawings.

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SOUTH ELEVATION 1:200 @ A3



Rev	Date	Amendment
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For

Project

**WARD COURT
SEA FRONT
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Title

**SOUTH ELEVATION
AS PROPOSED**

Date	Drawn	Scale	Checked
Mar 19	DC	1:200 @ A3	MW
Job Number	Prefix	Drawing Number	Revision
19005		107	

① NEW INSULATED RENDER COLOUR BEIGE

② NEW INSULATED RENDER COLOUR OFF WHITE

③ NEW ALUMINIUM CLADDING PANELS COLOUR GREY

④ NEW ALUMINIUM CLADDING PANELS COLOUR GREY

⑤ NEW FLAT ROOF COLOUR DARK GREY

⑥ NEW ZINC STANDING SEAM ROOF

⑦ NEW ALUMINIUM DOORS AND WINDOWS COLOUR RAL 7016

⑧ EXISTING UPVC DOORS AND WINDOWS TO BE RETAINED

⑨ NEW GLAZED BALUSTRADE COLOUR RAL 7016

⑩ NEW ALUMINIUM PROFILE PARAPET COPING COLOUR RAL 7016



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