

Heritage Statement

Flat 3a, 47 Norfolk Crescent, Hayling Island.

Date: 3rd July 2015

Listing

Listing number 1091644, NGR: SP7188606325

Grid ref: SZ 71154 98968

Listed SZ 79 Havant The Beach

Hayling Island

16.5.52

Nos 35 to 53

Building

Crescent Terrace built circa 1825 as part of a wider beech front scheme that was not fully realized. Brick, stucco, with slate roof. Yellow brick walls in Flemish bond, extending through the attic level at end and centre piece (with arched openings), rubbed flat arches to the 1st and 2nd floor opening, stucco cornice and rusticated ground floor which has recessed arched openings with keys cambered to end and centre piece, stone cills, plinth. Sashes in reveals, 1st floor french windows opening onto continuous balcony with decorative wrought iron rails. Most doorways have radiated fanlights and paneled doors. Conceived and built as three story houses, split into flats in the 1980's. The only other building built as part of the scheme is the former Hotel to the east, split into flats now.

The applicants property

Flat 3a, is the 1st floor of number 47.

The first 4 houses to be built were to the west. Each has a different appearance, and as the build pre-dates photography, there is no detailed photographic record of the original appearance. 49, next door is the closest in age to 47. It's first floor french windows are bordered in a white band and have ornate scroll features to the french window frames.

This is different to the other houses and can be shown for well over a century in photographs. Closer detail of the frames cannot be seen.

Being on the sea front, wooden frames have been replaced many times. In the 1980's the 1st floor french windows to 47 were replaced with UPVC. Whether the dimensions of the frames matched those being replaced is unknown, probably unlikely. So the french windows of 49 are and probably have been different, certainly for most of the 190 years. Because of financial difficulty, the build of the eastern end of the terrace was delayed. So 45, although similar to 47, was built some 75 years later. The western end of the terrace never being built. Ground works were completed for several of the western houses. The coal bunkers and road were constructed, and remain today.

The building stands alone, being of a different style and age to surrounding properties. It has been in a poor state of repair for a great many years. Having been split into flats in the 1980's, the flats have attracted tenants who are in receipt of benefits. Havant Borough Council has for many years supported Julian Cloakie who controls 4 of the houses. The road outside is unadopted. It may have been owned by the houses, which originally had rear gardens and quite a large area in front of the terrace encompassing beach. As those

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have been sold off, partly for the development of Norfolk Mews, and the freeholds split into leaseholds, the responsibility for the road has been abandoned. Havant Borough Council do not maintain the road. Highways also do not maintain the road. The environmental rangers have difficulty keeping the road and parking tidy, as they have to regard it as a private road. Unfortunately, the road is usually full of derelict vehicles, mounds of rubbish and unsanitary waste. There have been numerous reports of fly tipping. This seriously impacts the appearance of the building behind it. The road has probably reverted to Crown Estate. As a separate issue, I intend finding out and seeing if it can be bought, maintained and looked after, for the benefit of the freeholders, possibly each of the freeholders taking shares in the specially formed company. Not for discussion here but important for the future of the building.

As a leaseholder, I have taken an active interest in the maintenance and preservation of the building. It was me who instigated the forming of a Right to Manage for 47. In the last two years we have collectively spent over £80,000 on making the building water tight and essential repairs. The aim is to improve the area and for those of us who rent out properties out, to attract professional tenants.

The french windows of my property are well maintained but UPVC. Fitted decades before I bought the property. Preservation of the building is important as it forms a part of the history of Hayling Island. The Beechlands scheme being proposed as a site for a palace for Queen Victoria. She visited the site and decided against. Queen Victoria subsequently took residence in Osbourne House on the IOW, which can be seen from my flat.

The french windows of my flat appear out of step with the rest of the terrace. Being different one side and 75 years older the other does nothing to help guide what they should look like. I propose replacing the three french windows in single glazed hard wood frames. Accoya (a trade name) has been specified in the drawings. The dimensions and style are those to match 45 next door. To be finished in white gloss. The two opening lights at the top match most of the later houses to the east. The windows are visible and noticeable. Uniformity is a strength of the buildings architecture. Although the exact style and dimensions of the original frames are unknown, I believe replacement with a style matching the majority of the building, will enhance and preserve the overall appearance of the terrace.

Access is good. There is ample access on both sides because of the balcony. Materials and the new frames can be carried without difficulty to the reveals. There is no need for scaffolding or a cherry picker. There will be no noise impact to speak of. Naturally there will be a detrimental impact on heating and energy conservation, because of the single glazing replacing double glazing, which I understand to be insisted upon.

Maintaining the building is important. Having the window frames appear to 'fit' the character of the building is a small step in the right direction. A shame the front of the building and road is always so unkempt.