

PLANNING STATEMENT

For:- Proposed installation of AC units/condensers

At: Hedge End Nursery, Pomeroy Crescent, Hedge End, Southampton, SO30 2LF

INTRODUCTION

This document is a short statement to accompany a planning application for proposed new AC units and condensers at Hedge End Nursery on behalf of Bright Horizons. The existing Grade II listed building was formerly a farmhouse and consists of building from C17, C19 and modern additions. The site has an open and airy feel with the modern zinc finished extensions to the east and west complementing the historic finishes of the earlier buildings they adjoin to. The building has been operational as a children's nursery since 2012 and sits between a primary school and a new Salvation Army building, surrounded by housing in the area beyond.

HISTORICAL LISTING

The List Entry Number for this property is 1360818 and is shown below listing the different eras of construction and its historical features.

Farmhouse. Circa early C17; altered circa early C19; extended circa mid C19. Timber-frame walls faced or partly rebuilt in brick, painted at front; extended in red brick. Asbestos tile roof with half-hipped ends. Brick axial stack. PLAN: 4-room plan front [S] range, left [W] room added later. Central hall with fireplace in axial stack on right and unheated service room to left [W]; another unheated room on right now served by fireplace built into back of hall stack. In about the mid C19 a large extension was built at the rear. EXTERIOR: 2 storeys. Asymmetrical 3-window south front; boarded up casement windows; doorway to right of centre with plank door and later gabled porch; roof of right bay is slightly lower. At rear [N] a tall 2-storey red brick extension with sash windows and French casement on ground floor. INTERIOR: Hall has exposed wall-framing, is ceiled and has large fireplace with heavy timber bressumer, simple circa early C19 chimneypiece and blocked by old cupboards and C20 tiled chimneypiece. In framed partition on west side of hall two cranked-head doorways, one to service room with exposed closely-spaced unchamfered joists and exposed wall-framing and the other doorway to straight staircase. Hall chamber has exposed timber-framing, chamfered axial beam on carved wooden corbels and fireplace with cambered timber bressumer and Georgian cast-iron grate. Roof-space inaccessible. Old plank doors, one with cover-moulds. Rear extension has staircase with stick balusters and turned newels, panelled doors, window shutters and Victorian chimneypieces. Dowd's Farmhouse is an interesting 3-room plan early C17 timber-framed house with a large mid C19 brick extension at the rear.

PROPOSAL

The proposals are to install new AC units internally, one wall mounted unit at high level with pipe work fixed to the face of the wall, and the other hung from the angled ceiling via wires to sit horizontally at high level to match the existing style of elements currently hanging from the ceiling in this area, such as light fittings. The new AC units internally will require an external condenser. It is proposed to position this on the modern flat roof, close to the rear wall where the new lobby meets the brick wall of the C19 part of the building. The proposals will not affect the material finish of the historic features but will ensure the children have comfort cooling and heating without installing an invasive system. The new condenser unit is proposed to be fitted to the modern single storey building to minimise the impact on the historic fabric of the building and reducing the visual impact by siting this back from the edge of the existing structure.

IMAGES



This image shows the single storey modern finished entrance lobby where the AC condensers are proposed to be positioned to the rear, close to the existing brick face of the adjacent building.



This image is taken from in the car park on the approach to the nursery.



This image taken from Google street view shows from the road, the buildings are mostly hidden by the trees on site. Note – No trees are affected by this proposal.

Date: 28th November 2023