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Date: Tuesday 1st July, 2025

Address; Norfolk Mews, Sea Front, Hayling Island, PO11 0AP

Heritage Statement Norfolk Mews, Sea Front, Hayling Island

Introduction

This Design and Access Statement is submitted in support of a planning application for the proposed change of use of an existing single-storey commercial store to residential (Use Class C3), along with a modest extension to form one self-contained one-bedroom flat. The proposal seeks to make efficient use of previously underutilised space and contribute positively to the housing provision in Hayling Island.

Site and Context

The application site is located within Norfolk Mews, a small mixed-use courtyard development just off the Sea Front in Hayling Island. The site is currently occupied by a flat-roofed single-storey commercial storage unit of no architectural or historic interest. An adjacent building to the site is Grade II Listed. While the specific listing description for that building noted as 35-53, Norfolk Crescent references its architectural or historical significance, the listed building is visually and physically separated from the application site by a courtyard and surrounding buildings. The application site does not lie within a conservation area and is not itself statutorily or locally listed.

Assessment of Significance

The adjacent listed building is designated for its architectural and historic value as a heritage asset of national importance. Its significance derives from age, architectural design and historical association.

The existing store at Norfolk Mews does not contribute positively to the listed building's special interest, nor does it form part of its historic curtilage. However, as the proposal lies within the setting of a listed building, the impact on this setting must be assessed. The proposed development is modest in scale and involves the change of use from storage to residential unit including a single-storey side and rear extension, new window and door openings, proposed materials (render, flat roof) to match the existing structure and blend with surrounding forms,

The design has been consciously kept low in height and discreet in visual appearance to avoid any visual competition or distraction from the adjacent listed building. The flat-roofed form and minimal architectural treatment reduce its presence and ensures the new extension remains subservient.

There are no alterations proposed to the listed building itself, and no significant changes to sightlines or visual prominence that would adversely affect its setting. The proposal respects the scale, massing, and character of the courtyard, thereby preserving the overall setting and special interest of the listed building.

In line with Paragraphs 200–202 of the NPPF, the proposal would result in no harm to the significance of the designated heritage asset, either through direct impact or through harm to its setting.

Conclusion

This application proposes a sensitive and well-considered reuse of a disused structure adjacent to a Grade II Listed Building. The proposal is modest in scale, visually recessive, and designed to ensure that it preserves the special interest and setting of the adjacent heritage asset.

In accordance with the NPPF and relevant local policies, the proposal sustains the significance of nearby heritage assets and represents an appropriate form of development within its historic context. Therefore, the development complies with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 and with heritage planning policy at both national and local levels.