

Design, Access & Heritage Statement.

Proposed part demolition and alterations in connection with the change of use from public house to form 9No. one and two bed apartments.

The Royal Shades, 29 Seafront, Hayling Island, PO11 0AH



Fig 1. The Royal Shades view from the north. (Photo taken 2005)

1.0 Introduction.

This Design, Access & Heritage Statement is submitted in support of a Planning Application in regard to the proposed part demolition and alterations in connection with the change of use of public house to form 9No. one and two bed apartments.

This statement is to be read in conjunction with the following drawings:

19.3132.100P5,101P3,102P3,103P4, 104P3, 105P2, 14166 S1 & S2.

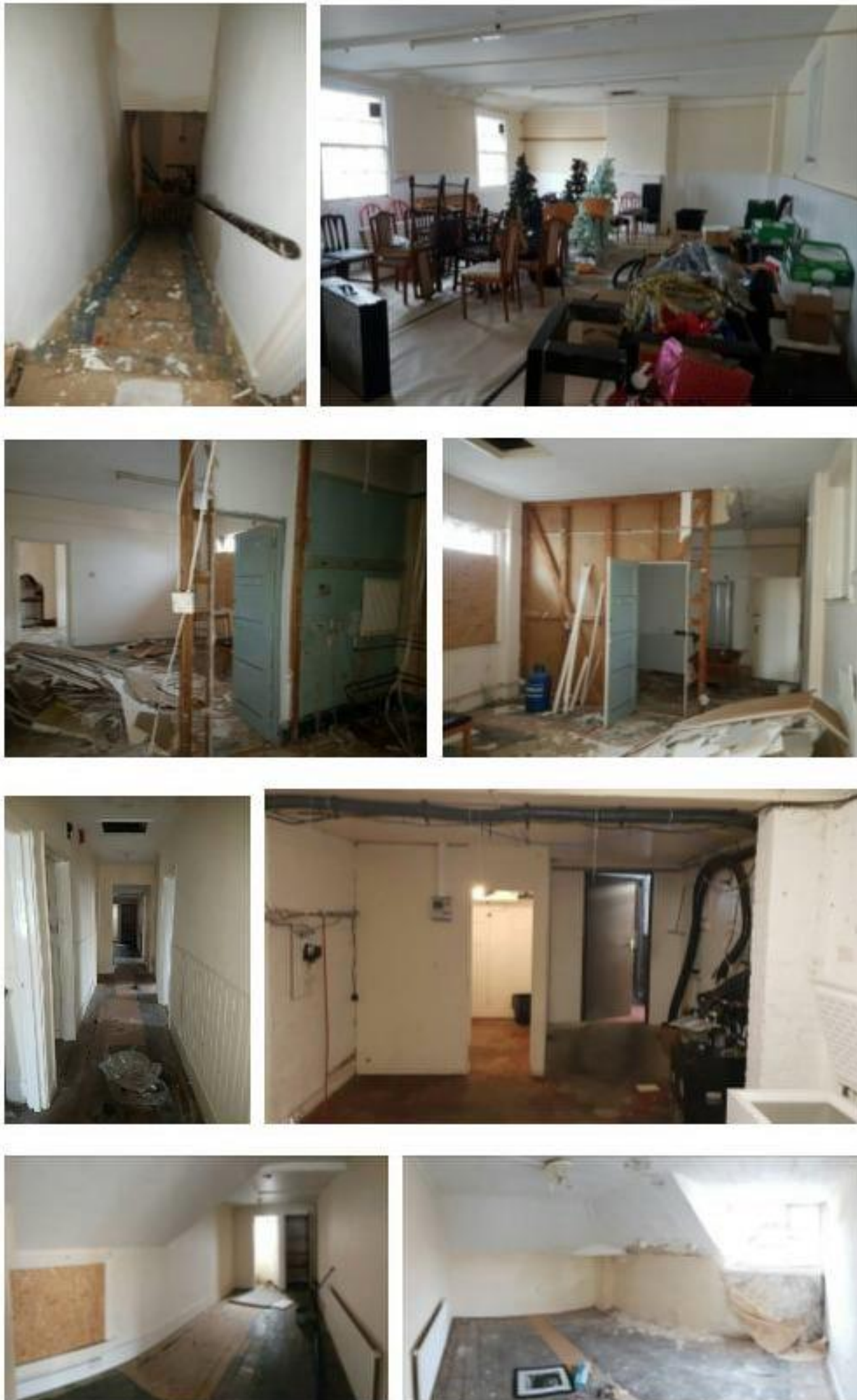
The application proposals have been designed to accord with the policies contained within the National Planning Policy Framework published July 2018, Havant Borough Local Plan (Core Strategy) March 2011, Havant Borough Design Guide SPD (December 2011), Housing SPD (27 July 2011) and Havant Borough Parking SPD (July 2016).



Figs 2-5. External views



Figs 6-9. External details to rear.



Figs 10-17. Interior views.

2.0 Site description

The application site (0.09ha) comprising the Royal Shades public house and car park, is located within the settlement boundary of Hayling Island; being situated on the southern side of the Seafront road, in close proximity to the 'T' junction with Magdala Road opposite. The area is of mixed architectural character but comprises predominantly residential uses.

The area has witnessed significant changes over time with many original buildings along Sea Front having been replaced by modern buildings of inconsistent architectural quality. In contrast, Norfolk Crescent, the Royal Apartments and the Royal Shades public house, form a small group of attractive, Grade II listed buildings (see Appendix A for details) which enhance an otherwise bland setting near to the seafront.

The Royal Shades PH dates from the 19th century. It is a part two/ part single storey building and is constructed of painted brick in Flemish bond with stone copings to parapet, stucco moulded cornice and slate roof. The frontage includes curved bays at ground floor. The southern half of the building has witnessed several unsympathetic alterations including flat roof extensions. Many interior partitions and original features have been removed which have unfortunately compromised the integrity of the original building, leaving only a small number of original doors, windows and fireplaces. Most of the upper floor configuration including staircase are original, however.

The building, which was closed in 2018, comprises ground floor bar, kitchen and toilets whilst the first floor contains manager's accommodation. The flat roof areas over the single storey elements include ventilation/extraction equipment. To the rear is an overgrown yard area whilst to the east of the building is the associated car park which accommodates 10 No. undemarcated car spaces.

The site does not fall within an area at risk from flooding and is not located within a Conservation Area.

3.0 Planning Policy / Planning Considerations

APP/16/01266 | Listed Building Application for conversion of first floor managers accommodation to form 4No. flats. Withdrawn.

APP/16/01267 | Conversion of first floor managers accommodation to form 4No. flats. Withdrawn Jan 2017

00/54284/007 | New fire escape/disabled access door at ground floor on south elevation. 22 September 2000 Permission Cert of Lawfulness.

00/54284/006 | Removal of existing window at ground floor level on south elevation and its replacement with a fire escape/disabled access door and associated internal works. Take down part of wall on south elevation and rebuild. 22 September 2000. Permission. Cert of Lawfulness.

93/54284/004 | Installation of bowling lanes within existing bar area and associated internal alterations. 10 June 1993 Permission. Cert of Lawfulness.

90/54284/003 | Miscellaneous fascia signs, boards and projecting signs with external illumination. Decided 10 April 1990.

89/54284 | Formation of new window bays to existing openings, new entrance porch, removal of tiled canopy on front elevation, pitched roof at rear and new car park. Permission. 12 March 1990.

89/54284/1/LB | Formation of new window bays to existing openings, new entrance porch, removal of tiled canopy on front elevation, pitched roof at rear and new car park. Permission 13 March 1990.

4.0 Planning Policy / Planning Considerations

The policies contained within the National Planning Policy Framework published February 2019, Havant Borough Local Plan (Core Strategy) March 2011, Havant Borough Design Guide SPD (December 2011), Housing SPD (27 July 2011) and Havant Borough Parking SPD (July 2016) will apply.

The main issues to consider in regard to the proposed development will be:

- Principle of development
- Impact upon the character and appearance of the area
- Impact upon the character and appearance of the heritage asset.
- Impact upon residential amenity
- Highway considerations

5.0 Use / Amount

The existing building comprises Public House (429 sqm GIA) with manager's accommodation at first floor level (225 sqm GIA). This application proposes the part demolition and change of use to form a total of 8 No. one and 1No. two bed apartments having the following areas:

Apartment.	Beds.	Area (m ²).	Area (ft ²)
1	1	56	603
2	1	51	549
3	1	51	549
4	1	49	527
5	2	76	818
6	1	46	495

7	1	54	581
8	1	43	463
9	1	57	614

All proposed apartments are designed to accord with the Nationally Described Residential Space Standards.

Appropriate levels of secure short and long stay cycle and refuse storage facilities are to be provided within the building.

6.0 Scale & Mass

The existing part two /part single storey building steps down in scale to the south and includes a combination of flat and pitched roofscape. The frontage two storey element comprises twin duo pitch, gabled roof running parallel with the road. The latter single storey additions to the rear have been undertaken piecemeal and consequently have less cohesion.

The wider context is of varying scale and mass. There is no particular scale or height characteristic.

The application proposals include retention of the majority of the building with part demolition / alterations to the flat /monopitch roofed, single storey extensions to the south.

7.0 Design & Appearance.

The application proposes the part demolition, alterations and conversion of the vacant building into residential use, thereby ensuring the building's long term future.

It is the intention to retain the majority of the building in its current form with its original character remaining largely unaffected. Part removal of the unoriginal flat roof extensions to the rear would reduce the deep plan space at ground floor, providing an open amenity to the rear facilitating the opportunity for residential conversion.

Internally the original ground floor layout has been severely compromised and few historic features now remain. At first floor level however, some of the original walls remain.

Aside from the proposed demolition works, sympathetic alterations to the layout and fabric are proposed to facilitate the residential conversion. This would minimise harm to the historic fabric of the building.

The original parts of the building have a traditional and attractive appearance however the single storey elements include areas of flat roof which accommodate roof mounted commercial ventilation equipment. These have a detrimental impact

upon the character of the building and their proposed removal would enhance the appearance of the building.

The proposed conversion would result in the creation of 9No. one and two bed apartments. 5No., one and two bed apartments are proposed at ground floor whilst 4No. one bed apartments at upper floor would replace the existing manager's accommodation.

The majority of the existing fenestration would be retained and refurbished on the public facing elevations whilst to the rear, new units matching the original would unify the building's appearance. All making good works would be of traditional style to match the existing. The existing entrance doors and staircase would be retained and adapted to suit the new arrangement.

In order to ensure privacy to rear facing rooms at ground floor, it is proposed to relocate some window positions with replacements being of traditional design to match the original character.

The existing frontage fenestration at ground floor is to be retained with the introduction of secondary glazing units behind to ensure the original appearance is maintained whilst also providing acoustic protection to the apartments.

Removal of the unattractive extensions on the eastern façade and to the rear are proposed, replaced by a small, flat roofed extension within the amenity area, accommodating refuse storage facilities.

The majority of the existing facades comprise painted brickwork, most of which are in very poor decorative order. The application proposes complete redecoration in heritage colourways. The southern façade of the two storey element is of unpainted brickwork and this is to remain as existing.

All proposed apartments would have access to secure cycle storage facilities and a communal rear garden created by the part removal of the flat roof extensions.

Ground floor apartments which aspect towards the rear amenity area include private patio space bounded by black painted railings and hedging.

Rear amenity areas would include hard paving and lawn.

8.0 Heritage

Refer to Appendix 1 for details of English Heritage grade II listing.

The original building is of traditional and attractive appearance however later flat and pitched roof extensions have compromised the architectural integrity and quality. Since the closure of the public house, the building has fallen into disrepair and the application seeks to improve its appearance and ensure its long term future. The proposed conversion and alteration works will provide a significant improvement to the host building and setting.

Despite unsympathetic alteration work over time, the building's original plan form and appearance are still apparent. The proposed conversion and alteration works will preserve the integrity whilst ensuring that all existing internal heritage features including staircase, doors, windows, fireplaces and original partitioning are retained where possible. In doing so this will respect the character, special interest and setting of the listed building.

9.0 Transport

The application site is located within the settlement boundary in an accessible area with access to shops, services and transport facilities including ferry, bus and taxi and cycle routes. The location is therefore suitable for residents who may not wish to rely upon or own cars.

The public house includes car park to the east of the building (10No. cars). In accordance with the Havant Borough Parking SPD requirements, this application for residential use proposes 9 No. unallocated car spaces along with secure long stay, communal cycle storage facilities (10 No. spaces) within the building and a short stay visitor Sheffield cycle hoop located externally. The car park configuration will enable vehicles to turn on site and exit in forward gear via the existing shared entry with The Royal Hotel to the south.

It is considered that there would be no residual impact upon highway safety or the road network.

10.0 Refuse Collection

The proposed development includes provision of refuse storage facilities (1 x 1100litre recycling bins and 2x 1100 litre domestic bins) located alongside the main road to aid Local Authority connection.

11.0 Nitrate Neutrality

We understand that a financial contribution will be required to secure mitigation for this development.

Development of 9 dwellings on a brownfield site draining to Budds Farm Wastewater Treatment Works

Amount of mitigation required kg/N	5.5 kg/N
Cost of mitigation	£6792.50
Administration Fee	£23
Total avoidance and mitigation package for nutrient neutrality	£6815.50

We can confirm that the applicant would be willing to secure the mitigation credit outlined above by legal agreement should this application be recommended for permission.

12.0 Flood Risk

The Environment Agency maps confirm that the application site is located for the main within Flood Zone 1 with a small area too the south western corner being Zone 2.

The existing FFL of the ground floor is +5.53 AOD



proposed habitable accommodation is within Zone 1 with only the proposed refuse store being located within Zone 2 and this will have FFL located at the upper level utilising the existing levels of the part of building to be demolished.

13.0 Conclusion

The proposals have been considered with particular regard to the Havant Borough Local Plan Policy document, and National Planning guidance.

The application proposes the change of use of the vacant public house and manager's accommodation to form 9No. one and two bed apartments.

Since its closure, the grade II listed building has fallen into significant disrepair whilst the more recent, flat roof extensions to the rear have had a detrimental impact upon its historic character. It is considered that the proposed alteration and refurbishment works would enhance the appearance of the building.

The conversion would result in the creation of much needed housing within this sustainable and accessible location.

Appendix 1.

The Shades Public House No. 29 Seafront.

Grade II listed.

Public House. Early C19. Painted brick, with a slate roof. 2 storeys, 3.3 windows. Brick walling in Flemish bond, parapet with stone coping and stucco moulded cornice, rubbed flat arches. Sashes in reveals, the west side has 2 grand floor bow windows with a door between, below a continuous canopy. Central doorway is flanked by pilasters, with large brackets to the canopy. The east side has a mid C20 bay and a garage entrance.

The Royal Hotel 9/11 The Beach, Hayling Island.

Grade II listed

Former hotel, continued in use by a London Borough, for its local people. Circa 1825. Painted brick, stucco features, and a slate roof. Symmetrical front (south) of 3 storeys, 2.2.3.2.2 windows, each unit marked by plain pilasters and the projecting centrepiece (with an early C20 westward extension of 5 attic above 4 windows). Brick walling in Flemish bond, rubbed flat arches, arched openings to (the original) ground floor; stucco cornice, with a blocking course (or parapet) raised above the centrepiece as a low pediment, 2nd floor band. Sashes in reveals (mostly Victorian). The feature of the building is a 1st floor cast-iron balcony across the 3 middle units, mocked at the ground floor by a continuous modern glazed porch across the whole of the old front. The central doorway has a fanlight above double ½-glazed doors.

Nos 35 to 53 (odd) 9/10 (Norfolk Crescent) (Formerly listed as Nos 1 to 10 Norfolk Crescent)

Grade II

Terrace built circa 1825, as part of a scheme creating a resort, following the construction of a bridge to Hayling Island in 1824. Brick, stucco, with a slate roof. The crescent remains an incomplete design of symmetrical forming, having an eastern terminal block, a curving range of 7 units to the projecting centre-piece, and a single unit to the west: 3 storeys, attic, and basement with area, 3.22.3.3 windows. Yellow brick walls in Flemish bond, extending through the attic level at end and centrepiece (with arched openings), rubbed flat arches to the 1st and 2nd floor openings, stucco cornice and rusticated ground floor which has recessed arched openings with keys (cambered to end and centre-piece), stone cills, plinth. The end and centrepiece have stucco pilasters through the 1st and 2nd floor (the end with Corinthian caps) and panelled pilasters above the cornice, with rounded brick caps. Sashes in reveals, 1st floor French windows opening onto a continuous balcony with decorative wrought-iron rails (most windows being of later date). Most doorways have radiating fanlights and panelled doors;

the centrepiece has a solid porch across the area, with double doors below a cambered arch and fanlight. The raised and paved approach to each door is across the forecourt, with cast-iron flanking rails continuing along the front of each basement area, with a gate giving access to area steps. The rear of the crescent is an unbroken curve, with flat-roofed 2-storeyed outshots (and some recent alteration).