

HERITAGE STATEMENT



This Application relates to the Shannoeks Hotel building at No. 1 High Street, Sheringham.

Para 128 of NPPF (National Planning Policy Framework 2012) states that “Local planning authorities should require an applicant to describe the significance of any heritage assets affected by a Planning Application, including any contribution made by their setting”.

1. Description of the Heritage Asset and It's Setting:

The Shannoeks Hotel building is in the Sheringham Conservation Area. It is not a Listed Building. Reference to the Norfolk Heritage Explorer suggests that the building is not in an Archaeology Area.

The Shannoeks Hotel is late Victorian/early Edwardian, of three storeys beneath an irregular, hipped and gabled roof. The building is, compared to the Sheringham's built scale generally, a moderately imposing 'stop-end' to the High Street. It is understood that the building was built as a hotel to accommodate guests who would have arrived in the developing resort town by train. It was also known as the Clyffe Café. Most recently the building was used as a bar and bistro at ground floor level, with staff and some B&B accommodation above. The building has been unoccupied for a number of years.

- External appearance:
The building's key North frontage to East Cliff includes two projecting octagonal bays. As the road slopes downwards to the East the building's black-painted plinth becomes more evident. The projecting bays give significant vertical emphasis to the elevation.

The other street frontage, at High Street, includes a three storey gable wall with central octagonal oriel window at the first floor. At the South end of this frontage a modern, single storey element with clay pantile roof and parapet provides a side entrance which relates to a modern accommodation stair adjacent the internal party wall with No. 3 High Street.

The East side frontage relates to the Chequers car park. The elevation is rendered, a tall, mostly blank gable with central chimney and some modern windows at the ground floor. At the rear side another three storey wing presents a blank gable to its South end with, at the East side, a single storey element with pitched roof and windows to the upper floors.



West Elevation to High Street



East Elevation to Chequers Car Park

- Architectural Context:
The architectural context varies considerably around the Shannocks. The High Street is traditional and lively; a mix of polite, late Victorian and early Edwardian architecture of small, 1-3 storey scale, mostly small independent shops and food outlets.

Opposite The Shannocks on High Street, The Two Lifeboats pub is of smaller scale. Its small forecourt adjacent the Promenade is busy on fine days and contrasts with the currently redundant Shannocks.



The Shannocks (left), looking South along the High street



The Shannocks (left) with The Two Lifeboats adjacent

To the East the built frontage to the East Cliffe and the Promenade is interrupted by the Chequers car park but beyond continues to be mixed, with the Crown pub and The Mo Museum.

At the South side, beyond the car park, Gun Street is characterised by small-scale terraced cottages.

- Internal appearance:
Internally, The Shannocks has clearly been extensively altered over the years. At the ground floor, internal walls have been removed to create a single, large East-West space with the bar, kitchen service spaces and stair at the South side. The interior includes no significant interior decorative features. The upper floors are more cellular, altered to form a self contained flat at the first floor, with B&B rooms/en-suites above.

- External condition:
The building is of loadbearing solid brick construction with external cement render. A thin textured render was applied over the cement render and this has generally been scraped off quite recently. Original windows, assumed to have been timber vertical sliding sashes, have been replaced with modern PVCu double glazed, top hung casement windows and original decorative lintol mouldings largely removed. At the North front some window cill levels have been increased by the addition of solid brick infill to the detriment of the elevational proportions. The original roof covering, assumed to have been Welsh slate or clay pantiles, has been replaced with modern brown profiled concrete interlocking tiles. As with the interior, the exterior includes few original architectural details.

The building is in an unsightly condition and currently detracts from the wider appearance of its setting. A Building Defects Report dated November 2014 is appended to this Statement and includes a detailed description of the building's condition. Since the report was written the building has continued to deteriorate.

To summarise the Defects Report:

- The building is in very poor decorative condition. The external render is generally in poor condition, with widespread cracking, some of which indicates some failure of lintols. It is suggested that the render should be generally removed to enable lintol repairs followed by reinstatement of the render.
- Whilst the building appears to be structurally sound, internal inspection shows that the solid walls have suffered from many decades of soluble salt ingress into the structure, due to the very exposed seafront location. Internal galvanised render beads and electrical fittings are corroded, with visible formations of salt crystals. External walls are generally very damp due to penetration of seawater spray. The dampness has extended into ceilings and plasterboard wall linings. There is evidence of rising damp as well as penetrating.

2. Shannoeks Hotel as Heritage Asset:

Overall, the building is architecturally conventional and undistinguished. It appears to be a one-off design and does not attempt any particular architectural relationship with its immediate built context or with Sheringham more generally. Whilst it is of larger scale than its neighbours its overall built form does not seem inappropriate in its context. Indeed, in the long views along the seafront, from East and West, the building's mass, the vertical emphasis of its main elevation and its tall roof combine to provide a valuable focal point on the seafront, where the High Street meets the highest part of the Prom.

Close up, the lack of external space at the street front and limited ground floor window area do not enable the building to contribute much vitality to the street scene. At the upper floors the reduced window area limits sea views from bedrooms.

The Applicant proposes to replace The Shannocks with a new mixed-use building. The Planning Application scheme is currently being prepared. The general architectural brief for the new building includes the following requirements:

- Anticipated uses of new building
 - Ground Floor: retail
 - First Floor: restaurant and/or residential
 - Upper floors: residential apartments
- The new building must fully exploit the potential of the site to provide very high quality retail/restaurant/residential spaces. All key spaces will have expansive sea views.
- The building must make a very positive contribution to its built context. At the lower floors especially, the building must appear welcoming and provide animated street frontages. The building is likely to be of contemporary, 'forward-looking' appearance and will provide a suitable architectural focus at the heart of the seafront. The building design is required to develop from a poetic response to the site and to make a clear, but not necessarily literal, architectural connection to the town.
- The new building is likely to fill the site area and be of a similar height and bulk to The Shannocks. The scale of the building might reduce to the key street frontages, likely to be three storeys at High Street. The scheme is likely to allow for development of the adjacent Chequers car park site.
- The site does not include car parking. It is proposed that the future use will be similar to that of the existing building. Due to the town centre location the project Brief does not include parking.
- A high standard of environmental performance, both in terms of the building's fabric specifications and its thermal efficiency in use, are assumed.

The Applicant is determined to achieve a new building which is of very high architectural quality, sufficient to provide a real 'lift' to its immediate context and to Sheringham as a whole.

3. Conclusion:

Due to its age and traditional construction, its very exposed position and recent lack of maintenance, The Shannocks building fabric has very significant faults. It includes very little thermal insulation and its permeable external skin is unable to resist the passage of salt spray. The loadbearing design does not offer the flexibility of a modern framed structure.

It is acknowledged that The Shannocks makes a contribution to its context; it does not however fully exploit its seafront position. The building's indifferent architectural quality and its inflexible, traditional spatial character undermine the case for repair and restoration of the building.

Overall, due both to the traditional design and the poor condition of The Shannocks the Applicant considers that restoration of the building cannot be justified. The use, spatial and architectural quality of a restored Shannocks would always be compromised by

the nature of the original building. It is considered that the finished value of the restored building would be insufficient to justify the restoration.

In the context of Sheringham and North Norfolk the Application Site is an important and notable one. It clearly offers a great opportunity for a new building which will fully exploit the potential. This Application for demolition is the first stage in the process of realising that vision for a new building which will be a positive, contemporary addition to Sheringham.

Lucas Hickman Smith Architects, July 2016