Heritage Statement – 26-27 High Street, Lymington, SO41 9AF

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1.0 Introduction and background

26 High Street is reputed to be one of the oldest buildings in Lymington.

Whilst the external façade dates from the 18th Century, this encases a timber-framed building. The building was renovated by Coltens in 1989, and at that time, the timber framework was uncovered. The building is documented as containing 'wattle and daub'

walls at that time, considered to date from medieval origins. The medieval building is documented as being 18' wide (5.5m) and containing three interconnecting bays, stretching back by 25' (7.6m), with a gable-end facing onto the high street[1]. The building had a "curved archway left open into the roof space to form a most imposing roof". The box-framed house had a jetty over the High Street, and the first floor is reputed to have protruded by 18" (457mm) over the front of the ground floor. The Georgian façade was apparently built 3' in front of the original ground floor, and 18" in front of the first floor. One of the ceiling beams, the builders found two tiny childrens' shoes, 4 and a half inches long, one from the 17th/18th Century and the other from the 18th/19th Century. The shop in 1915 is pictured below:

Fred Weeks stands in the doorway.

[1] Lymington – A Pictorial Past (p.47)

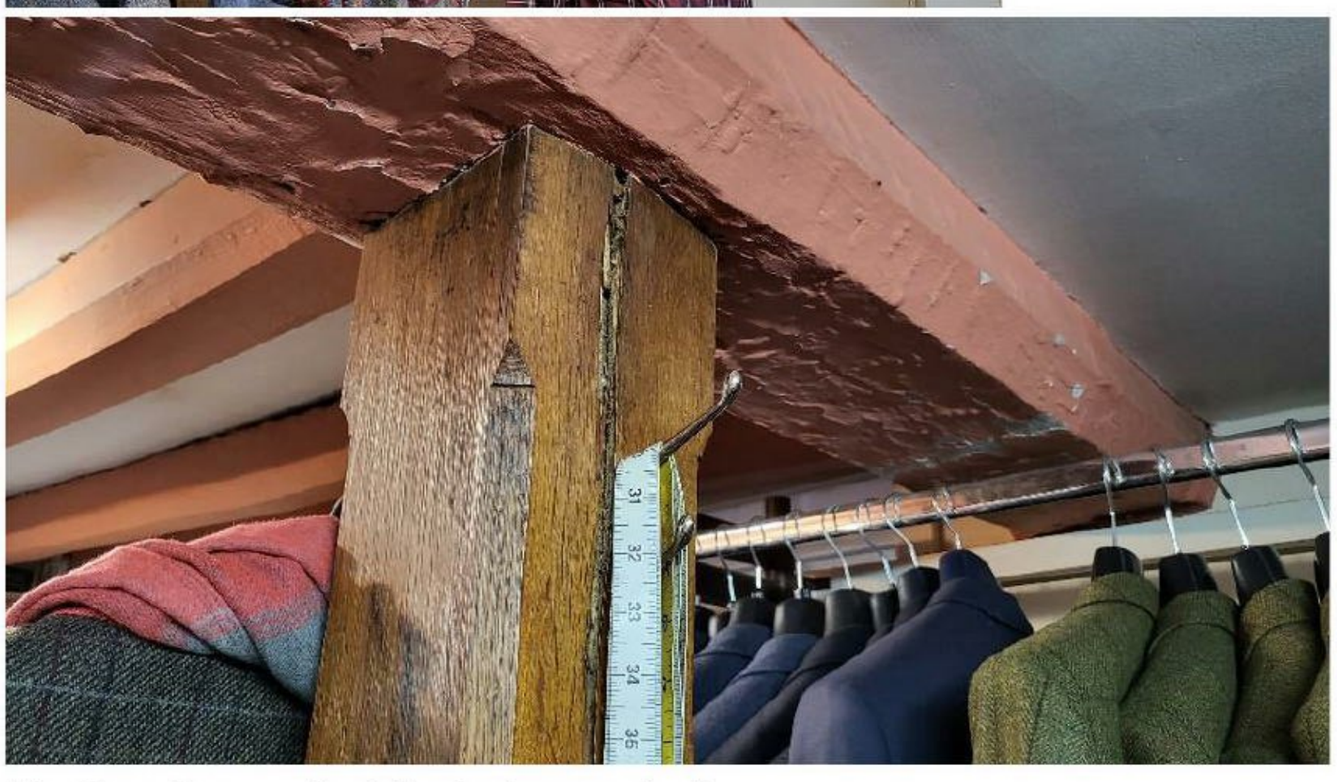
In the early part of the 20th Century, there was a separate shop next door, which was 27 High Street. This was run by Charlie Savage the tobacconist. When the shop was taken over by "Ruggs", they expanded and converted 26 and 27 into one shop. This history is set out in the book "Lymington – A Pictorial Past". The building is thought to date from the **15th Century**.

Photo dated 1900 – 1909 – St Barbe's online collection

2.0 Remaining evidence of the medieval building

Remnants of the timber frame remain internally, today.

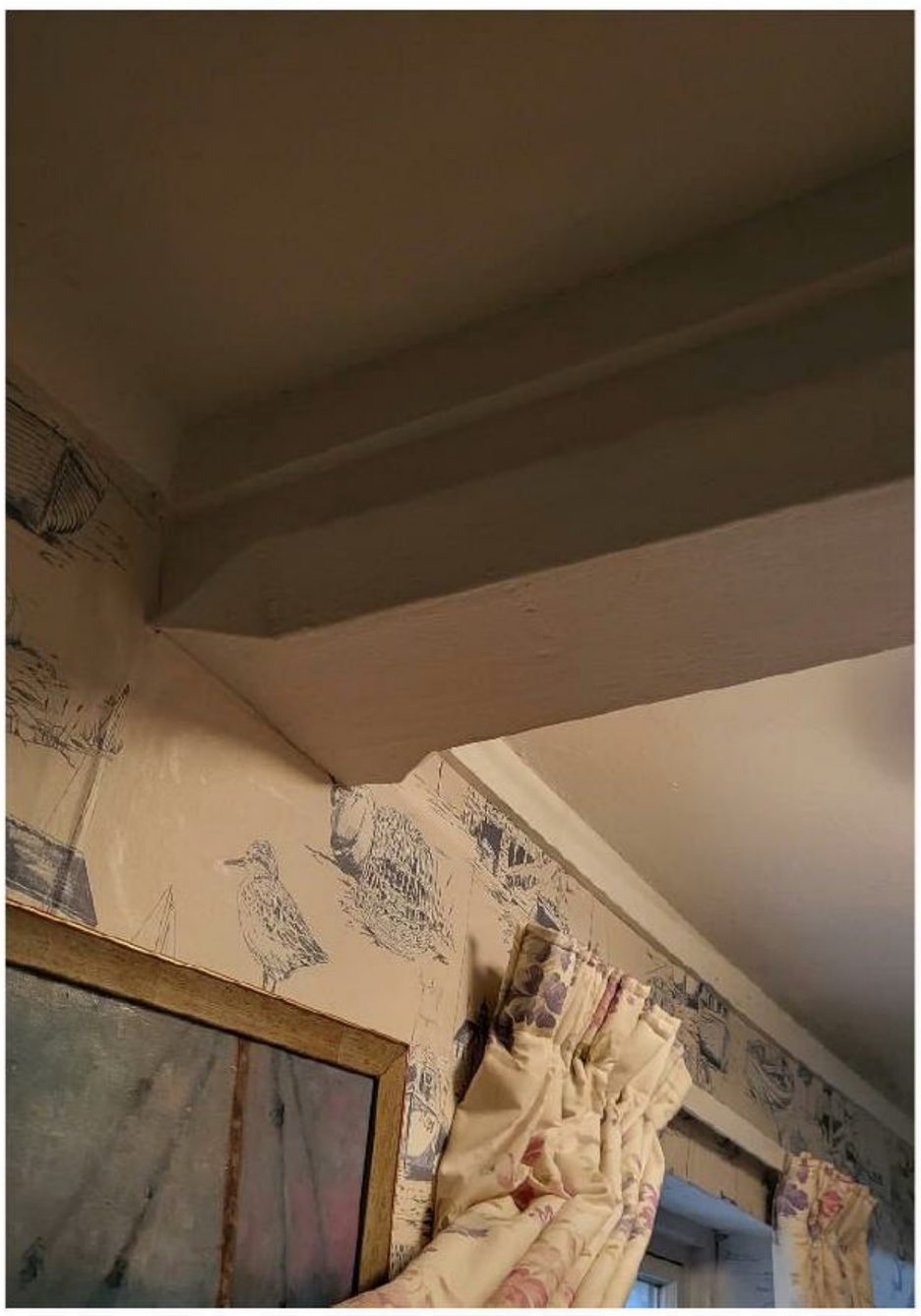
On the ground floor, the frame is evident behind the shop window, as shown below.



Timber frame behind shop window.

Timber frame running back through shop .

On the first floor, a beam and step denote the position of the jetty, as shown below.



First floor front window, with beam and jetty.

First floor beams are mostly chamfered and stopped in the correct positions.

On the second floor, the old gable is evident, as pictured below.

The newel staircase remains, with a separate staircase to the second floor.

The newel staircase from ground to first floor.

3.0 The Georgian features

The building doesn't display much Georgian character, apart from its façade and brickwork, with many of the windows containing the finer glazing bars associated with early 19th Century (Victorian) sashes, instead. Many are horned sash which tend to date from 1850 onwards. Windows tend not to be 'flush fronted' with the brickwork, as you would expect from 18th Century windows.

Nonetheless, the sashes clearly add to the age and character of the building.

4.0 The List Description

The List entry mistakenly dates the building to the 18th Century, and reads as follows:

Nos 26 to 28 (consec)

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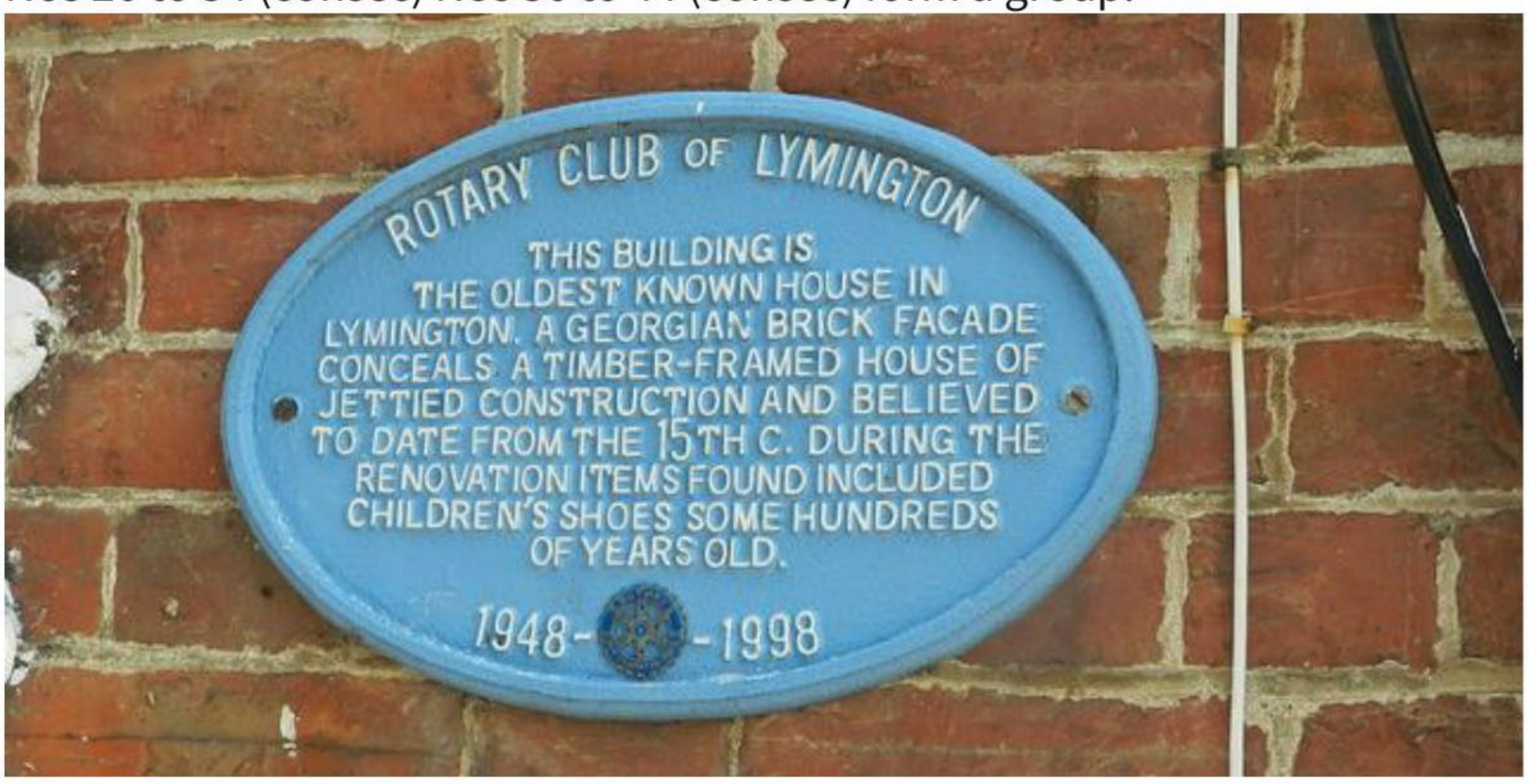
1. 5235 HIGH STREET (South Side) ---------- Nos 26 and 28 (consec) SZ 3295 1/9

II GV

2. C18. Painted brick with modillion eaves cornice and double span, tiled, hipped roof. 3 storeys, 3 windows, sashes with glazing bars. Ground floor has altered, early C20 shop fronts.

Nos 26 to 34 (consec) Nos 36 to 44 (consec) form a group.



Plaque attached to 26 High Street

5.0 <u>The problems with the existing building</u>

The building requires a fresh phase of repair work. The most problematic defects at the time of writing are thought to be:-

- The roof is leaking;
- The windows to the first floor corridor are leaking;
- The timber-clad element is in need of refurbishment and re-decoration;
- The back room is in need of repair and redecoration;
- The first floor curved window is leaking.
- The poorly- capped chimney is allowing water to travel down the brickwork and cause damp problems internally.

Some of these defects are pictured below.

The lead-capped chimney and poor refurbishment of the timber-clad element

The water-damaged curved window

Water ingress from roof at the top of the timber frame

6.0 The proposals

The proposals are therefore to repair the existing building.

The main repair proposed is to ensure that the roof is watertight. The extent of proposed works is explored later in this statement. The roof is presently leaking badly, with water travelling down the timber frame. The sky is presently visible from the attic, through holes in the roof.

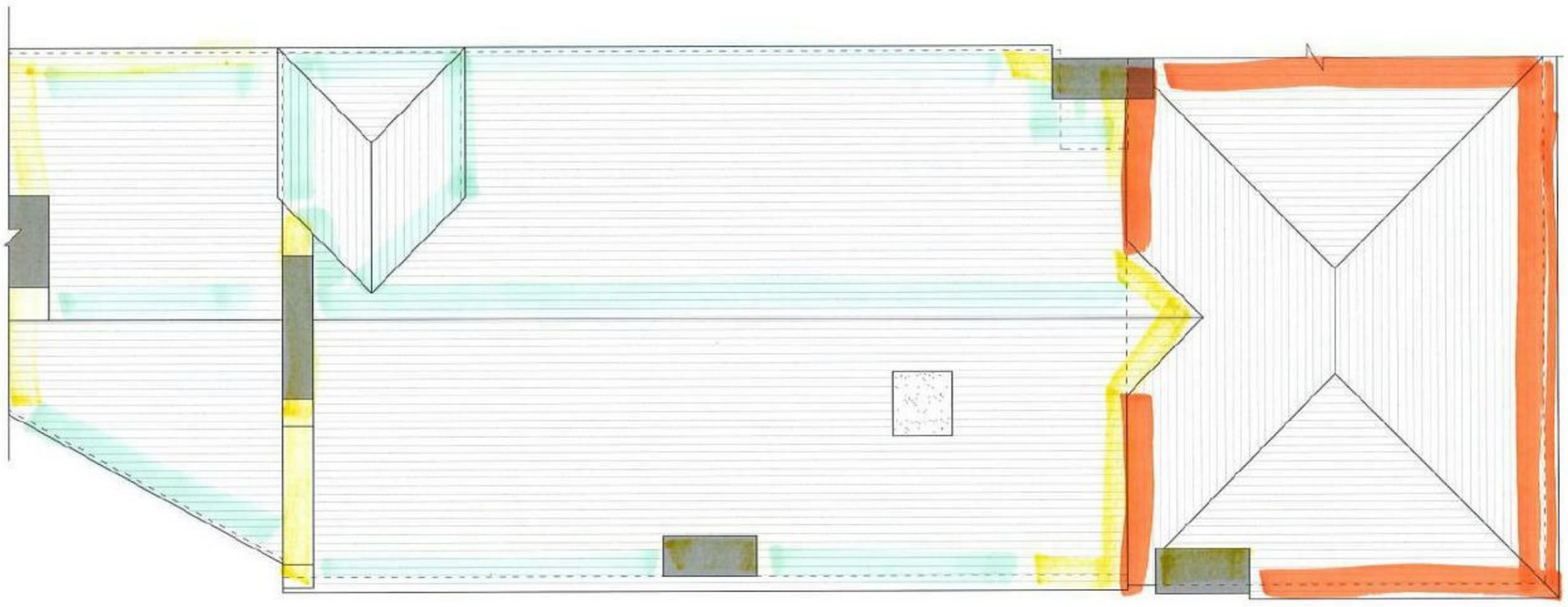
7.0 Earlier planning history

The plans from 1990 are quite useful in showing the building at that time. At the present time, lots of the ground floor fabric is 'boxed' out or inaccessible due to shop fittings. The 1990 plans show the stairs to the basement level. These are attached as **Appendix A.**

8.0 Phasing diagrams

The phasing diagram for the basic epochs of development is shown below. The building has been altered rather than simply added to, so some of the layered phasing is illustrated.


FPL
Store
wc
FPL
Back
Room
Up
Store
cbd
Shop
FPL
FPL
Bedroom 2
cbd
Bedroom 1
Cbd
Up
Dn
Kitchen
Bathroom
Lounge / Dining Room
FPL
Cbd
Dn
Shop Store Room
Attic Room 1
Cbd
Bedroom 3
FPL



9.0 The condition of the existing roof

The existing roof is suffering from nail rot. The rafters are sound, but battens and tiles need re-laying, as shown below. The extent of the problem is only over the main roof, as shown on the proposed plans. The roof beyond has more modern tiles, and better-quality condition at this point in time.

Photos showing existing roof problems

10.0 The scope of proposed repairs

The roof is suffering from nail rot from the metal fixings in the peg tiles across the majority of the roof.

The extent of the problem was assessed during January 2024 by Peter Draycott MRICS C. Build E MCABE, Chartered Surveyor.

The conclusion is that tiles are slipping throughout the roof void, and that this is not a localised problem to one portion of the main roof. This is because the nails are rusting through and breaking, which makes peg tiles slip.

Assessment of the whole roof suggests that around 50% of the existing tiles could be salvaged, and re-used again on the roof, with an estimated need for up to one half of additional, reclaimed tiles to match in.

The proposed strategy is therefore to:

- firstly strip the roof and collect all the tiles that can be re-used;
- re-use them wherever possible, particularly on the front elevation;
- an appropriate reclaimed tile will be used as a match-in on the rear roof planes to make up any shortfall where the existing roof tiles are spalling and broken and cannot be re-used.

Around the chimney, a lead flashing will be provided to match the neighbouring properties. This will be more effective in keeping water out and will be of enhanced visual appearance than a cement fillet. It looks like the chimney has previously been re-built with a lead tray, as shown below.

11.0 The benefits to the Listed Building

A watertight roof will prevent water ingress and damage to the timber frame and thus uphold the significance of the medieval building.