



VALLIS & HALL
CONSERVATION ARCHITECTS

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED INTERNAL AND EXTERNAL ALTERATIONS TO INTRODUCE AIR-CONDITIONING UNITS AND ASSOCIATED SERVICES



Magnolia House,
27 East Street,
Havant,
Hampshire,
PO9 1AA

for

Dr. Abbas Visanji

Project No: 692

August 2024

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I. Introduction

I.1. This statement is provided on support of the Listed Building Consent application for Magnolia House, 27 East Street, Havant and is submitted to the Havant Borough Council Planning Authority on behalf of our client and therefore the Applicant, Dr. Visanji.

I.2. The property is listed grade II and was first listed in 1954. The official list entry is as follows:

*SU 7106 HAVANT EAST STREET (North Side) 21.7.75 10/16 No. 27 (Magnolia House)
II*

House (now offices). Early C18. Brick with a tile roof. Symmetrical front (south) of 3 storeys, 3 windows, with a south side extension of 2 storeys, 1 window. Blue header brick walls with flush red dressings, parapet with moulded coping and dentilled cornice, openings with vertical panels, quoins, rubbed flat arches, 1st and 2nd floor projecting bands, cement plinth. Sashes in exposed frames. Doric porch with pediment, modillions, smooth 2 columns and 2 pilasters, 2 stone steps, and ½-glazed later door. The extension has a modillion pediment to the parapet, a recessed panel (former carriage entrance) to the ground floor, and red brick walling in Flemish bond.

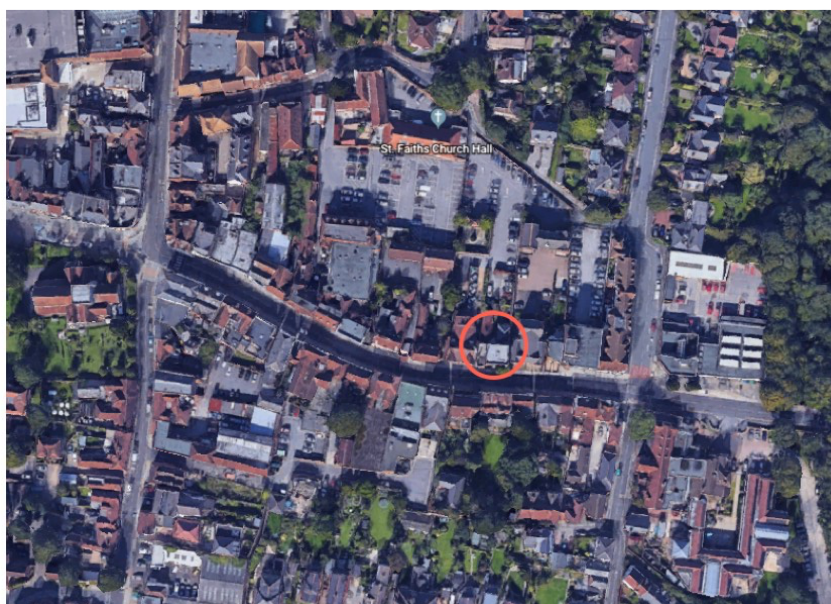
Listing NGR: SU7193706215

I.3. The building has been a dental practice for over 100 years and is considered to be one of the longest established practices in England.

I.4. Magnolia House is located within St Faith's Conservation Area and is one of a number of Georgian Houses that characterise the core area and contribute to its special interest.

I.5. The proposed alterations seek to introduce a new air conditioning system within a number of rooms within the building to provide improved thermal comfort for both client visitors and staff and not least to aid certain treatments / procedures. The proposal therefore involves the introduction of several wall mounted air-conditioning cassettes internally which will be served by the installation of five external wall mounted or ground fixed condensers.

I.6. This statement, through the following sections, provides a brief description of the property and its setting, before outlining the history of the setting and the site. The aforementioned proposal will be detailed further, and possible impacts discussed.



Magnolia House located on one of the principal historic streets in the centre of Havant.

2. Description of the building and its setting

- 2.1. Magnolia House is a three-storey town house originating from the 18th century. The façade is symmetrical with a central doric porch consisting of columns and flat pilasters and a pediment. The walls consist of brick, blue headers with red dressings surrounding timber sash windows and brick string courses. The façade typically terminates at a parapet, beyond which is a flat roof.
- 2.2. To the west, the house has a historic, two-storey extension in red, flemish bond brickwork with a modillion pediment. This projects slightly forward of the main façade and in line with the porch. The recessed panel at ground floor level is believed to be the remnant of a former carriage entrance.
- 2.3. The building is located within East Street, which is one of the principle historic streets in the town and contains a high density of historic buildings, many of which are listed.
- 2.4. To the rear the building has a number of single storey brick additions which are historic. These are attached to the rear elevation.
- 2.5. The house faces directly on to East Street and thus contributes to the broader streetscape.
- 2.6. The St. Faith's Conservation Area within which the application site located is named after St. Faith's church which sits in the core of the town where the four main streets converge. The Conservation Area here benefits from a Conservation Area Character Appraisal and Management Plan (2007) which helps to identify some of the key features of the area. At the heart of this, is the sense of the historic town as being predominantly 18th and 19th Century in its built character, though underpinned and spatially defined by its Roman and medieval origins.



Magnolia House located within a largely historic setting that includes a number of listed buildings.

3. History and development.

- 3.1. The historic centre of Havant is based around four principal streets, reflecting the cardinal points and could be Roman in origin. It is thought that east and west street is on, or near a former Roman road which ran between Chichester and Winchester.
- 3.2. During the medieval period Havant was granted a market charter, though this is believed to have been limited in scale and localised. A second market was later granted and a two-day fair in the mid-fifteenth century.
- 3.3. Havant became known for the high quality of its parchment, though included other industries such as brewing and the tanning of leather. A number of tanneries existed in and around the town. All of these industries were dependent on the town's natural source of spring water.
- 3.4. In the 19th century, the arrival of the railway encouraged growth to the north of the town, which introduced a different built character of dense housing and industry.
- 3.5. By this time, the historic core had established itself with predominantly 18th and 19th Century buildings occupying the four main streets. Many of the timber-frame medieval buildings had been lost in a fire of about 1761, which now results in a lack of significant time-depth within the historic core. The streetscape is therefore generally post-18th Century.
- 3.6. Whilst the Church of St. Faith is believed to date back to the tenth Century, much of this has also been rebuilt. The exception being the Chancel which largely survives from the 13th Century. The nave and tower were redeveloped throughout the 19th Century, re-using the original fabric.
- 3.7. Magnolia House appears to have been conceived as a small, town house and residence of some relative status in the 18th Century, before turning to commercial use in the 19th century. Its change of function does not appear to have greatly affected the building internally and therefore retains much of its early features including historic panelling, doors, architraves etc.
- 3.8. The first and second floors had remained as accommodation, though these areas become redundant in more recent times (i.e. in the late 20th Century), particularly as staff ceased to wish to live on site.
- 3.9. Magnolia House has significance as a building originating from the 18th Century and retains numerous original features, both externally and internally. The condition and quality of these and their completeness contribute to the building's evidential, historic and aesthetic values.
- 3.10. Magnolia House also contributes to the significance of the Conservation Area as a designated heritage asset and is significant as part of the town's 18th and 19th Century development character and related prosperity. It is also considered that the continued retention and securing of the historic use of the building adds to the local significance of the building.
- 3.11. Listed building consent for internal alterations and refurbishment of sections of the ground floor was granted in March 2020 (application no. APP/20/00053) and the works have since been completed to a high standard.

- 3.12. Planning and Listed Building Consent was granted in February 2022 (application no. APP/21/013112 and APP/21/01313) for internal and external alterations to provide an accessible surgery wing with toilet facility and replacement rear entrance. This included formal change of use and revision of the first and second floor flats to become incorporated into the dental practice as additional surgeries, patient facilities and staff accommodation.
- 3.13. The works have been largely completed, so existing drawings included within this application reflect the current arrangement of the site and its present uses.

4. Amount/extent of the development

- 4.1. The applicant seeks to introduce air-conditioning in a number of surgeries, waiting rooms and staff rooms. This is in response to an increased need to provide improved thermal comfort for the benefit of patients and staff as the practice has grown into the previously refurbished spaces. As a thriving dental practice, ensuring patients are comfortable while maintaining a controlled environment for staff to deliver treatment within is of critical importance to the client.
- 4.2. Unfortunately due to the nature of the historic fabric and the buildings orientation, it is frequently challenging, if not impossible to reliably achieve thermal comfort with limited options currently available to mitigate excess solar gains. Much of the building, and particularly the surgeries orientated toward the south, regularly overheat during summer, with high room temperatures creating a difficult environment for the staff to reasonably perform operations within.
- 4.3. Temperature control required to maintain a comfortable environment is therefore considered by the applicant the client and their staff to be inadequate during the summer periods. As a historic building, options to improve thermal comfort and ventilation during summer through further alterations without negatively impacting historic fabric are limited. For example, introducing new openings for improved ventilation to the extent required would be considered unacceptable.
- 4.4. By comparison, the introduction of air-conditioning is considered to be a practical solution with minimal impacts to the existing fabric while avoiding significant alteration of the existing building.
- 4.5. Based upon thermal calculations, it is proposed to introduce five external air conditioning at the rear of the property. Two of the units will be wall mounted on the rear (north) elevation at first floor level, and will be 'wrapped' to minimise visual impacts.
- 4.6. It is proposed that the remaining three units are installed at ground level in front of the north elevation of the existing retained monopitch rear extension forming the disused laboratory. The ground mounted units will be obscured from view via a low height timber screen introduced around three sides.



As proposed north elevation showing the location of the external condenser units.

- 4.7. Data sheets for the internal and external units are included within this application whilst their overall massing and proposed locations are detailed within the included 'as proposed' drawings.
- 4.8. As previously referenced, the two condenser units to be wall mounted are to be wrapped with a manufacture installed high-resolution vinyl detailed to match the underlying existing brickwork. This will ensure the massing of the wall mounted units is as discrete as possible to minimise visual impacts. This will be achieved by providing high resolution photographs of the masonry to the manufacturer who will recreate the images for the vinyl wrap.
- 4.9. A product data sheet for the unit wrapping service provided by Daikin is included within this application.



Sample image of a Daikin 5MXM90A9 external condenser unit (left) and example image of a vinyl wrapped unit (right).

- 4.10. While the proposed wall mounted units are to be fixed at a relatively high level, the units will not be visible from the principal, sensitive south elevation and main street scene. Similarly, the existing rear extensions, including the rear chimney, serve to limit views of the proposed wall units from the rear boundary and the neighbouring properties.
- 4.11. The three condenser units to be installed at ground level are to be obscured from view via a low-level timber screen set below the windows to the north elevation of the disused elevation. The proposed design of the screen and the location of the units housed within are detailed within drawings no. 692/PL100 and 692/PL300.



Example image of a Daikin FTXP-M range wall mounted cassette unit.

- 4.12. Internally, the external condenser units will be connected to a series of wall mounted air-conditioning cassettes. It is proposed the cassettes will be from the 'FTXP-M' range of units supplied by Daikin or to be an equivalent provision to contractor's design.
- 4.13. Generally, the cassette units are to be mounted at high level within each room and positioned to avoid historic features and to allow for practical, minimally intrusive service and flow pipe connections. The location, overall size and specific approaches to each installation is detailed within the included drawings.
- 4.14. To accommodate vertical transition of the required service runs from basement level through to the loft spaces in the rear elevation, an area within the small waiting area on the ground floor will be boxed adjacent to the existing soil vent pipe boxing. The boxing will be formed from timber frame and plasterboard decorated to match the surrounding wall finish.
- 4.15. Similarly, boxing is to be introduced within the 'Storage' room within the rear west single-story extension to allow services to transfer from the loft voids down to low level within the disused laboratory and towards the three condenser units to the rear. The proposed routes are provisionally indicated within the included proposed drawings.
- 4.16. The modest scope of external service and pipe runs is indicated within the submitted drawings and are proposed to be mounted within black conduit. The internal service runs will primarily travel within the existing basement or within floor voids so, will not be visible, mitigating impact to the historic features of the building.

- 4.17. The proposals do not have any impact upon the principle south elevation and the number of external condensers that are proposed to be a wall mounted to the north elevation of the main building have been kept to minimum. The three ground level condenser units proposed within the car park are physically and visually distant from the main historic building and key views into the site. It is considered dividing the external condensers into two minimises the visual impact upon the north elevation, and in particular avoids excessive mounting of units in more prominent and sensitive areas.
- 4.18. The car park is surrounded by tall masonry walls, which complete with entrance gates, significantly limit views of the obscured units from the publicly accessible north boundary of the site and public car park beyond. It is generally considered that the visual impact of the new condenser units is minimised and that the overall scheme will have no detrimental impact on the historic fabric and context of the building. It is considered that the character of the site, neighbouring properties and southern elevation will be largely unchanged.

5. Landscaping and ecology

- 5.1. Excluding the proposed external condenser units and timber screen described previously, the existing landscaping is to be retained, and no alterations to hard or soft landscaping are proposed. The scope of the works proposed is minimal and will have no impact upon the existing ecology within the site and local area.

6. Access

- 6.1. **Vehicular access:** The majority of the site is inaccessible to vehicles, however, the rear (north) of the site does feature a small private car parking area accessed via gates within the north boundary wall. The introduction of the proposed condenser units and timber screen will, to a minor degree, reduce the available useable area of the car park, however, the reduction will not alter the number of parking spaces within the site.
- 6.2. **Inclusive access:** The pedestrian access into the site and building is to be retained as existing. No alteration of the existing access arrangements is proposed within this application.

7. Summary and conclusion

- 7.1. It is considered that the proposal is of a modest scope that will not impact upon the historic fabric whilst significantly improving thermal comfort for patients and staff as treatment is administered. No works are proposed to the south elevation of the building, so the sensitive street scene of East Street will not be impacted.
- 7.2. External alterations to the rear of the property are kept to a minimum with the location and specification of the condenser units intended to be as discrete as possible. The visual impact of the condensers shall be mitigated through the use of vinyl wrapping or through the introduction of a timber screen to obscure the units.
- 7.3. Internally, service runs will extend through existing voids within the floors and the rear loft areas and, therefore will be discrete and required alterations being minimal. Air conditioning cassettes are located to allow for practical service runs that avoid historic features of the building.
- 7.4. It is concluded that the proposals detailed within this application are not detrimental to the existing historic building or impact the character of the surrounding area. On the basis of the above evidence, it is hoped this application for Planning and Listed Building Consent can be supported.

Adam Holmes

For and on behalf of Vallis & Hall Conservation Architects

August 2024