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Design and Access Statement & Heritage Statement

Planning and Listed Building Consent Applications for Repairs to and Replacement of Existing Windows at Murrays Hotel, 1/6 Scott Paine Drive, (Shore Road), Hythe, Southampton, SO45 6JZ

On behalf of Sovereign Housing Association

22nd September 2023

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Plate I – Front – southwest elevation – onto Shore Road

(All images: Pick Everard)

Contents

1. Introduction	1
1.1 Location.....	1
1.2 Scope of the Design and Access Statement.....	2
1.3 Statutory Control.....	3
2. The Proposals	3
2.1 Nature of the Proposals.....	3
2.2 Scale / Appearance	6
3. Design Assessment	6
3.1 Design Principals	6
3.2 Access	6
3.3 Energy Efficiency	6
3.4 Effect on Neighbouring Properties.....	7
3.5 Evaluation.....	7
4. Heritage Statement.....	8
4.1 Proportionality.....	8
4.2 Historical Research	8
4.3 Relevant Planning History	8
4.4 Form and History of Murrays Hotel	10
4.5 Assessment of nearby heritage assets	10
4.6 Assessment of Significance of Murrays Hotel, Shore Road, Hythe	10
4.7 Assessment of Impact of the Proposals	12
4.8 Justification and Mitigation	13
5.0 Conclusion.....	13

1. Introduction

1.1 Location

Murrays Hotel, 1/6 Scott Paine Drive, is located on Shore Road, Hythe. The front elevation, onto Shore Road, faces almost southwest. The building was constructed in 1901, as a purpose built hotel/guest house, presumably serving the local pier and landing on Southampton Water. The building has been subsequently converted, (see below) and now provides six self-contained flats, managed by Sovereign Housing Association. The property is located in Hythe & Dibden Parish, and within the area served by New Forest District Council.

The property is Grade II Listed on the National Heritage List for England, (List Entry Number: 1094358), and first listed on the 11th July 1986.

The Official List Entry reads,

DIBDEN SHORE ROAD, HYTHE SU 40 NW 9/21 Murray House (formerly The Murrays Hotel) 11.7.86 II Hotel now offices. 1901 on gable. Brick with stone dressings, 1st floor partly pebble dashed, plain tile roof. Of Art Nouveau style, a complex essay in asymmetrical balance, 2 storey, front of 3 parts, wings to rear. Front has to one end projecting asymmetrical gable. On ground floor blocked almost Baroque stone door. Beside 4-transomed-light mullioned window. 1st floor string. 1st floor pebble dashed. 4-light leaded casement with lead tray and brick round window below longer face of roof. In gable pargetting with inscription 'Murray's Hotel' in Renaissance panel and '1901' over. That end of building has 1/2-hexagonal wall with external end stack. To centre similar blocked door with 2-light mullioned window either side. 4-light leaded casement to one side and 2-light window in gabled dormer against long faced roof of projecting gable. Other end bay has full-height canted bay of brick. Stone mullioned windows on both floors, 3-light to front, 1 to each side. Above stone cornice to plain parapet standing above eaves level. Stack to end of buildings. Main roof overhangs at either end. Inside many features have survived.

The hotel closed in circa 1975, and for a short while was used, (under a temporary change of use), as office accommodation serving the adjacent industrial premises, (Dreamland Electrical). In 1998, planning and listed building consent was granted for the change of use of the hotel to six self-contained flats, which required internal and external alteration of the building.

The building is also located within the Hythe Conservation Area, first designated in 1978, and subject to further redesignations in 1993, and 2000. Reference is made below to the Hythe Conservation Area Appraisal dated June 2004.



Plate 2: Murrays Hotel – northeast elevation.

1.2 Scope of the Design and Access Statement

This design and access statement has been prepared by Pick Everard on behalf of Sovereign Housing Association, who own and manage the subject property . It is to be read in conjunction with the supporting documentation submitted as part of the planning permission and listed building consent applications for the repair and replacement of the existing windows. It is not to be read on its own as a stand-alone document.

The following drawings and documents accompanying the application are:

708-PEV-XX-XX-DR-B-0104_SITE PLAN

708-PEV-XX-XX-DR-B-0105_LOCATION PLAN

708-PEV-XX-XX-DR-B-2002_PROPOSED ELEVATIONS

1.3 Statutory Control

The proposals have been prepared with particular consideration to the relevant advice set out within the National Planning Policy Framework (NPPF) published on the 27th March 2012, and last updated on the 5th September 2023, in particular Chapter 16 – Conserving and enhancing the historic environment, paragraphs 189 - 208. Consideration has also been given to the information contained in the Historic Environment Record, (HER) and the Historic England National Heritage List for England, (NHLE).

2. The Proposals

2.1 Nature of the Proposals

The proposals for which planning permission and listed building consent are sought involve the careful repair of retained historic windows and the replacement of existing non-original timber windows with like for like timber, double glazed windows. The windows which are proposed to be replaced are identified in the drawings submitted as part of this application.

The building has several window types installed. For reference purposes, photographs are included below showing examples of the windows installed to each of the elevations.



Plate 3 – Murrays Hotel – northwest elevation – new timber window to left hand bay



Plate 4 – Murrays Hotel – southeast elevation

The photographs show a combination of historic and non-original timber single glazed casements and fixed light windows.



Plate 5 – Murrays Hotel – southwest elevation - non-original timber window installed as part of the conversion of the hotel into residential accommodation

The existing timber window frames are showing signs of deterioration and require repair and redecoration. The condition of the existing windows is having a detrimental impact on the overall aesthetic appearance of the Grade II Listed property.

The proposals seek to retain, repair, using accepted conservation approach to repairs, and redecorate the existing original timber windows at the property. It is also proposed to replace a number of the non-original timber windows, (introduced as part of the conversion into residential accommodation), which are not in keeping with the design and style of the rest of the scheme and are in poor condition. These will be replaced with timber, double glazed sealed units in a design and style to match the wider scheme.

The existing timber doors to the properties, will be retained, repaired and redecorated in colours to match existing.

It is not proposed to install any additional opening as part of the work. The use of a high quality, FSC Certified timber will ensure the longevity of the replacement windows.

2.2 Scale / Appearance

The proposed replacement windows are in keeping with the scale and design of the existing timber windows at Murrays Hotel and will improve the overall aesthetic appearance of the building. It is not proposed to enlarge any of the window openings, ensuring the proportions of the building remain unchanged.

3. Design Assessment

3.1 Design Principals

The proposed replacement timber, double glazed windows are in keeping with the existing style of window which are installed. Improvements to the design and detailing of the replacement windows will enhance the overall aesthetic appearance of the property.

Retaining and repairing the historic timber windows will ensure the historic character of the Grade II Listed property is preserved. This is in accordance with Historic England Conservation Principles.

3.2 Access

The existing non-original windows are proposed to be replaced on a like for like basis, with no additional openings being created therefore access to the individual properties will be unaffected by the proposals.

3.3 Energy Efficiency

The proposed replacement windows will be double glazed and constructed from FSC sourced timber, meeting the requirements of the current Building Regulations, and energy performance standards.

3.4 Effect on Neighbouring Properties

Due to the current condition of the external decorations the existing windows have a negative impact on the overall aesthetic appearance of the property.

The proposed replacement of the non-original windows will have a positive impact on the overall aesthetic appearance of the building as they will be in keeping with the style and design of the wider scheme. The proposals are not considered to cause harm or any loss to the significance. This is assessed in further detail in the Heritage Statement (Section 4.0) of this report.

3.5 Evaluation

The proposals have been considered with regards to the relevant paragraphs of the National Planning Policy Framework (September 2023) referred to in Section 1.3.

4. Heritage Statement

4.1 Proportionality

In accordance with the requirements set out in the National Planning Policy Framework, paragraph 189:

'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.'

The significance of Murrays Hotel and how this may be affected by the proposals has been assessed as part of this heritage statement, as detailed below.

4.2 Historical Research

The following sources have been referred to as part of a desk top study in preparing the heritage statement:

- New Forest District Council Planning Records
- Historic England Heritage Gateway
- National Heritage List for England Listing Descriptions
- Hampshire Historic Environment Record – HER ID:12277, Murray House
- The Buildings of England – Hampshire: South by Charles O'Brien, Bruce Bailey, Nikolaus Pevsner, David W. Lloyd 0 Yale University Press, January 29th, 2019, ISBN: 9780300225037
- Hythe Conservation Area Appraisal – dated June 2004.

4.3 Relevant Planning History

The relevant planning history for Murrays Hotel is summarised below. This information has been taken from New Forest District Council Planning website (September 2023).

Application reference number	Description of work	Validation Date	Determination Date	Status
NFDC/96/58468/OUT	Residential & commercial development, slipway, parking/retain hotel	03/04/1998	03/04/1998	Granted Subject to condition

02/75606	Erect a block of 15 flats with associated parking	17/07/2002	16/09/2003	Granted Subject to condition
00/68437	Provision of 175 dwellings, including 30 affordable dwellings, associated parking & open space, commercial development consisting of use class B1 office, A1 Retail & A3 Food & Drink, associated parking, new vehicular & pedestrian access and construction of sea wall	14/02/2000	03/04/1998	Granted Subject to condition
99/67523	Change of use of building to form 6 flats	01/10/1998	16/01/2001	Granted Subject to condition
99/67199	Refurbishment to form six flats (Listed Building application)	12/08/1999	09/12/1999	Granted Subject to condition
84/NFDC/27557	Continued use of premises as office accommodation	14/11/1984	14/11/1984	Granted Subject to conditions
79/NFDC/14025	Continued use of premises as office accommodation	04/09/1979	04/09/1979	Granted Subject to condition
75/NFDC/03066	Change of use from Licenced hotel to use as office accommodation	04/09/1975		Granted Subject to conditions

A review of the relevant planning history, the conversion of the hotel into flats retained those decorative elements of the external elevations which add to the architectural/artistic significance of the property.

A site visit was undertaken on the 2nd September 2023,

The relevant planning history has been taken into consideration when developing the proposals included within this application.

4.4 Form and History of Murrays Hotel

Murrays Hotel was constructed in 1901 as a purpose built hotel. It is constructed from clay brick with stone dressings to windows and door openings, cement rendered panelling, a portion of which is timbered in a mock-Tudor style. The architectural style of the hotel is in an asymmetrical Art Nouveau style. The architect is unknown.

The elevations include a number of decorative features, in an art nouveau style. The principle (rendered), gable facing the road includes a date and the name of the hotel in a renaissance style cartouche.

The pitched roof is covered with clay plain tiles, flat roofs are covered in lead.

External joinery comprises timber fixed and casement windows. The original windows are single glazed, and a majority are broken into small panes by leaded cambs.

The building ceased to be used as a public house/hotel in circa 1975, and following a period being used as temporary offices, is, following conversion in the early 21st Century used as self-contained residential accommodation, (six flats).

Kelly's Directory identifies two former publicans/residents in the building, as 1911, Mrs Annie Murray, and 1927, Wm Hodgkinson.

4.5 Assessment of nearby heritage assets

Statutorily protected heritage assets within the immediate vicinity include:

- Flying Boat Hanger – Listed Grade II – List Entry Number 1403146
- 1 Shore Road – Listed Grade II – List Entry Number 1094357
- 3 Shore Road – Listed Grade II – List Entry Number 1351234
- 37 St Johns Street – Listed Grade II – List Entry Number 1351233
- 39 St Johns Street – Listed Grade II – List Entry Number 1094356

Due to the modest nature and scale of the proposals, the impact of the proposals on the significance and setting of these heritage assets has not been assessed on an individual basis.

4.6 Assessment of Significance of Murrays Hotel, Shore Road, Hythe

An assessment of significance of Murrays Hotel has been carried out in accordance with Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019). The findings of the assessment are summarised below:

Interest	Description (Taken from Historic England Advice Note 12 (October 2019))	Comments	Level of interest
Archaeological interest	<i>'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'</i>	The extent of the proposals do not affect the potential for archaeological discoveries. The HER do not identify any archaeological potential.	The level of archaeological interest is considered to be low.
Architectural and artistic interest	<i>'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'</i>	The building retains significant elements of its original architectural design and decoration to the exterior of the property. This includes a majority of the original window frames, and associated decorative elements, and glazing. Whilst the original architect is unknown, the building, (as is made clear in the conservation area appraisal), makes a positive contribution to the character of the conservation area. The new windows and doors introduced as part of the conversion of the hotel into residential accommodation, do not respect the architectural style or integrity of the architectural	The extent of the retained historic fabric, including the external windows and doors, provide a medium level of heritage significance. Any proposals should seek to retain the glazing and windows, and opportunities to improve the design of those newer elements which detract from the appearance of the building should be sought.

		design and might be seen to cause harm to the architectural/artistic significance.	
Historic interest	<i>'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'</i>	The construction of Murrays Hotel in the early C20th as the development of the pier and promenade progressed. Whilst indicative of the development of Hythe as a village in the late C19 and early C20, the building is not considered to possess a high level of historical interest.	The building is considered to possess a low level of historical interest.

Overall, taking the above assessment into consideration, the property is considered to have a **low/medium level** of general significance, this is largely due to the historic interest of the site, the reason it was built and that the original plan form of the building has largely been retained despite the different uses it has had since it was constructed at the start of the 20th Century.

For this reason, it is essential the remaining architectural and artistic features which remain are retained as part of the proposals.

4.7 Assessment of Impact of the Proposals

The building retains its original plan form and many historical, (architectural and decorative), features which contribute to its architectural significance, the building has undergone a number of interventions as the property has adapted to its current use.

As part of this application, consideration has been given to the overall significance of the Grade II listed property. The proposals have been developed to ensure they do not negatively impact the appearance of the building or cause harm to the setting of the nearby heritage asset.

Carrying out conservation repairs to the retained timber windows will ensure the preservation of the significant historic fabric, while full decoration of the external joinery will improve the overall aesthetic appearance of the heritage asset within its wider setting while preserving the timberwork.

The proposed replacement of the non-original timber casement windows will not negatively impact the overall significance of the building. By improving the design and details of the replacement windows the overall aesthetic appearance will be improved with neutral impact on the building's significance.

Overall, the proposed repair and replacement of the existing windows will ensure there is no negative impact on the significance of or the setting of the nearby heritage asset.

4.8 Justification and Mitigation

The proposals have been carefully considered to ensure they do not negatively impact the aesthetic appearance or architectural significance of Murrays Hotel. This is ensured through appropriate conservation repair techniques, sensitive design, in a style to match the existing windows, and the use of appropriate materials.

Improving the detailing and the use of high-quality materials for the replacement timber windows will improve the overall aesthetic appearance of the building.

5.0 Conclusion

The proposals have been carefully considered to ensure the overall significance or aesthetic appearance of [] is not negatively impacted by them. The proposed replacement windows will be in keeping with the design of the wider scheme and will therefore not cause harm to the Grade II listed heritage asset.



Plate 6 – Murrays Hotel – southeast corner – variety of existing original window styles contributing to significance of architectural/artistic significance

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