

Heritage Statement

In respect of:
The Conversion of the garage into a treatment facility

At:
The Garage, Henderson Court. High Street, Lymington. SO41 9AQ

Version/Revision 1 | November 2023



VERSION CONTROL

Version	Date	Description
Version 1	20/11/2023	First Issue

AMENDMENTS

Section No.	Item added/ removed/ amended	Date	Name and Signature

WLAWilliamsLester.

1 Star Lane,
Ringwood,
Hampshire,
BH24 2AL
01425 485 234
www.williamslester.com
mail@williamslester.com

Prepared on behalf of:

Ms Britt Mason
Holly Cottage
Mount Pleasant Lane
Lymington
SO418LS

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Appendices

Appendix A N/A

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SECTION 1. INTRODUCTION

1.1. This heritage statement accompanies an application for change of use of a single skin brick building within Lymington Conservation area from a garage / storage structure to be converted into a treatment room for tattoo removal. The building was originally used for a single car garage storage purposes, however this has not been its use for vehicle storage for some time. Vehicle access is very limited, with access facing into a courtyard enclosure and accessed via a narrow walkway. As such the structure has been rented out by the applicant for storage purposes.

SECTION 2. HERITAGE DESIGNATION

2.1. The site of the proposed works is located within the Lymington Conservation Area zone A Highstreet indicated on inset map 4. The Conservation Area Appraisal for this area recognises that the distinctive character of Lymington is in part, defined by the historic buildings fronting the high street. The appraisal continues state 'relative to other local towns there are few outbuildings to the rear of the High Street frontages, that are worthy of attention.

2.2. The garage to the rear of Henderson court is neither listed or mentioned in the descriptions of the High street listings or recognised within the conservation area document as a non-designated heritage asset. It does however benefit from high quality roof detailing and materials which has previously been restored by the current owners.

2.3. At the time of the site visit access within the building was not available, due to its current use it is assumed that the interior of the structure does not present any important architectural detailing worthy of protecting.

SECTION 3. DESCRIPTION

- 3.1. The application relates to the garage at Henderson Court, High Street Lymington. The building is located to the rear of a run of C18 listed buildings fronting onto Lymington High Street. The garage sits to the rear of a courtyard formed by the surrounding buildings. The building site south of a public car park which forms the start of the pedestrian access through Henderson Court.
- 3.2. The original purpose for the building was for use as a vehicle garage, however due to its size and poor location for access has not been used for this purpose for some time and is currently used for general storage.



Figure 1 View of Garage from Cannon Street short stay car park.



Figure 2. Side view of garage from walkthrough.



Figure 3 & 4. Garage gable ends.

SECTION 4. ASSESMENT OF SIGNIFICANCE

- 4.1. The Garage located at Henderson court is not identified on any maps prior to 1914 and is difficult to date due to lack of mapping information.
- 4.2. The materials used within the garage range in quality and finish. The bricks finish is not consistent with the quality of brickwork found in and around Lymington. The presence of a slate DPC could date the garage prior to 1920s. The roof tiles are small profile clay tiles with a central row of club tiles, feature two hole ornamental ridge tiles and orate finials. The side access door is a low design quality later replacement door. There is a later addition of waney edge boards to the gable end of the front of the garage with timber (part glazed) sliding folding doors.
- 4.3. Although there are attractive features associated with the garage and it forms to frame the entrance to Henderson Court, it could not be said that this building contributes to the quality of the setting of the listed building or conservation area.

SECTION 5. PROPOSAL

5.1. The application seeks planning consent for the change of use and conversion of a non-listed building within the Lymington conservation area. The alterations are mostly internal and do not impact on the external envelope of the building.

Preparation

1. Remove all ivy from the exterior of the building, clean and make good the brickwork and roof tiles.

Masonry Repair

2. Make good and repoint areas of existing brickwork where required.

External Paint Finish

3. Sand down and restore any external timber doors and windows. Repaint with colour to match existing.

Internal Finish

1. Line the interior of the walls with damp proof barrier. Install internal framed stud wall to improve thermal efficiency. Line existing concrete floor with insulated floating floor. Line ceiling with plasterboard with mineral wool insulation over or Line the underside of the roof with rigid insulation fixed between and blow the rafters to achieve the required thermal performance.

SECTION 6. POLICY CONTEXT

6.1. National planning policy relating to the historic environment is provided within section 16 of the National Planning Policy Framework. It advises that heritage assets are an irreplaceable source that should be conserved in a manner appropriate to their significance.

SECTION 7. HERITAGE IMPACT ASSESMENT

7.1. The proposed change of use and conversion to a small commercial use will not impact on either the size or external appearance of the existing building.

SECTION 8. CONCLUSION

8.1. The proposal relates to minimal internal intervention within a non-listed building.

8.2. Restoration of the building and bringing it into daily use will help improve the appearance and limit the deterioration of its more susceptible elements such as door and windows through regular maintenance associated with the business.