

DESIGN, ACCESS AND HERITAGE STATEMENT

Internal alterations to provide additional surgery, combine reception and waiting rooms and create central decontamination room.



Magnolia House
27 East Street
Havant
Hampshire

for

Mr Abbas Visanji

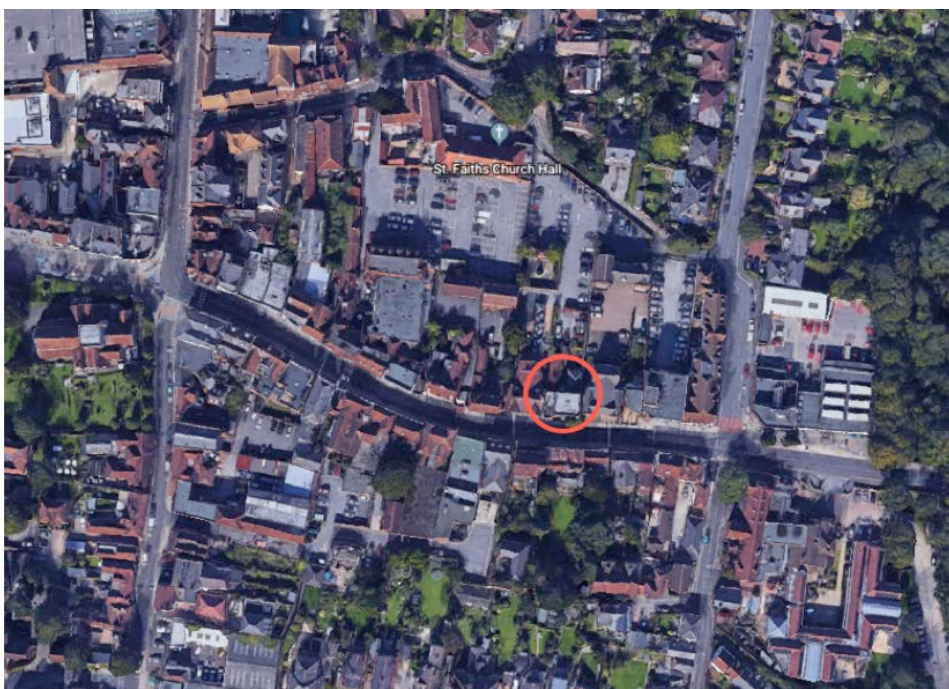
Project No: 692

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I. Introduction

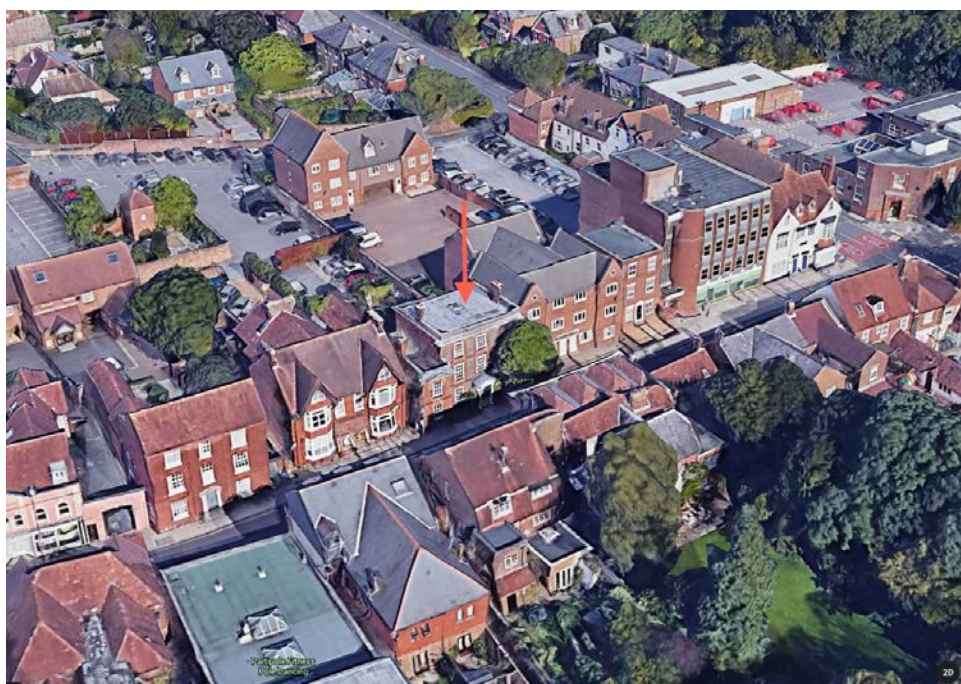
- I.1. This 'Design, Access and Heritage Statement' has been prepared to inform an application for Listed Building Consent submitted to Havant Borough Council by Mr Abbas Visanji for internal alterations to Magnolia House in the town of Havant.
- I.2. Magnolia House is an historic building, listed grade II (list entry no: 1154546) and was designated on 21 July 1975.
- 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. The proposed alterations are mainly internal and involve the installation of new fittings, finishes and materials to provide additional and improved facilities for the dental practice. Proposals also include localised structural strengthening of the ground floor and a replacement roof covering. The proposals do not involve the loss of any historic fabric.



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.



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.¹
- 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.²
- 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
- 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.

¹ St Faith's Conservation Area Appraisal & Management Plan, July 2007, p.9.

² Ibid.; p.10.

³ Ibid.; p.10.

- 3.8. The first and second floors have remained as accommodation, though these areas have become redundant in more recent times. Scope to return these to use, will be explored in future applications.

4. Conservation Area

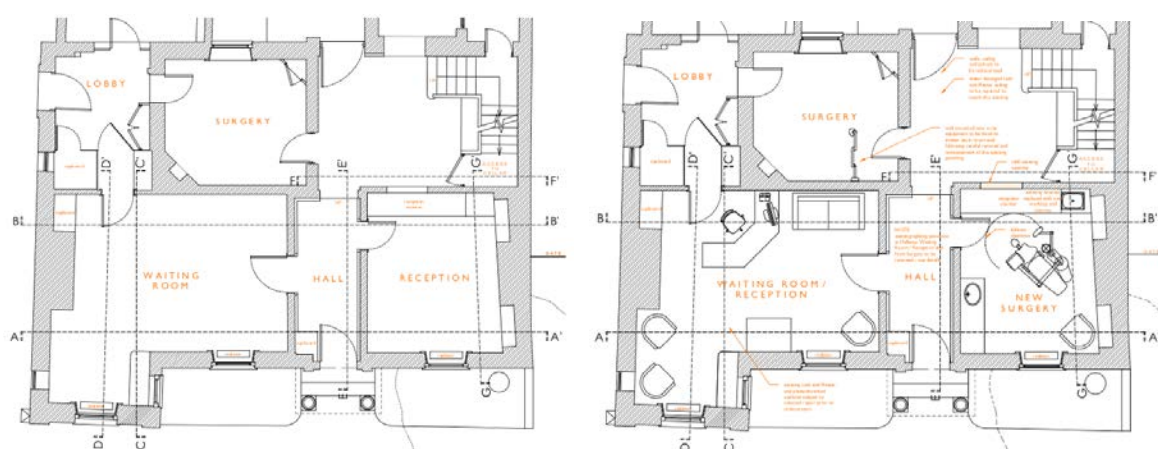
- 4.1. St Faith's Conservation Area is named after St Faith's church which sits in the core of the town where the four main streets converge. The Conservation Area here benefits from a Conservation Area Character Appraisal and Management Plan (2007) which helps to identify some of the key features of 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.
- 4.2. 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.
- 4.3. Due to the nature of the proposals here, the scheme will not affect the Conservation Area.

5. Significance

- 5.1. 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.
- 5.2. 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.

6. Amount / Extent of the development

- 6.1. The proposed works are mainly limited to the interior, affecting three areas on the ground floor and the basement, but also the roof. These works are:
- The change of use of the reception to a dental surgery
 - The use of the waiting room to include the reception area
 - The installation of a decontamination room within an outbuilding
 - Supplementary structural support to ground floor due to timber decay
 - Replacement of flat roof covering
- 6.2. The works do not result in any development beyond the existing footprint.
- 6.3. The works result in two new internal walls being formed within an existing storage area.



Plans showing existing and proposed ground floor plan, with new surgery replacing the reception and the newly combined waiting room and reception.

7. Landscaping

- 7.1. The proposals do not have any consequences to the landscaping.

8. Access

- 8.1. The proposals do not have any consequences to the access of the building.



Modern reception window to be blocked in to reinstate wall.

9. Assessment of Impacts

CHANGE OF USE OF RECEPTION TO DENTAL SURGERY

- 9.1. There is no impact to historic fabric.
- 9.2. The reception window is to be blocked in to reinstate the wall as it was seen historically.
- 9.3. The counter which is due to be removed is 20th century and not part of the historic room.

USE OF WAITING ROOM TO INCLUDE RECEPTION

- 9.4. There is no material alteration to this area.

INSTALLATION OF A DECONTAMINATION ROOM

- 9.5. There is no loss of historic fabric.
- 9.6. Two new internal walls are to be constructed and an existing counter replaced with a worktop and sink. These occur within the attached outbuilding to the rear and not within the main building.

SUPPLEMENTARY STRUCTURAL SUPPORT TO GROUND FLOOR

- 9.7. There is no loss of historic fabric.

- 9.8. Existing decayed historic oak floor joists to be retained and paired with the new steel 'goal post' frame, located independently from the masonry walls.
- 9.9. Modern softwood timbers also retained together with chipboard floor.

REPLACEMENT OF FLAT ROOF COVERING

- 9.10. This work was undertaken as a matter of urgency following consultation with the local authority.
- 9.11. The existing roof deck was made good prior to the application of 1.5mm of thick classic bond EPDM with a water-based adhesive. Existing lead flashings were retained and made good.



Relacement of bitumen roof with EPDM and repairs to the leadwork already undertaken to provide urgent protection to the building and its interior.

10. Summary and Conclusion

- 10.1. The majority of proposals are restricted to the interior of Magnolia House.
- 10.2. The proposals do not result in the loss of historic fabric, or cause any harm to the interior.
- 10.3. Part of the proposal results in the reinstatement of a historic internal wall.
- 10.4. New internal walls are made from lightweight studwork and are restricted to the outbuilding. These are reversible.
- 10.5. New structural work proposed in the basement will support floor and supplement existing historic fabric without the need for its removal.
- 10.6. The replacement roof covering, whilst a different material, is not considered to harm the character of the listed building. This work has already been undertaken with assistance from the local authority.
- 10.7. Overall, the proposals will help to maintain the historic building; improve the function of the dental practice and in turn provide an enhanced service to the local community. They will also help to maintain a long-standing and successful business within Havant Town centre.