

No 11 Royal Apartments – Sea Front, Hayling Island Heritage and Design Statement

Description – The building is a Grade 11 listed building on the sea front originally constructed in the late 19th Century as an hotel. The building has been added to at frequent intervals during the 20th Century before being converted into apartments.

The conversion was carried out with a degree of sensitivity and retained the majority of the external façade including sliding sash windows.

Background – An occupant of Flat No 11 removed several of the sash windows and replaced them with P.V.C windows. This process included the installation of tiled cills.

Whilst the windows are of a similar pattern to the originals, the visual weight of the jambs, glazing bars and meeting stiles as well as the colour, are significantly different from the original windows with a noticeable change in proportions. The size differential combined with the tile cills caused the Local Authority to take action and serve a contravention notice to protect the integrity of the building as a whole.

The remedial works were not carried out by the owner, causing the Authority to issue an enforcement notice. The apartment has subsequently been sold, however, the process of sale/purchase exceeded the compliance date of the enforcement notice.

Application - The application has been made on behalf of the new owners of the property, who, in consultation with the Local Authority wish to ensure that the current 'non-conforming' windows are replaced with weighted timber sliding sash windows having timber sections that replicate the original forms as well as removing the incongruous tile cills to repair/reinstate the original stone cills, thereby complying with the contravention/enforcement notices.

This application has been made in conformity with the requirement to gain Local Authority permission to carry out any works to a listed building, prior to commencement, regardless of the fact that the proposed works are a benefit and will restore the visual appearance of the building to its listed status.

Date: 4th January 2017

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