

**Heritage Statement**

**Replacing Two Metal Frosted Windows with Traditional Wooden Sash Windows to First Floor Flat**

**Flat 1**

**59 High Street**

**Alton**

**Hampshire**

**GU34 1AB**

### Site Information

Applicant	Mr M Thomas
Site Address	Flat 1, 59 High Street, Alton, GU34 1AB
LA	East Hampshire District Council
Description of Development	Replacing Two Metal Frosted Windows with Traditional Wooden Sash Windows
Application	Listed Building Consent
Listing Officer	Mr Luke Turner

### Constraints Review

Heritage Assets	Grade II listed/Conservation Area
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### Local Policy Requirements

Local Plan/Core Strategy	East Hampshire District Local Plan. Joint Core Strategy
Effective Policies in Development Control	CP 29 – Proposals should harmonise with the townscape and the general character of Alton and it assimilates into the landscape or is well related to a group of buildings.  CP30 – Proposals must conserve and, where possible, enhance the District's historic environment.  HE5 – Alterations of buildings in Conservation Areas

HE10 – Alterations and extensions to a listed building will only be permitted if they are designed to take account of the design, scale and character of the original building.

HE12 – Harms the setting of a listed building will not be permitted.

## Planning History

### Relevant History

Conversion in 1994/1995 to 3 flats with

Commercial unit on the ground floor (26764/003 & 26764/004 & 26764/005)

Listed building consent – removal of existing rotten sashes to attic area and replace with new and new hardwood overhanging sill (26764/013)

Removal of existing rotten sashes to attic area and replace with new and hardwood overhanging sill (26764/012)

Listed Building Consent – Internal alterations to ground floor (26764/014)

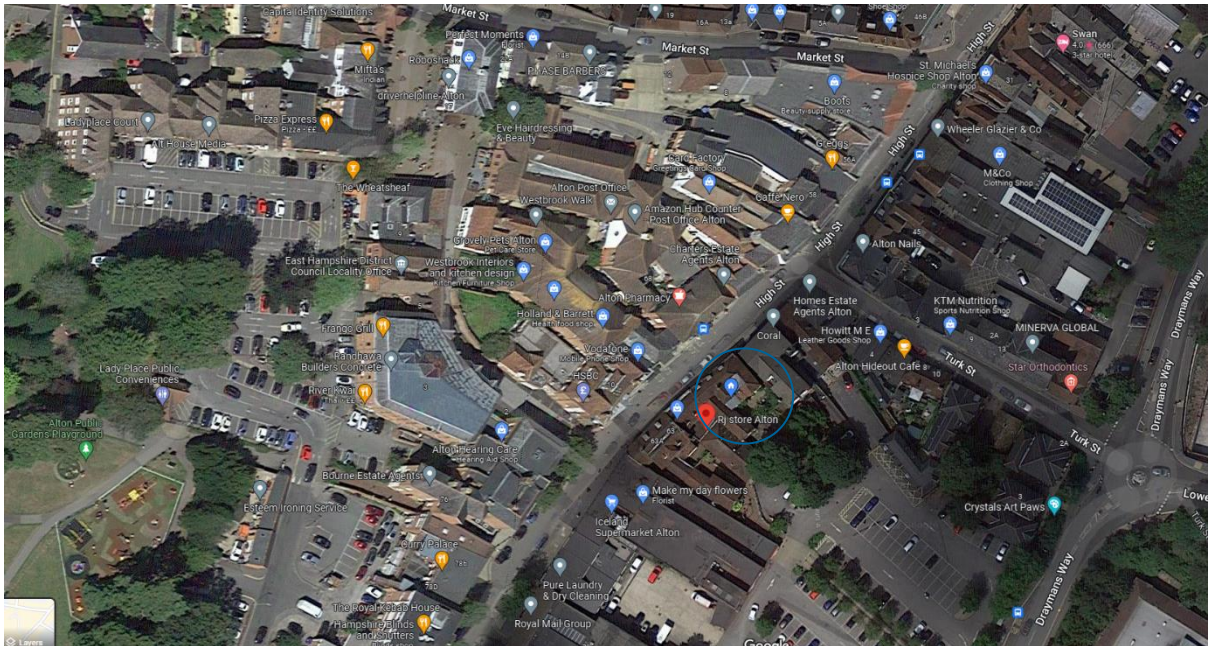
Listed building consent – Internal alterations to change the layout of this Grade II Listed Flat. (59629/001)

### Report Date

October 2023

## 1. Introduction

- 1.1. 59 High Street is a two-storey terraced property on the south-east side of the High Street with access from Turk Street Car Park.
- 1.2. Alton is a thriving market town that offers a delightful mix of historic buildings and modern shops and arcades (<sup>1</sup>Visit Hampshire).
- 1.3. The proposal seeks to undertake internal alterations to the first floor flat to 59 High Street; otherwise known as Flat 1, 59 High Street.



- Location Plan for 59 High Street, Alton, GU34 1AB (Circled in Blue) – Taken from Google Maps

<sup>1</sup> <https://www.visit-hampshire.co.uk/explore/towns/alton>



- Site Photograph – Photo Credit is from Fourwalls Group via Hamptons Estate Agents



- Blue Plaque on front of 59 High Street.

#### Matters Pursuant to the application

- 1.4. Swarthmore, 59 High Street, Alton is a Grade II listed property. It is listed as being of special architectural or Historic Interest, Grade II. The listing describes it below as:

***'HIGH STREET 1. 5236 (South East Side) No 59 (Swarthmore)***

***Mid-C18. 2 Storeys plus attic; 6 bays wide. Stuccoed; tiled mansard roof. Ground floor with asymmetrically placed door in panelled reveal with simple rectangular fanlight and Tuscan surround and 5 flush sash windows. 1<sup>st</sup> floor with 6 similar windows. Moulded cornice. 3 dormer windows in the roof. A plaque indicates that the house was from 1816 to 1819 the home of the future Cardinal Newman.***

***Nos 59 to 63 (odd) form a group.'***

- 1.5. Further historic background is detailed below in regards to 59 High Street (Swarthmore), [Taken from Previous Planning application 26764/012];

'The early history of Swarthmore is associated with James Baverstoke (1741-1815) who made his name as a brewer, and probably built the house in 1770.

His father, Thomas was an Innkeeper in the town for some years, and by the 1750's was living next door to his eldest son, also Thomas, a surgeon, on what appears to be the site of Swarthmore. In the 1760's the father moved with his youngest son, James, to 47, High Street, and together began brewing in Turk Street. Their business expanded rapidly. The younger Thomas, the surgeon, also moved, and the house at 59, High Street was divided into three or four tenements. By the end of the decade two were empty, which suggests that the property was in poor condition. Also, in 1769, James Baverstock married Jane Hinton, daughter of the rector of Chawton, and by December 1770 they were living at 59 High Street.

The architectural style is comparable with such a date, and the property had been revalued in the rates list.

Thomas Baverstock was now in his seventies, and in 1773 James took into partnership, John Dowden, a member of a well-established family of grocers in the town. James, free of his father's control, was able to use a hydrometer in the brewing process, a method he was recommending to the industry, but he was in competition with John Hawkin's brewery for the limited local trade. In 1786 Baverstock joined Richard and John Ramsbottom in the purchase of a brewery in Windsor which had a share in the London market. He lived in Windsor for fifteen years, and no records have so far been found to indicate who occupied Swarthmore during that period. When in 1801 James came back to Alton, Charles Newham, a surgeon who had only recently arrived in the town, moved out – across the road to Lansdown House, now the Midland Bank.

James left his eldest son Thomas in Windsor and brought another son, James Hinton Baverstock, into the Alton brewery. Eventually James retired to Southampton for his health and died there in December 1815, six months after Waterloo, at a time of serious country wide business instability. By then his son had brought a house further along the High Street, had extended it, and was living there in some style. In later years it was known in the town as 'Baverstocks'. But is now divide into three properties 106-110 High Street.

James Hinton took over the brewery, its numerous properties, and the family home, Swarthmore, but almost certainly did not move back into it. Shortly afterwards the brief association with John Henry Newman arose. Many years later when he had become famous, people in the town remembered a young man and his dog at Swarthmore, and someone wrote to ask him about it. He replied briefly that he had spent vacations there while he was an undergraduate. This defines the period as 1817-1820 when he was at Trinity College, Oxford, and it seems probable that a relation, an uncle, or a cousin, was managing the brewery at that time and living at Swarthmore. One reference dated 1817 has been found to a certain John Newman occupying a malthouse and land in Turk Street, which belonged to Baverstock's Brewery, and adds some substance to this theory.

The father of John Henry Newman (1801-1890) came from Cambridgeshire and was a partner in a London Banking House significantly perhaps Ramsbottom, Newman & Co, which suggests there was a connection with the Windsor brewery. His mother belonged to a well know Huguenot family in London with strong Calvinistic views. Newman was known as a brilliant theologian, and was closely associated with John Keble, rector of Hursley, Hants, Pusey and Froude in the Oxford reform Movement. He was ordained in the Anglican Church in 1824, resigned in 1843, and entered the Catholic Church in 1845. He was made a Cardinal in 1897. In the 1830's while still an Anglican and on a Mediterranean tour with Froude, Newman wrote the hymn 'Lead kindly light' which continues to be included in the hymnbook.

Baverstock became bankrupt in 1821, perhaps, undeservedly. The brewery was sold to A & C Crowley, brewers in Croydon, Ramsbottoms had a mortgage on 'Baverstocks' and sold it, and William Curtis became the owner of Swarthmore. He let the house to Charles Lipscombe, a corn dealer, seed merchant, woolstapler and hop planter from Winchester, who ran his business from the substantial premises fronting Turk Street until his death in 1868. A sale followed and the house, premises and agricultural land were separated, although Frederick Crowley owned the house and premises. In the early 1870's W.M. Parker who was a partner in Hetheringtons, the engineers, iron, and brass founders at the Wey Iron Works, lived in the house and he was followed for a few years by H.P. Burrell, a director and later chairman of Crowley's. The house became known as Swarthmore about 1900.

1.6. The property has a Blue Plaque Status (see image above). John Henry Newman (21<sup>st</sup> February 1801- 11<sup>th</sup> August 1890) was an English theologian and poet, first an Anglican priest and later a Catholic priest and cardinal, who was an important and controversial figure in the religious history of England in the 19<sup>th</sup> Century. He was known nationally by the mid-1830s and was canonised as a saint in the catholic church in 2019 – Wikipedia.

1.7. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

## 2. Site Context

- 2.1. 59 High Street is a two storey, mid-18<sup>th</sup> century, terraced property, with rooms in the roof.
- 2.2. The building is stuccoed with a tiled roof.
- 2.3. It is a mixed-use building with the ground floor currently acting as a physiotherapists/chiropractic clinic (Alton Pain Clinic) and the first floor comprised of two residential flats whilst the rooms in the roof consist of a third residential flat.
- 2.4. Work and improvements of the building has been noted over time. With works from it's conversion in 1995 to the more recent updates and improvements. Permission has previously been granted for the complete replacement of the upper windows in 59 High Street.
- 2.5. It is noted that the listing identifies no internal features, although this is not definitive.

### Planning Policies References

- 2.6. The National Planning Policy Framework (NPPF) sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.  
Point 128. States;

'Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

Point 131. States:

'In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

- 2.7. The NPPF highlights conserving and enhancing the historic environment.

Point 185. States:

'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should consider:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;



- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.'

2.8. Chapter 16 of The National Planning Policy Framework (NPPF) section 196 states: 'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.' It is worth noting that the flat has been unoccupied for two years and is in a poor state of repair. The application below is to enhance and restore the flat using the most suitable materials possible in order to do so.

### **3. The Proposal**

#### **Background**

- 3.1. Currently the residence consists of two bedrooms with built in wardrobes, a kitchen, living/sitting/dining room, and bathroom. There is also a maisonette access point from the external ground floor with stairs up to the property which can only be accessed through Flat 1's front door. No changes to this layout are proposed within this application.
- 3.2. The first floor flat (Flat 1) has been vacant for more than two years. Therefore, no work has been carried out and the building unfortunately needs remedial repairs. It is generally acknowledged that the best way to keep a building in good order is to look after and maintain the building in the best way seen fit.
- 3.3. The windows were replaced during its conversion into Flats which has meant that they have used frosted metal windows which are not in keeping with the buildings aesthetics.
- 3.4. The proposal is to replace the existing frosted metal windows in the Georgian Grade II Listed Flat with traditional timber-framed sash windows that will be in keeping with the historical character of the property and the surrounding conservation area. The new windows will replicate the original design and materials used in the construction of the building.

#### **Scale/Size**

- 3.5. The area and size of the openings would remain unchanged.

#### **Rationale**

The aim in making the proposed alteration is to conserve the apartment as a home for the 21<sup>st</sup> Century. The alterations proposed are needed to prolong the life of the building.

The reasons for this proposal are as follows: -

- Preserve the significance of the heritage asset.
- Cause minimal harm/damage.
- The current frosted metal windows are in a state of disrepair and have reached the end of their functional lifespan.
- The proposed timber-framed sash windows will not only improve the aesthetics of the property but also enhance its energy efficiency and sustainability.

- The replacement windows will be designed to match the original window style, maintaining the historical character of the property.

### **Impact of Proposal**

We have conducted a Heritage Impact Assessment to ensure that the proposed changes are sympathetic to the character and appearance of the Georgian Grade II Listed Flat and the surrounding conservation area. The assessment includes considerations such as:

- Detailed drawings and specifications of the proposed timber-framed sash windows.
- Photographs of the existing windows and their current condition.
- Consultation with conservation experts (Luke Turner) to ensure that the replacement windows are in line with preservation goals.

### **4. Conclusion**

The proposal considers that the method is the best way in order preserve the building and complies with the requirements of the listing (1094191) because:

- The intention is to improve and support the existing building to be enjoyed by future generations.
- The proposal would in my opinion preserve and maintain this historic building for future generations. As a custodian of the building, I am aware that it is my duty to preserve and look after this building in the best possible way for it to be passed throughout history.
- It is key that Flat 1, 59 High Street is sustained and enhanced to signify the importance of this heritage asset. It is also paramount that we consider the sustainability of the proposed alteration.
- In the Local Plan Policies, Policy CP30 seeks to: 'Conserve, enhance, maintain and manage the district's heritage assets and their setting including listed buildings....'. The proposal takes that into account and as such is the best way in which to preserve the building and maintain for future generations.
- The proposal is to improve and prevent further deterioration of Flat 1, 59 High Street whilst making sure the character and integrity of the flat is withheld.
- The proposal does not detract from the history of the building.
- It does not affect the setting or the surrounds of the property.

We believe that the proposed replacement of the frosted metal windows with traditional timber-framed sash windows will enhance the historical integrity of the Georgian Grade II Listed Flat while addressing the current issues of disrepair and energy inefficiency. We respectfully request that you consider this application favourably and grant permission for the proposed changes.

## **5. Closing Statement**

As a custodian of this property, I am keen to enhance the integrity of this beautiful, listed building. I wish to ensure that when the work is completed, the finished project will be both high quality and have a structure that preserves the significance of this listed home whilst also conserving the property as a home for future generations. It is important to consider the design that would have minimum impact upon the current setting and surrounds. In conclusion, I feel that the brief has been fully met.