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The Lymington Community Centre

rev A Nov 23



Proposed replacement building for the Centre Cafe

Design and Access Statement

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## **Introduction**

This draft statement has been prepared to support a pre-application inquiry which is submitted on behalf of the Lymington Community Association. It is proposed to make an application to replace the existing post war sectional building currently housing the centre café at Lymington Community Centre, New Street, Lymington SO41 9BQ.

This replacement building is seen as an important step in the overall regeneration of the Lymington Community Centre which has been ongoing since 2013.

The Statement demonstrates the applicant's commitment to achieving good design and ensuring equal access for all.

In arriving at the submitted proposal, consideration will be given to the following issues:-

- An outline analysis of the site, its immediate contextual setting and wider setting of the Conservation Area.
- An analysis of the physical characteristics of the site and its setting.
- An explanation and justification of the design rationale.

## **Planning History**

A pre -application enquiry ENQ/22/20113/EBUS was received on 11/05/2022.

Previous applications have been made for proposals elsewhere on the site for alterations and extensions.

These are noted in a pre-application response ref ENQ/17/21/21206/MARC on 7<sup>th</sup> Dec 2017. Subsequent applications for an extension to the Fuller Mclellan Hall, conversion of the basement to a pottery workshop, moving of the Centre's pre-school to the Robert Hole Building, a renewed wall and level access have all been granted.

The letter of 7<sup>th</sup> December 2017 was sent in response to a pre-application enquiry looking at all aspects of the regeneration of the centre.

A previous consultation response ENQ/13/21646/HAA dated 06 Jan 2014 from the NFDC conservation officer related more specifically to the Malt Hall and the proposed replacement of the centre café.

Details of the proposed reconstruction of the Centre's reception area, note in the 2017 response, are to an extent dependent on funding availability. In the interim the LCA wish to proceed with the regeneration of the centre café and toilets for which a separate planning application is proposed.

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### Site Location and Surroundings

Lymington Community Centre is housed in an amalgamation of a number of buildings including the “The Old Malt House” a Grade II listed building and a range of central accommodation largely dating from the 50s and 60s following the Centre’s foundation in the Malt Hall in 1948.

The Lymington Community Centre is located close to the heart of Lymington, and the site sits immediately north of Cannon Street. It lies on the northern edge of the Lymington Conservation Area, and straddles zone E and Zone H, as identified within the Lymington Conservation Area Appraisal. The historic part of the centre is the Malt Hall, individually Listed grade II, which fronts onto new Street and lies within zone E.

The Listing for the Malt Hall runs

*C18 building, comprises that part of the Community Centre which was formerly The Old Malt House. Grouped round 3 sides of a courtyard. Red brick with some blue/grey headers. Tiled roof with base of former cowl. 1½ storeys. East range, 4 windows, north and south ranges of 3 bays each. Windows mainly casements and end bay on brackets to western facade of northern wing. Windows probably mainly reproduction. Hipped dormer on roof. The Lymington Community Centre forms a group with Hawthorn and Eagle House and Eagle House garden wall (of local interest) on New Street.*

The Malt Hall was refitted in 2014 and what original features remained were refurbished at that time. The 3 French doors to the east wall of the centre were identified by the conservation officer as being reproduction. In addition a recess within the Hall shows where a 4<sup>th</sup> original opening was blocked by the erection of the current centre café building.



views on Cannon St (in 2013)



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The LCC site apart from the Malt Hall is not identified as being of archaeological importance. The area is to the North of the medieval Burgage plots and is identified by the Conservation appraisal as being a buffer between the medieval Borough and the newer town to the north.

The current centre café building was erected at the time of the foundation of the Centre in 1948. Of a prefabricated panelled construction with single glazed windows and an asbestos sheeted roof, it possesses effectively no insulation. To the north side runs a flat roofed corridor area linking the foyer of the Malt Hall to the main centre complex. This corridor houses the Centre library/book exchange, a popular feature of the centre. The kitchen to the centre café is at the Malt Hall end of the building.

The courtyard between the café building and Cannon St was formerly used by the playgroup for outside play. It currently has a raised planted area and a sail canopy for shade. The canopy will be removed as part of these proposals

Along the Cannon Street frontage runs a brick wall of unknown but considerable age, with openings at either end.

To the east of the Café and Courtyard the two-storey mansard structure housing the Wellington Room was built in the 1950s, with a subsequent brick/ tile hung extension into the courtyard providing a fire escape and toilets.

To the north of the café and corridor a full height brick wall adjoins the adjacent site (Gables Yard). The Western building in in Gables Yard abuts the boundary, the eastern extension to the rear runs at an angle creating a small open area containing an open fire escape stair. This area has not been surveyed, the ground level appears to be higher than the finished floor level within the corridor.

Views within the courtyard.



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Views within Courtyard



Flat roof to corridor showing Building in Gables Yard to North of corridor



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## Proposals

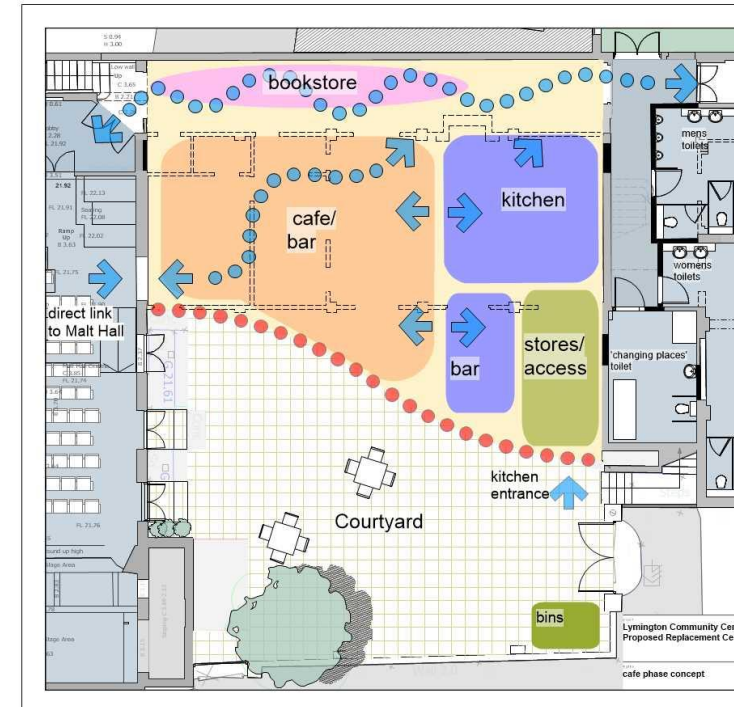
The Lymington Centre has a long and successful history of providing community facilities and arranging community activities for Lymington town and its surrounding area. Developed over a 70 year period, its facilities now require re-generation to continue to support its activities and attract a younger demographic to ensure the continued vitality of the Centre's activities.

The centre cafe is at the heart of the Centre's facilities, and is not well served by the current building either in form, environmental performance or layout.

It is proposed to replace the existing single storey building with a new café which will

- Relate much better to the Courtyard so that Café and walled garden work together to provide an oasis and attractive venue within central Lymington.
- Relate better to the Malt Hall by relocating the kitchen facilities at the opposite end from their current location. This would enable the café to serve events in the Malt Hall more directly, opening back up the original opening in the East side of the Hall and providing a much more attractive venue for Community events and private hire.
- Provide a larger café with a much smaller carbon footprint.
- Minimise the impact on the Listed Building.

At previous consultations proposals have included for an additional activity room at first floor over part of the café building. This proposal has raised previous concerns from the Design and Conservation officer and is no longer being pursued.



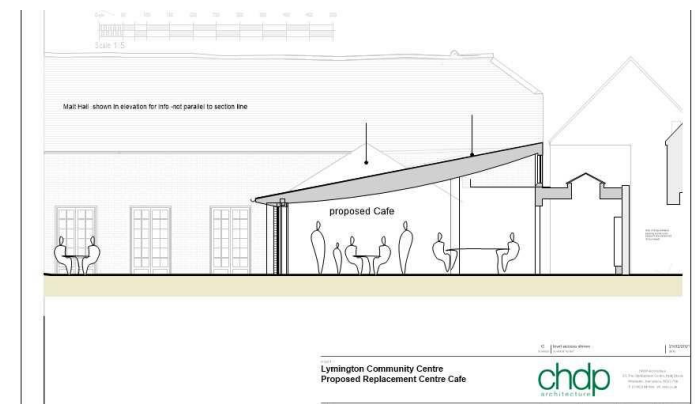
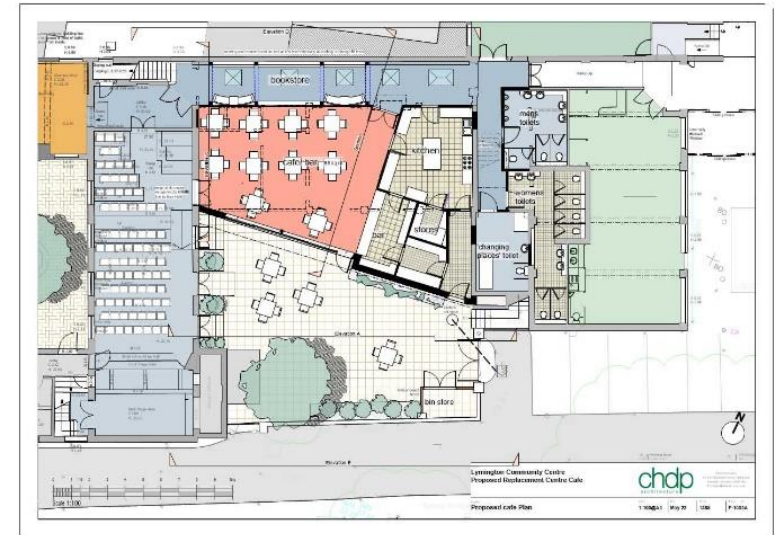


A new single storey building is now proposed to infill the space between the Malt Hall and the two storey extension to the Wellington Room. This building would meet the Malt Hall East wall at the same point as the current café, and a south facing wall (totally glazed to the café space and in brick to the kitchen/bar servery) would extend to the base of the fire escape steps. A monopitch zinc roof at a relatively shallow pitch (8 degrees) would rise to a sloping ridge on the line of the wall separating corridor and café, enabling café and kitchen to have north light and (for the café) a 'sail' vaulted ceiling. The corridor lit by roof lanterns would continue to provide a home for the bookstore.

This shallow pitched roof would make the proposed cafe more subservient to the listed building than the existing one, with considerably more of the Malt Hall's east wall being exposed. On the zinc roof will be mounted Rheinzinl solar PV panels. These will be set approx. 30 mm above the roof surface, and are designed to integrate with the zinc roof finish, sitting between the modular ribs of the zinc roof. They are fixed with a proprietary clip system that provides for a minimal visual impact on the adjacent Listed Building. The Courtyard wall fronting onto Cannon St is approximately 2m high. This means that the panels will be screened from the Conservation Area user apart from at the two ends of the wall, where there are gaps. The shallow pitch of the roof means that there is no risk of reflected glare from the panels impacting on adjacent properties. Details of the Rheink solar PV panel system are on drawing P-1013.

The intention is to remove the existing plaster/render finish applied what will become the external face of the listed building in 1948, and if practicable to clean down and repoint the brickwork to match the rest of the wall. The small triangle of the original roof disrupted by the sectional building will be restored using second-hand plain clay tiles to match the existing tiles.

The abutment of the new roof to the existing wall will involve an upstand abutment flashing to the zinc roof, overlapped by a stepped lead flashing let into the restored brickwork of the Malt Hall.



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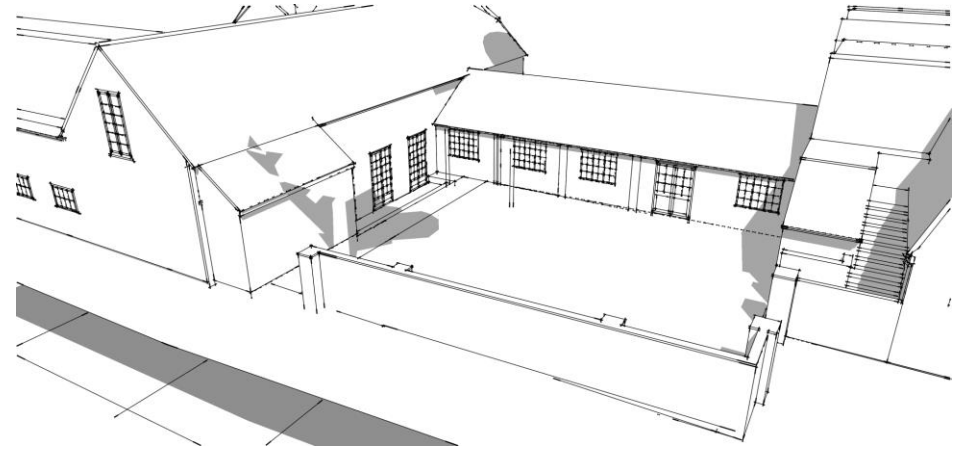


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The wall to the north side of the corridor that forms the boundary to the centre at this point will be retained at the same height, and by reducing the corridor ceiling height from 2650 to 2300 the roof level at the boundary will be no greater than that existing, thereby retaining the same level of daylighting to the ground floor covered way in the adjacent property to the north of the centre. Owing to the changes in ground level between the centre and the adjacent property the wall will be tanked internally at the lower level.

A direct access to the Malt Hall will be achieved by opening up an original opening in the east wall of the Hall, sealed off when the new sectional building was erected in 1948. The configuration of seating in the Hall carried out in 2014 provides for a floor level within the hall to line through with the level in the main centre. The doorway opened up will be approximately 2000mm high and there will therefore be no adjustment to the head of the opening. The finish on both sides of the existing wall are currently plastered and the linings of the re-formed opening will likewise be plastered. A soundproof flush finished hardwood pair of doors and frame will be fitted.





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## Materials

The Materials of the proposed building will be as follows.

Roof	Zinc (anthracite colour) with Rheinzink solar PV panels
Flat Roof	single ply high performance membrane
Fascias	Aluminium colour to be advised
Windows	aluminium- colour to be advised
Brickwork	Red multi stock to match adjacent walls to the Wellington Room
Rainwater goods	aluminium- colour to be advised

## Sustainability

The proposed building will be constructed in full accordance with current building regulations with a 'fabric first approach to provide a highly insulated structure. This will result in a huge improvement in energy consumption over the current building. In parallel with this project the centre is working to increase the efficiency of its current heating and general services installations. The zinc roof will be covered with Rheinzink solar PV panels to reduce the carbon footprint of the Lymington Centre to support the NFDC's action on the Climate Change and Nature Emergency

## Flood risk

The site is in flood risk zone 1. The site is currently fully paved. New works in the courtyard construction will be to SUDs principles resulting in a diminution of the flooding impact on the site on downstream properties



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## Access

The finish level to the courtyard will be raised to level through with the proposed building which will be constructed so that the floor level lines through with the existing Malt Hall lobby and Corridor. This will enable full accessibility throughout the ground floor of the main Centre Building.

CHDP Architecture      June 2022

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