

STATEMENT OF SIGNIFICANCE

In respect of:

109 High Street, Eton, SL4 6AN

On behalf of:

Lewandowski Architects

March 2017



ELAINE MILTON
HERITAGE & PLANNING
t: 07979 942042
e: emilton@emhp.co.uk
w: www.emhp.co.uk

CONTENTS

1.0	INTRODUCTION	2
2.0	HERITAGE DESIGNATIONS	2
3.0	DESCRIPTION	3
4.0	HISTORIC DEVELOPMENT	13
5.0	DISCUSSION	16
6.0	ASSESSMENT OF SIGNIFICANCE	17
7.0	CONCLUSION	19
	SOURCES USED FOR THE REPORT	19

Appendix 1: Existing floor plans for 109 High Street

LIST OF FIGURES

- Fig.1: *View of 109 High Street from the south at the junction with Eton Court*
- Fig.2: *The frontage of 109 High Street*
- Fig.3: *The south gable of the frontage range of 109 High Street*
- Fig.4: *The rear of 109 High Street*
- Fig.5: *Corbelling in the south west corner of the ground floor reception room*
- Fig.6: *The main staircase*
- Fig.7: *Bolection-moulded fireplace on the first floor*
- Fig.8: *Filled in former wide opening between two first floor rooms*
- Fig.9: *Corner fireplace in the central room on the first floor at the front*
- Fig.10: *The staircase at the southern end of the first floor*
- Fig.11: *The marble fire surround on the first floor of the northernmost rear projecting range*
- Fig.12: *Truncated tie-beam within the north wall of the southernmost room in the front range*
- Fig.13: *Two-panel door to cupboard on the second floor at the top of the main staircase*
- Fig.14: *Plan of Eton parish, 1797*
- Fig.15: *Tithe map of Eton cum Stockdale and Colenorton, 1843*
- Fig.16: *Ordnance Survey Plan of the Eton estate of W D Stuart, 1870*
- Fig.17: *Ordnance Survey map of 1932*
- Fig.18: *Ordnance Survey map of 1956-7*

1.0 Introduction

- 1.1 Eton in Berkshire is a town in the Middle Thames Valley, on the north bank of the river Thames opposite Windsor. Eton High Street runs through the centre of town from Windsor Bridge at the south to Eton College at the north. No.109 High Street is an end-of-terrace property located midway along the west side of High Street, immediately north of the junction with Eton Court. It is currently in mixed use with a photography studio on the ground floor, storage for the photography studio, two lettable offices and part of an apartment on the first floor, and part of an apartment on the second floor.
- 1.2 This report identifies the heritage significance of 109 High Street in order to inform proposals for its alteration and future management. The assessment fulfils the requirements of the National Planning Policy Framework (NPPF, March 2012) and the council's local validation checklist, which need to be met when putting forward proposals affecting heritage assets to the local planning authority. It was produced using the guidance contained within the English Heritage document entitled *Conservation Principles, Policies and Guidance* (2008).
- 1.3 The report was commissioned by Lewandowski Architects and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC. A site visit was made on 17 July 2014.
- 1.4 Information on the historical development of the site has been drawn from a number of sources including historical map regression. The list of sources used in the preparation of the report is presented on p19.

2.0 Heritage Designations

- 2.1 109 High Street, Eton was added to the statutory *List of Buildings of Special Architectural or Historic Interest* at Grade II on 14 May 1973. It was therefore deemed by English Heritage to be of national importance and of special interest. The list entry reads as follows:

“Early C19 refronting of earlier house. Stucco. 2 storeys and attics, 5 double-hung sashes in architraves with sills. C19 ground floor shop fronts, 2 6-panel doors with fanlights. Bands at floor levels, parapet, old tile roof, 3 box dormers.”

- 2.2 The list entry for 109 High Street notes its group value along with 110 and 110A High Street.
- 2.3 109 High Street is located within the Eton Conservation Area, which was first designated by the local authority in 1971 and amended on 17 June 1996. The conservation is focussed around the historic core of the town, the backbone of which is High Street. A conservation area appraisal for Eton was adopted in November 2009. 109 High Street is located within the High Street Character Area of the appraisal, the character of which is described in pages 41-47.

3.0 Description

- 3.1 109 High Street is a corner building located to the north of the Jubilee Garden at the junction of Eton Court. A brick built hall is located to the south west (The Austen Leigh and Baldwin Institute).
- 3.2 109 High Street is a rendered property of two storeys plus attic on the High Street frontage with brick-built pitched slate roof ranges at right angles to the rear and a single-storey flat-roofed brick extension to the side. Existing floor plans are presented in Appendix 1.



Fig.1 View of 109 High Street from the south at the junction with Eton Court

- 3.3 The ground floor front elevation of 109 High Street contains two timber shopfronts and a pair of entrance doors all set to the right-of-centre.



Fig.2 The frontage of 109 High Street

- 3.4 The shopfronts are matching and they have pilasters with scroll corbels supporting a cornice, and tripartite glazing with flat arches and mullions. The entrance doors are centrally positioned between the shopfronts and are six-panelled and beaded with plain fanlights.
- 3.5 There are five six-over-six paned sliding sash windows without horns and with lamb's tongue glazing bars set within architraves on the first floor.
- 3.6 There are projecting plat bands at ground and first floor level, and a parapet at roof level. The roof is steeply pitched and covered with plain clay tiles. There are three lead flat-roofed dormers on the front-facing roof slope. There is a tall brick chimney stack at the southern end of the rear slope.
- 3.7 The side gable of the frontage range is constructed of red brick laid in Flemish bond. The brick below the first floor plat band is dark red, while the brick above is more orange-coloured. There is evidence of a blocked window at first floor and attic level. There are two cast-iron ties at first floor level.



Fig.3 The south gable of the frontage range of 109 High Street

- 3.8 The single-storey side extension is constructed in dark red bricks laid in stretcher bond. There is a door onto the High Street and a door at the rear, otherwise the extension contains no openings. The extension runs contiguously with a section of boundary wall with a gated vehicular entrance. This leads to a gravel car parking area at the rear.
- 3.9 The southernmost rear projecting range is set in from the side gable of the frontage building. It is of two-and-a-half storeys adjacent to the frontage range, stepping down to two storeys with a hipped roof towards the rear. The higher part has a timber-clad gable with two modern timber windows in the apex. The walls are constructed in yellow stock brick. There is a six-over-six sash window with lamb's tongue moulding and without horns at the eastern end of the first floor. There is one uPVC window on the south elevation and one on the west elevation at first floor level.
- 3.10 Like the southernmost range, the northernmost rear projecting range is constructed in yellow stock brick. The roof of the northernmost range has a higher ridge, and it is hipped at the rear. There are two eight-over-eight sash windows with heavy glazing bars and horns in the west elevation at first floor level.
- 3.11 There is a single-storey timber-clad lean-to with a profiled metal roof on the rear elevation.

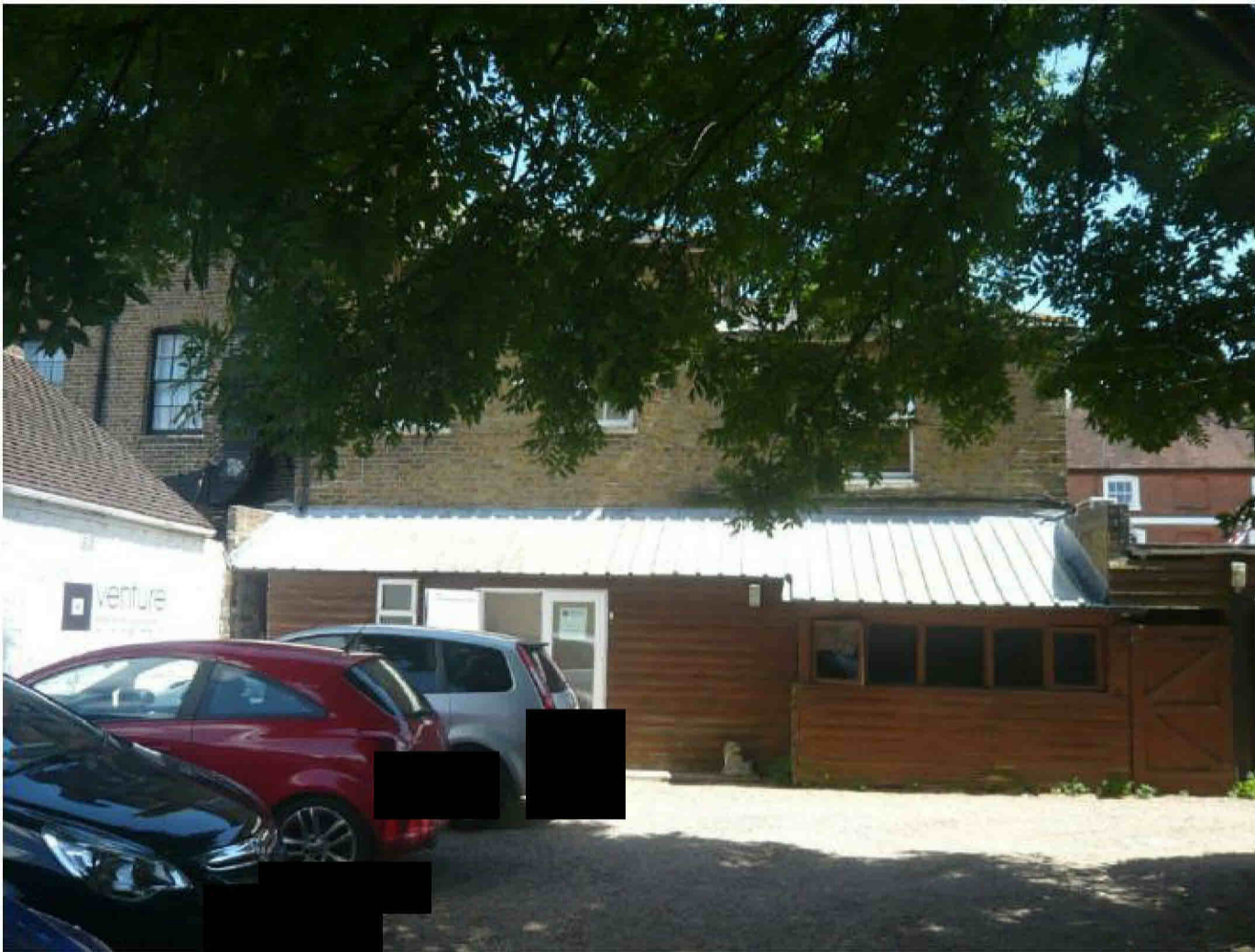


Fig.4 The rear of 109 High Street

- 3.12 The ground floor of 109 High Street contains reception areas, studios and offices for the photography business. The frontage range is arranged as two rooms with a subdividing partition to the south of the front doors: a waiting area at the northern end and a reception area at the southern end. Ceilings are plasterboard with downlights set within. There are no fireplaces. There is section of corbelling in the south west corner of the reception area supporting masonry from the floor above.

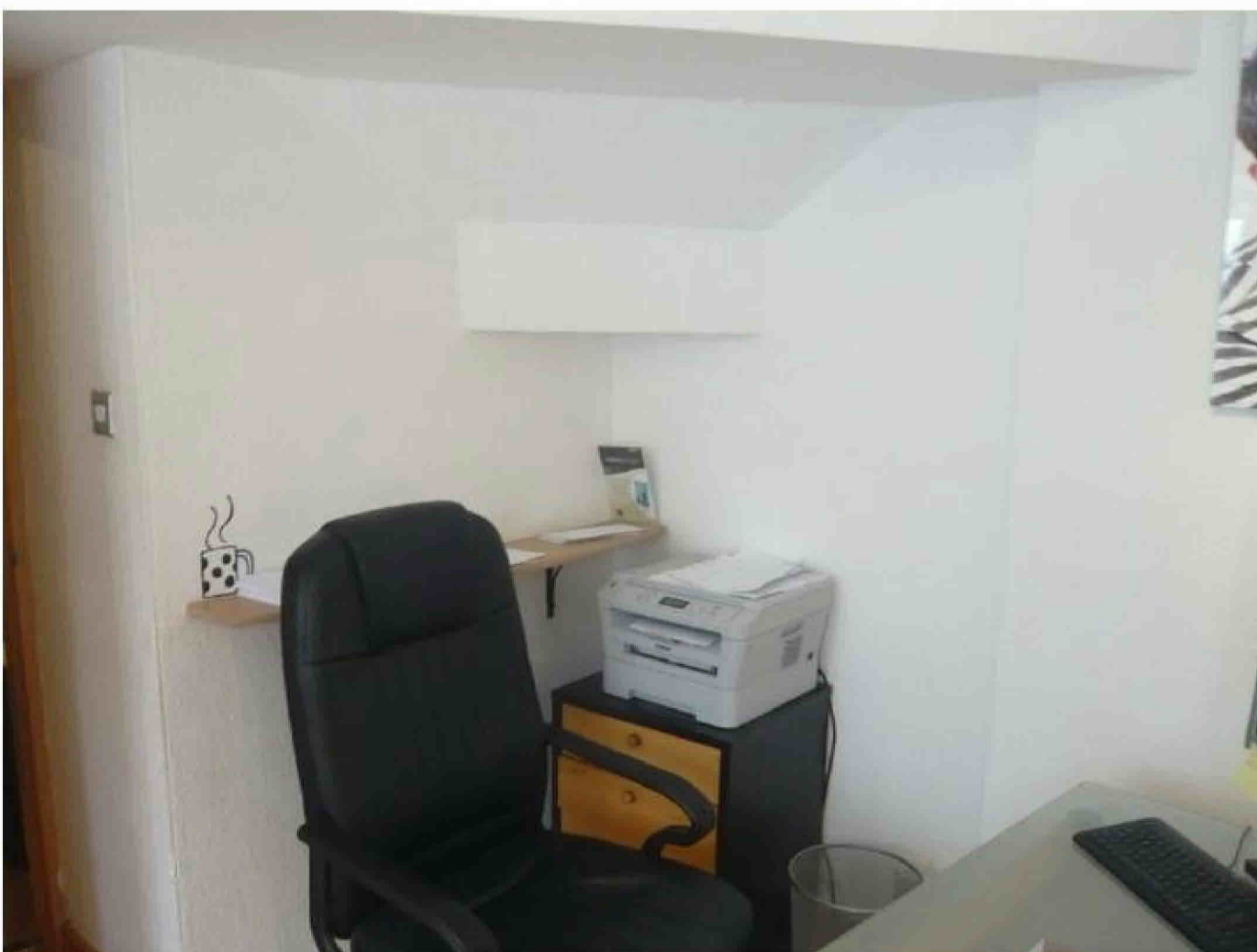


Fig.5 Corbelling in the south west corner of the ground floor reception room

- 3.13 A recent door opening has been cut through the south wall of the reception room to provide access to the side extension.
- 3.14 To the west of the waiting area is staircase enclosure. The door to the enclosure is a modern flush-panel one. The stair is an open-string half-turn with a ramped hardwood handrail, stick balusters (two per tread) and a tapering newel. The stair rises up to the second floor.

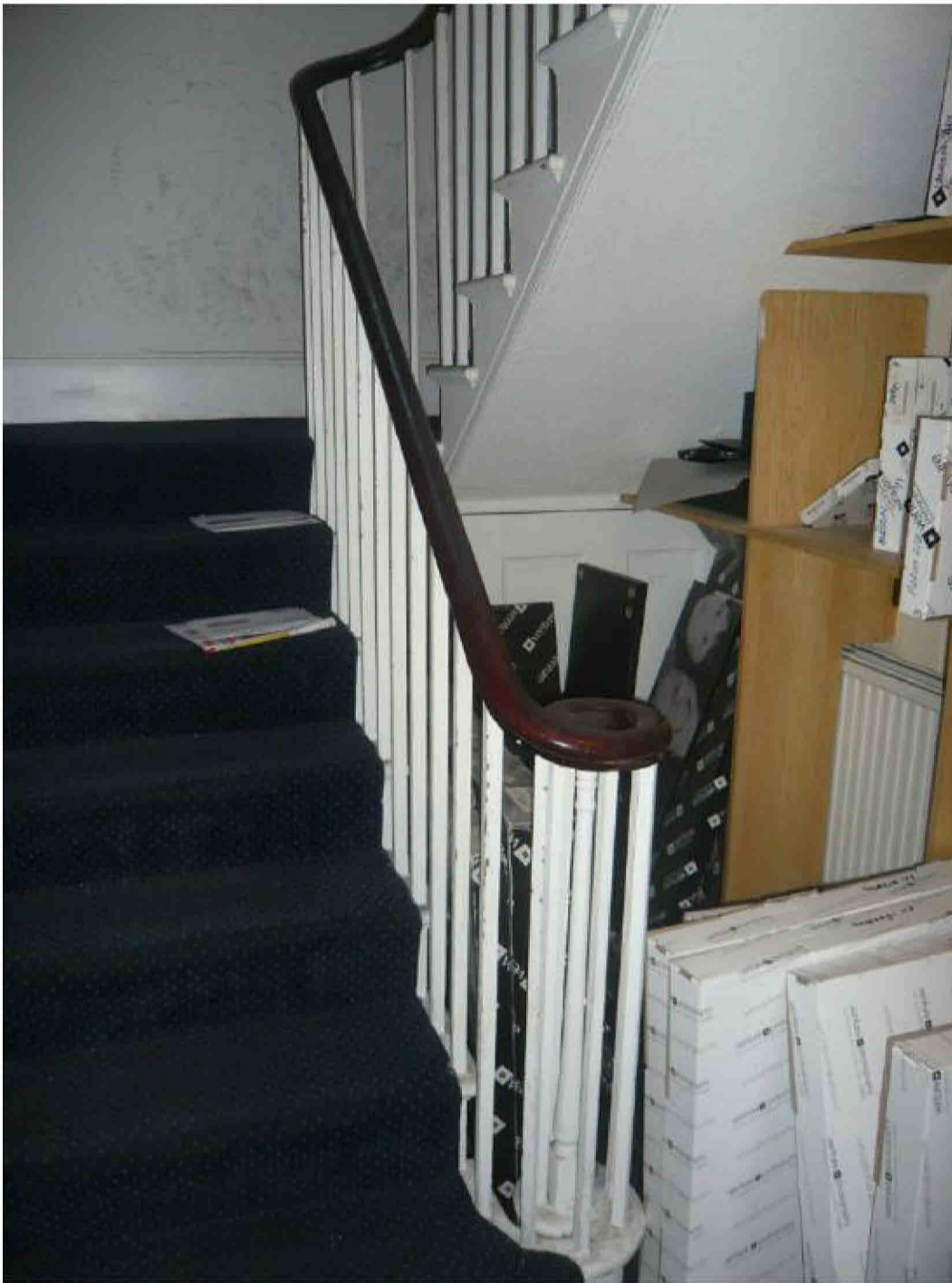


Fig.6 The main staircase

- 3.15 To the west of the reception area on the ground floor is a cupboard containing a staircase: this is inaccessible and only the underside of the stairs can be seen within the cupboard.
- 3.16 There is a photographic studio in the north west corner of the ground floor. It contains an acanthus leaf plaster ceiling rose and a pair of French doors with slender horizontal glazing bars and top-lights. Apart from these two features, the rooms at the rear of the ground floor are plainly decorated.

- 3.17 The east wall of the kitchen (at the west end of the southernmost rear projection) is much thicker than the west wall.
- 3.18 A door opening has been cut through the rear wall of the ground floor to provide access to the lean-to extensions on the rear.
- 3.19 The first floor of the frontage range of 109 High Street is arranged as three rooms: one room at the northern end, one in the centre and another at the southern end.
- 3.20 The three rooms are accessed from the first floor landing. The doors are four-panelled beaded doors with moulded architraves.
- 3.21 A section of brickwork on the front wall is exposed within the northern office. This comprises irregular-shaped long and thin red bricks.
- 3.22 There is a cornice within the northern room with a composite quarter-round convex and concave mouldings. On the west wall there is a painted bolection-moulded fire surround with a cast-iron hob grate.



Fig.7 Bolection-moulded fireplace on the first floor

- 3.23 There is evidence of a former wide arched opening between the northern and central of the three rooms, which has been filled in with a stud wall.



Fig.8 Filled in former wide opening between two first floor rooms

- 3.24 The central room on the first floor has a simple timber corner fire surround with an ornate cast iron register grate.



Fig.9 Corner fireplace in the central room on the first floor at the front

- 3.25 There is a curved wall enclosing a lobby at the southern end of the first floor. It has a modern four-panelled door and the architrave is lower and does not match the adjacent ones. The lobby provides access to the apartment room (via a modern flush

panel door). The apartment has a blocked fireplace on the angle in the south west corner of the room.

- 3.26 The lobby contains a painted closed-string straight-flight staircase with stick balusters and heavily-turned newel posts (NB the staircase continues below to the ground floor but access is blocked off – see section 3.14 above).



Fig.10 The staircase at the southern end of the first floor

- 3.27 The skirtings within the first floor landing, including the ones on the curved lobby wall, are matching, deep timber ones.
- 3.28 The bottom three treads of the main staircase at the first floor are curved, echoing the curve of the lobby wall opposite. From the third step, access is provided to a room within the northern rear range. This room has a brown marble fire surround with corbelled mantelpiece and with a semi-circular cast iron register grate.

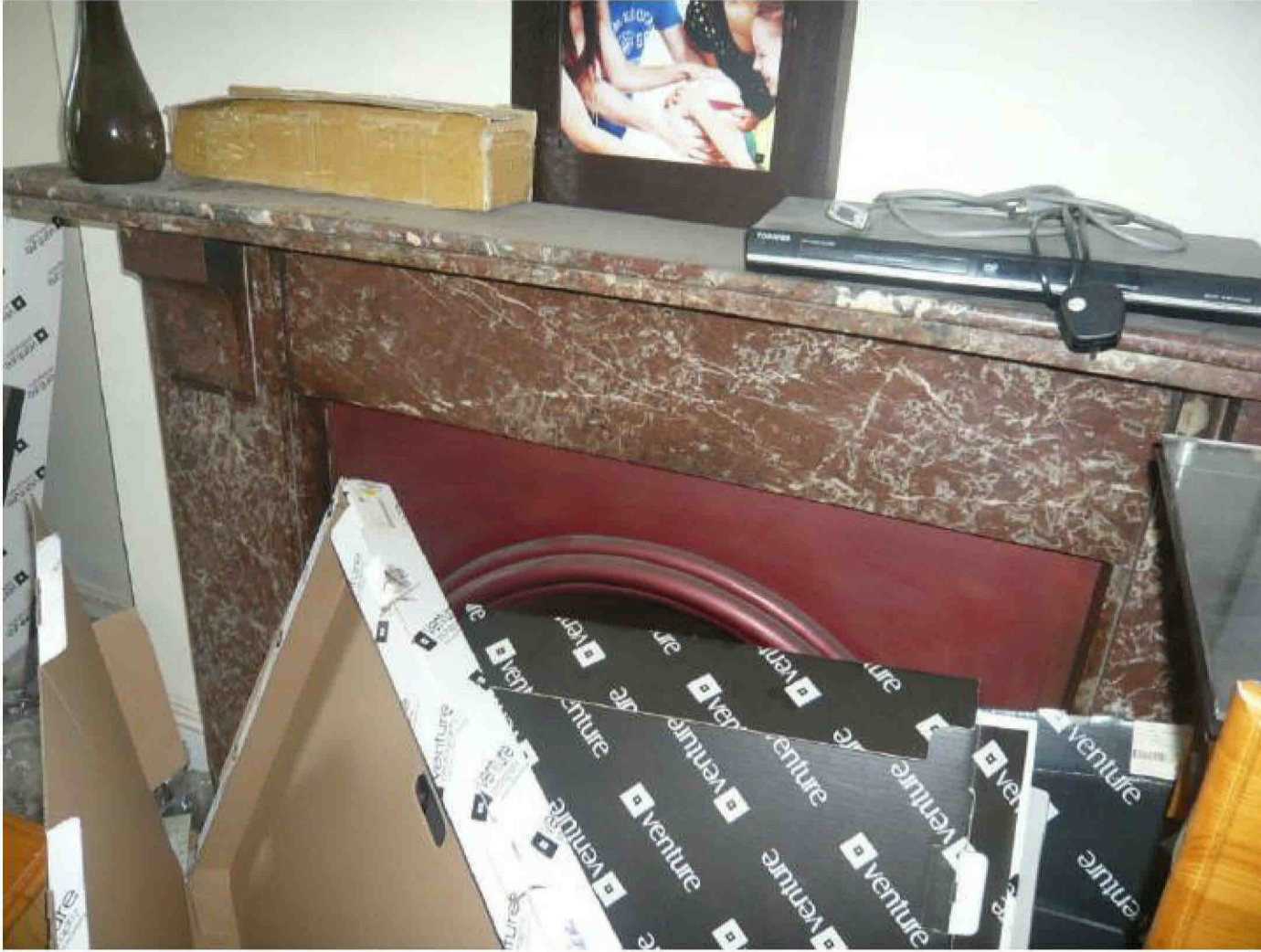


Fig.11 The marble fire surround on the first floor of the northernmost rear projecting range

- 3.29 There is evidence in the ceiling where there was formerly a partition from the eastern edge of the fireplace across to the south wall. There is also indication of a blocked door opening in the south western corner of the room.
- 3.30 The southernmost rear projecting range contains a bathroom, WC and kitchen. There are no features worthy of particular note here.
- 3.31 The second floor/attic contains three rooms in the front range. These are within the slope of the roof. Part of the roof structure is visible and comprises a truss and tie-beam roof of three bays. The ties have been incorporated into the walls and some have been truncated in places.



Fig.12 Truncated tie-beam within the north wall of the southernmost room in the front range

- 3.32 There is a mix of mainly modern doors on the second floor. There is a light-weight two-panel door between the central and the northernmost rooms. There is a second two-panel door serving a cupboard within the eaves at the top of the main staircase.

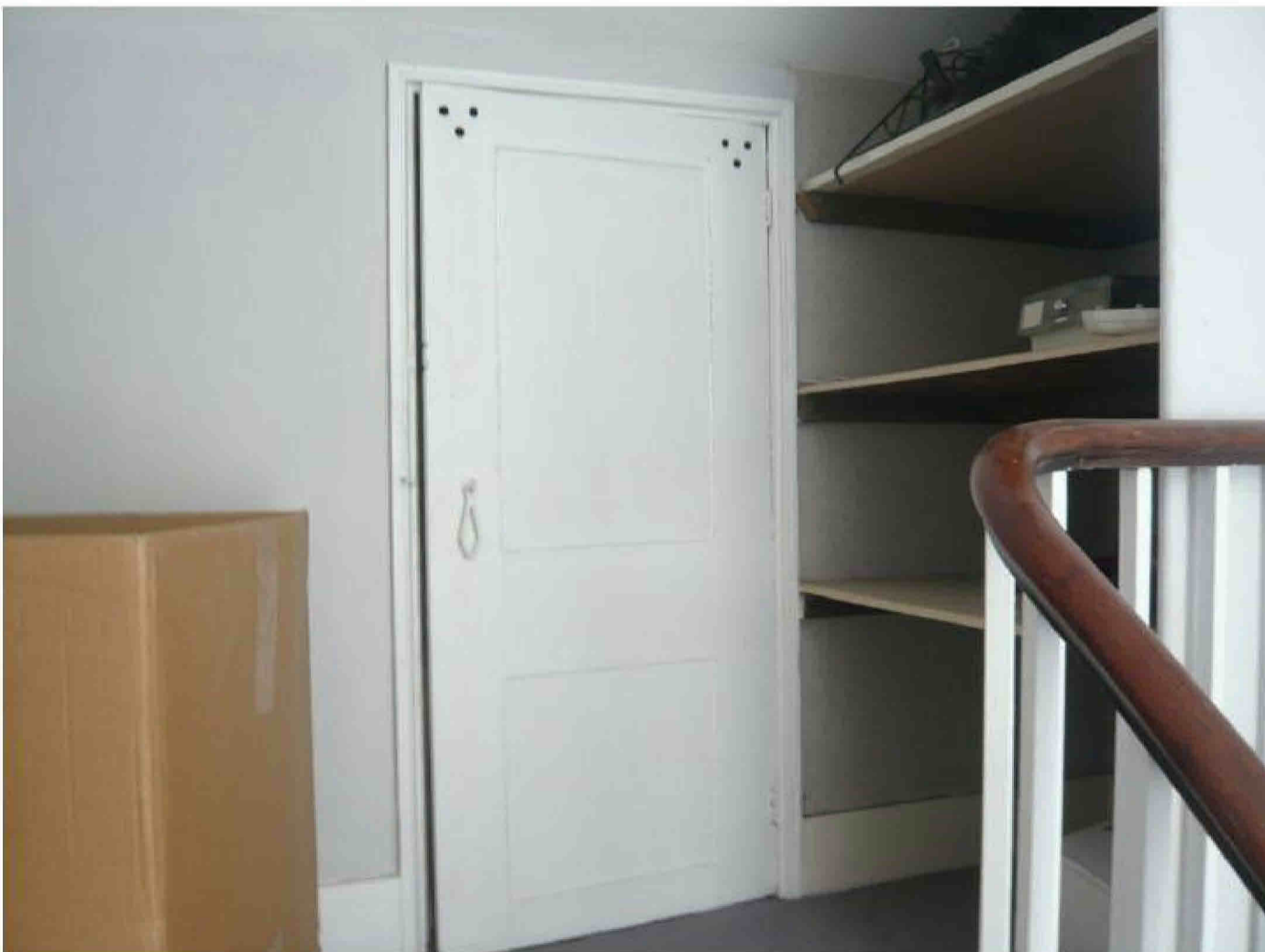


Fig.13 Two-panel door to cupboard on the second floor at the top of the main staircase

4.0 Historic Development

- 4.1 According to the Victoria County History for Eton, the town is believed to have Saxon origins but the history of its growth is linked to that of Windsor in the 12th century.
- 4.2 In 1440 Henry VI founded Eton College and this stimulated the growth of the town in the medieval period. The town developed around High Street as the main road between Windsor and London. It was apparently a small settlement throughout the 15th and 16th centuries.
- 4.3 Eton College was one of the few religious establishments not affected by the dissolution of the monasteries and throughout the 16th and 17th centuries the College and town continued to develop.
- 4.4 High Street contains a number of buildings dating from the 17th century, many of which have been altered and added to since. Most of these are constructed in brick, although some are timber-framed with brick infill.
- 4.5 The earliest available maps of Eton, although they do not show the buildings to any sufficient level of detail, indicate there were buildings on the west side of High Street in the approximate location of No.109 from at least the early part of the 18th century. It is not until the plan of Eton parish in 1797 that clear outlines of the properties are distinguishable. 109 High Street would appear to form part of a continuous terrace of houses on the west side of the road (in the area circled red on the plan below). As there are no property numbers on the plan, it is not possible to identify the individual buildings.



Fig.14 Plan of Eton parish, 1797

- 4.6 The parish tithe map of 1843 shows 109 High Street, albeit faintly, depicted as a building fronting the road with a gap to the south providing access to a yard at the rear (circled in red on the plan below). The building is roughly square-shaped with a small step at the rear.

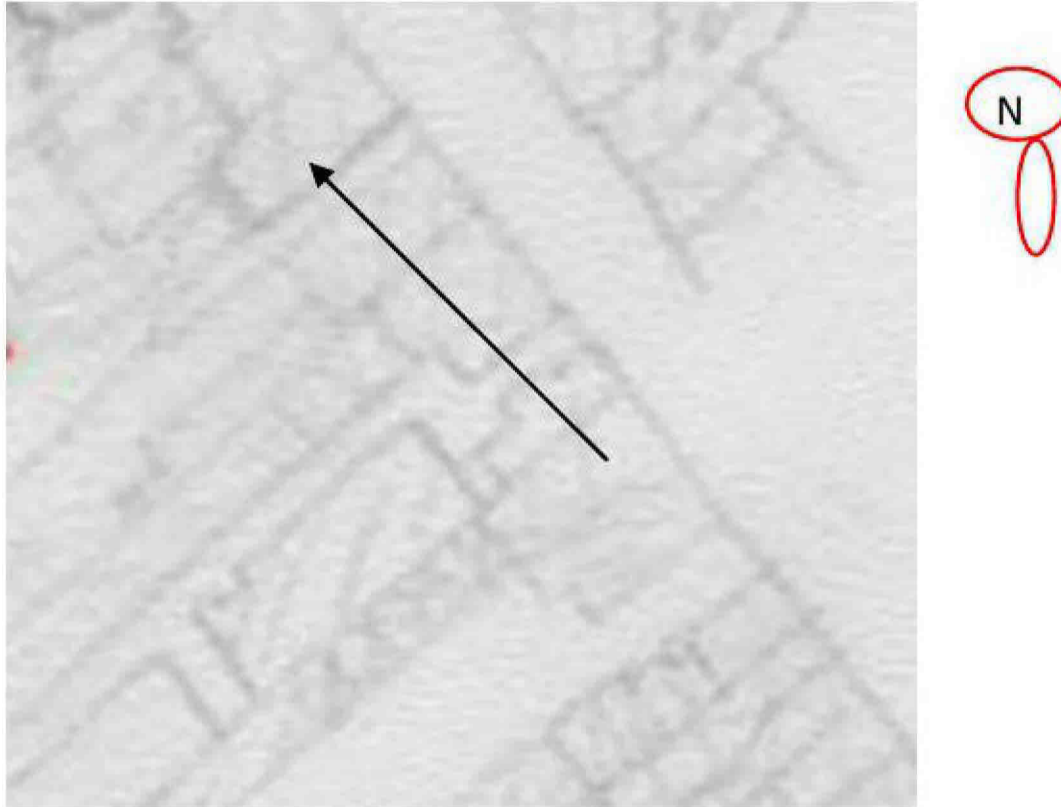


Fig.15 Tithe map of Eton cum Stockdale and Colenorton, 1843

- 4.7 The form of 109 High Street is shown more clearly on an 1870 plan of Eton (see the property circled on red on the plan below). There is a step in the south elevation, and there is a narrow range along the rear.

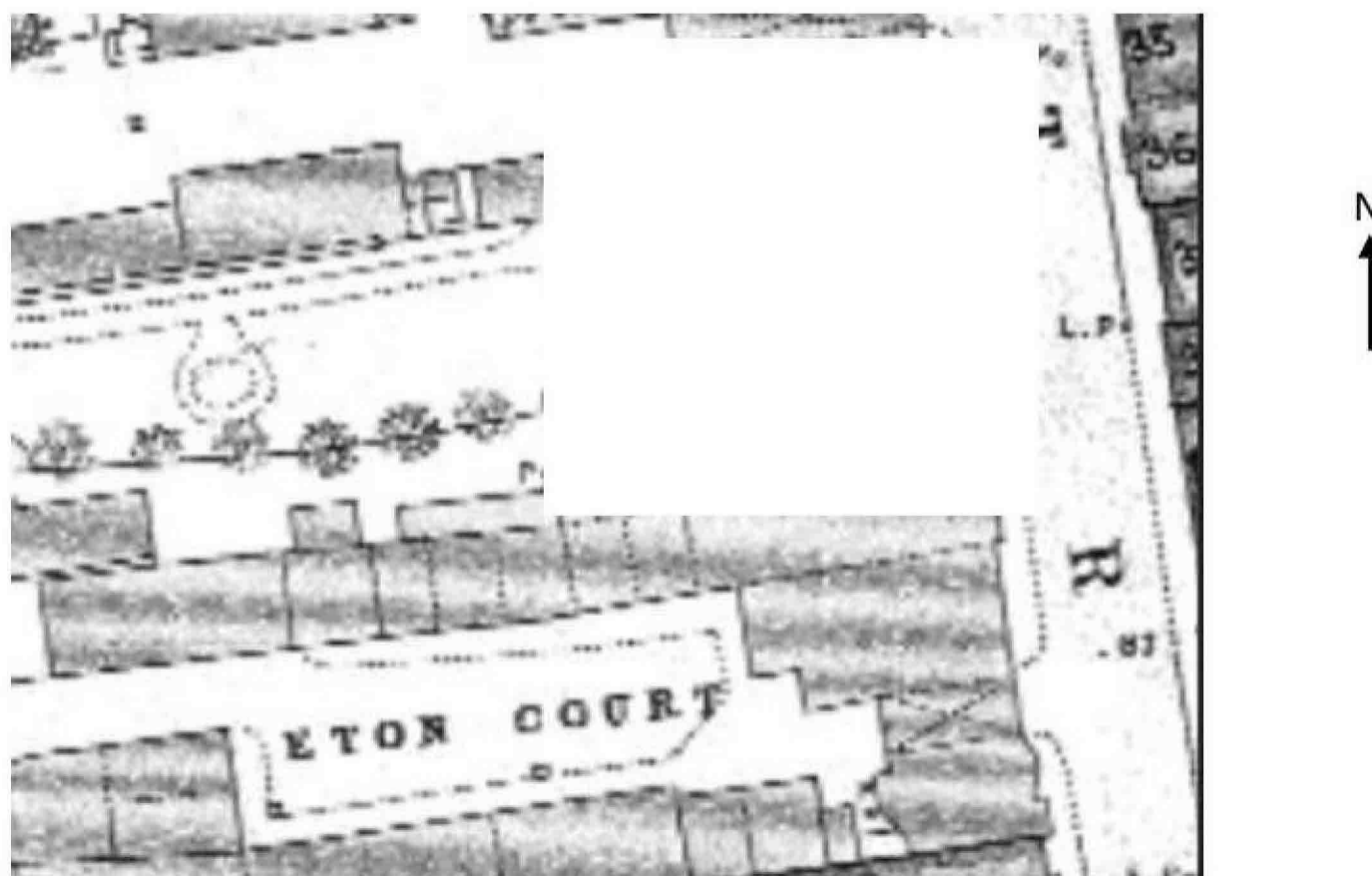


Fig.16 Ordnance Survey Plan of the Eton estate of W D Stuart, 1870

- 4.8 The form of the building and the rear yard appear unchanged on the early Ordnance Survey maps (1881 to 1912). By 1932, the hall building to the south west of 109 High Street has been constructed (on Eton Court).

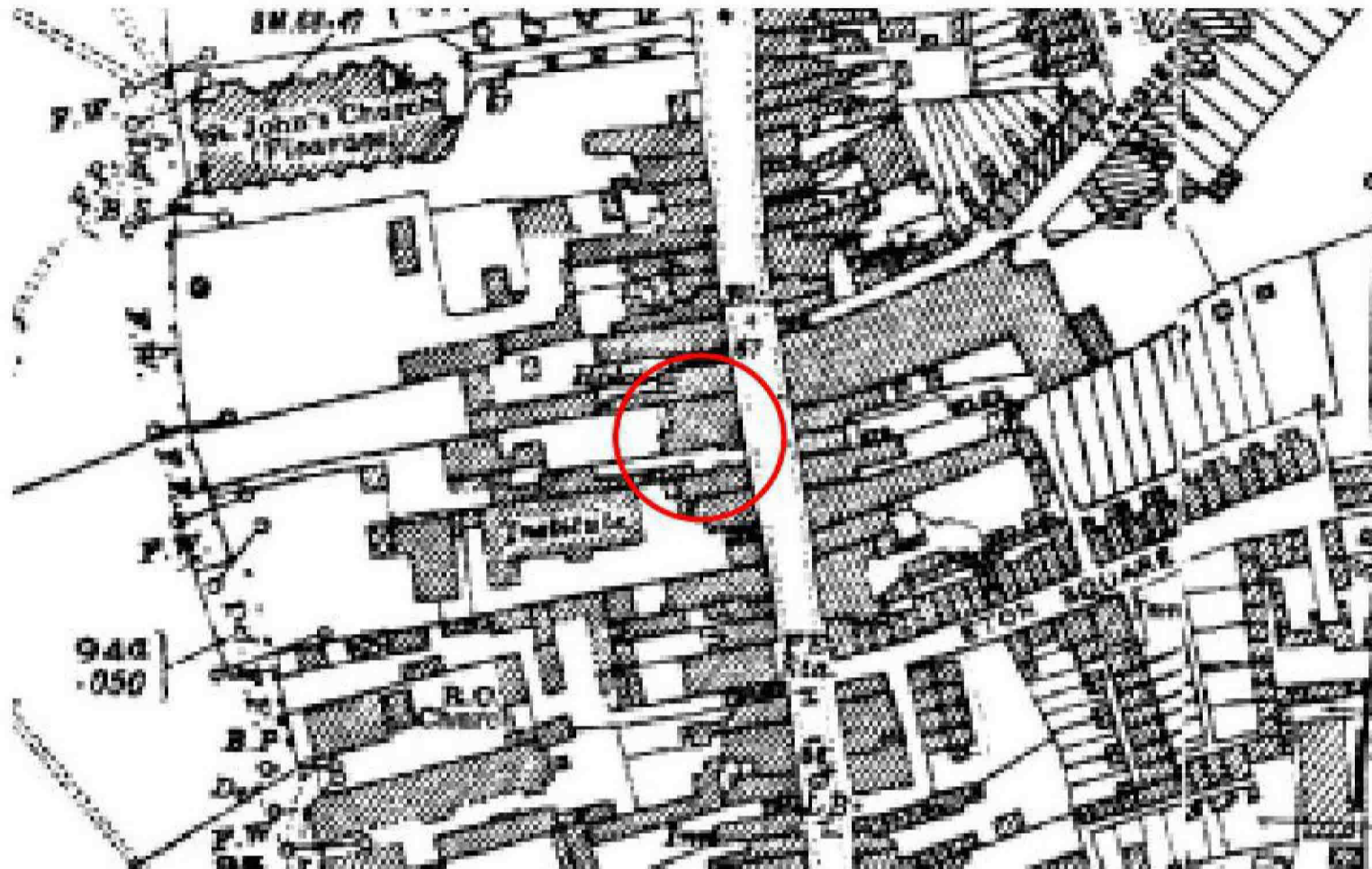


Fig.17 Ordnance Survey map of 1932

- 4.9 Between 1932 and 1956-7, a building on High Street a few doors to the south of 109 and to the south east of the hall has gone, and a road has been created providing access to the west.

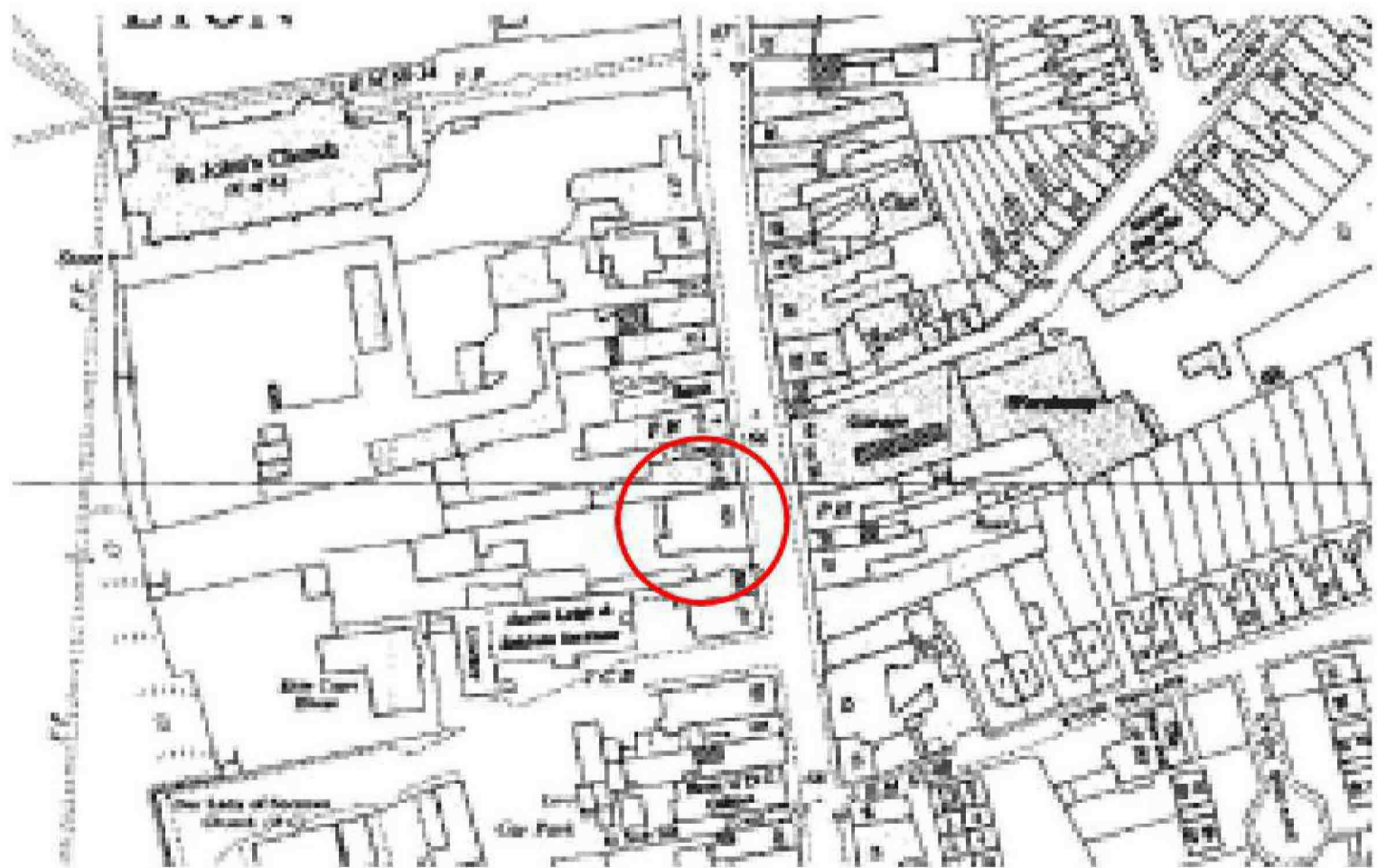


Fig.18 Ordnance Survey map of 1956-7

- 4.10 Sometime after 1956-57 the two buildings to the south of 109 High Street disappeared and the road junction was widened in front of the hall.
- 4.11 The single-storey flat-roofed extension on the south elevation was added around 20 years ago.

5.0 Discussion

- 5.1 The English Heritage list entry for 109 High Street describes it as an early 19th century re-fronting of an earlier house. The historic maps indicate there were buildings on the west side of High Street in the approximate location of No.109 during the 18th century. This suggests the front range of 109 High Street could date from the 18th century or possibly earlier. Given its wide frontage, not corresponding to a narrow burgaje plot, the existing building is unlikely to originate from the medieval period.
- 5.2 The surviving physical evidence from the bolection-moulded fireplace with cast iron hob grate on the first floor of the frontage range and the quarter-round cornices suggests this part of the building could date from the late 17th or early 18th century.
- 5.3 The irregular-shaped narrow red bricks on the front elevation (partly exposed internally on the first floor) suggest these pre-date the standardisation of brick in the mid-19th century.
- 5.4 The sash windows on the building's frontage without horns and with narrow lamb's tongue glazing bars suggest they are early 19th century.
- 5.5 The main staircase, comprising open-string with ramped hardwood handrail, stick balusters and tapered newel, probably dates from the early 19th century. This was perhaps added at the same time as the building's re-fronting.
- 5.6 The shopfronts are of 19th century date, again possibly coinciding with the early 19th century re-fronting. The two central doors with a shopfront to either side suggest the ground floor was at one time divided into two shops, probably with a partition through the middle. The current layout does not reflect the historic arrangement.
- 5.7 The fireplaces that probably originally existed on the ground floor have gone. There may have been one in the south western corner of the reception area, where the corbelling has been built-out at ceiling level to support the angled fireplace on the first floor.

- 5.8 At first floor level within the frontage range, the central and northernmost room were at one time connected via a wide opening in the subdividing wall. Historically, the rooms on the first floor frontage would have been the most important rooms in the house, and were used for receiving guests and entertaining. The level of decoration usually reflects this.
- 5.9 The attic floor might have been brought into use in the early 19th century with the insertion of the main staircase, which rises continuously up to this level. There is some evidence to suggest the gable was altered or rebuilt from the changes in the brickwork on the south elevation. The two two-panel doors at attic level probably date from the early 19th century.
- 5.10 There is a clear distinction in the form, floor plan and brickwork between the frontage range and the rear projecting ranges, indicating the rear ranges were added later. The shape of the building on the 1843 plan (Fig.15 above) suggests the rear projections were in existence by this stage, so they were possibly added at the same time or shortly after the building's re-fronting and the installation of the main staircase. The continuous yellow stock brickwork walls suggest the rear projections were added simultaneously. The sash windows with horns would date from c1840 or after.
- 5.11 The section of gabled roof rising up from the main hipped roof on the southernmost rear projection perhaps suggests this was a later addition. This section houses the secondary stairs, which from their design appear to date from the second half of the 19th century, so it may have been added then. Perhaps prior to this staircase the rooms at attic level were interconnected: this might explain why some of the tie-beams at attic level have been severed. The two historic metal ties in the gable might have been added when the attic was brought into use.

6.0 Assessment of Significance

- 6.1 The primary significance of 109 High Street lies in its historic interest as a possibly late 17th or early 18th century townhouse that has been re-fronted in the early 19th century and extended at the rear around the same time or shortly after. The building displays evidence of traditional form, design and materials.
- 6.2 The wide and imposing frontage on High Street is reflective of the property's historic status within the town.

- 6.3 The two shopfronts are indicative of the history of the building in use as retail premises from at least the 19th century.
- 6.4 The layout of 109 High Street provides evidence internally of its development. The evolutionary changes to the building are apparent externally through the different roof forms and heights, and the variation in the roof coverings and brickwork. This is most apparent on the building's south side.
- 6.5 Features of architectural or historic interest that contribute to the significance of 109 High Street include:
- The historic brickwork;
 - The traditional single-glazed sliding sash windows, particularly the ones with narrow glazing bars on the front elevation;
 - The main staircase;
 - The secondary staircase;
 - The historic panelled doors;
 - The shopfronts;
 - The fireplaces;
 - The ceiling cornices on the first floor rooms of the frontage range;
 - The ceiling rose and French doors on the ground floor in the northernmost rear projecting range;
 - The tie-beam trusses at attic level;
- 6.6 The character and appearance of the Eton Conservation area is summarised in the council's adopted conservation area appraisal. Some of the key characteristics identified are shared by 109 High Street, including: the strong building line; commercial use at ground floor with residential above; pattern of individual plots grouped together in terraces; a building scale of two-to-three storeys; pitched roofs set behind parapets; traditional shopfronts; vertical sliding sash windows; and the use of brick, render, clay tile and natural slate. 109 High Street is visually prominent in the conservation area, especially as the road widens out to the south. It makes a positive contribution to the area's character and appearance.
- 6.7 The single-storey flat-roofed side extension and rear lean-to structures are at odds with the traditional form and design of the building. Fortunately, the additions are subservient and enable the historic parts of the building to remain visually prominent and its evolution to be appreciated.
- 6.8 A substantial part of the ground floor has been modernised and the layout reconfigured, which has diminished the significance of the building.

7.0 Conclusion

- 7.1 109 High Street comprises what is thought to be a late 17th or early 18th century townhouse, coinciding with a period of significant growth in Eton, re-fronted in the early 19th century and extended around the same time or shortly after. It is an attractive and imposing building in a prominent position within the conservation area.
- 7.2 The building displays evidence of its original phase of construction, plus a number of features from the 19th century.
- 7.3 The appearance and evolution of the building can be discerned externally, particularly from the south. The ability to appreciate this is marred to an extent by the late 20th century single-storey extensions. The extension provides an opportunity for enhancement and scope to better reveal the significance of the building.

Sources Used for the Report

English Heritage, *Conservation Principles, Policies and Guidance* (April 2008).

English Heritage, *Designation Listing Selection Guide: Domestic 2, Townhouses* (Oct 2010).

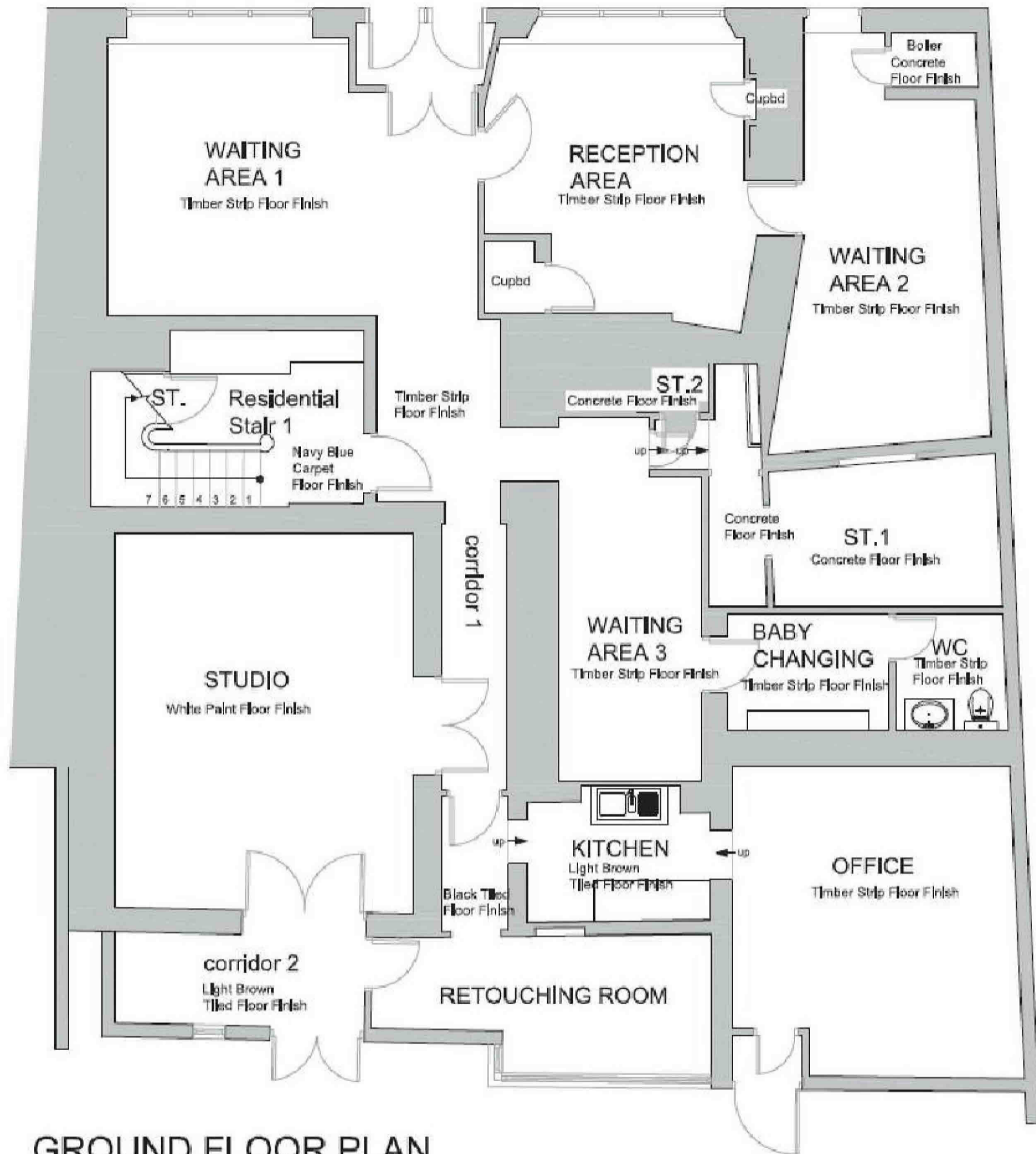
'Parishes: Eton', *A History of the County of Buckingham: Volume 3* (1925), pp. 261-275.

URL: <http://www.british-history.ac.uk/report.aspx?compid=42557&strquery=eton>

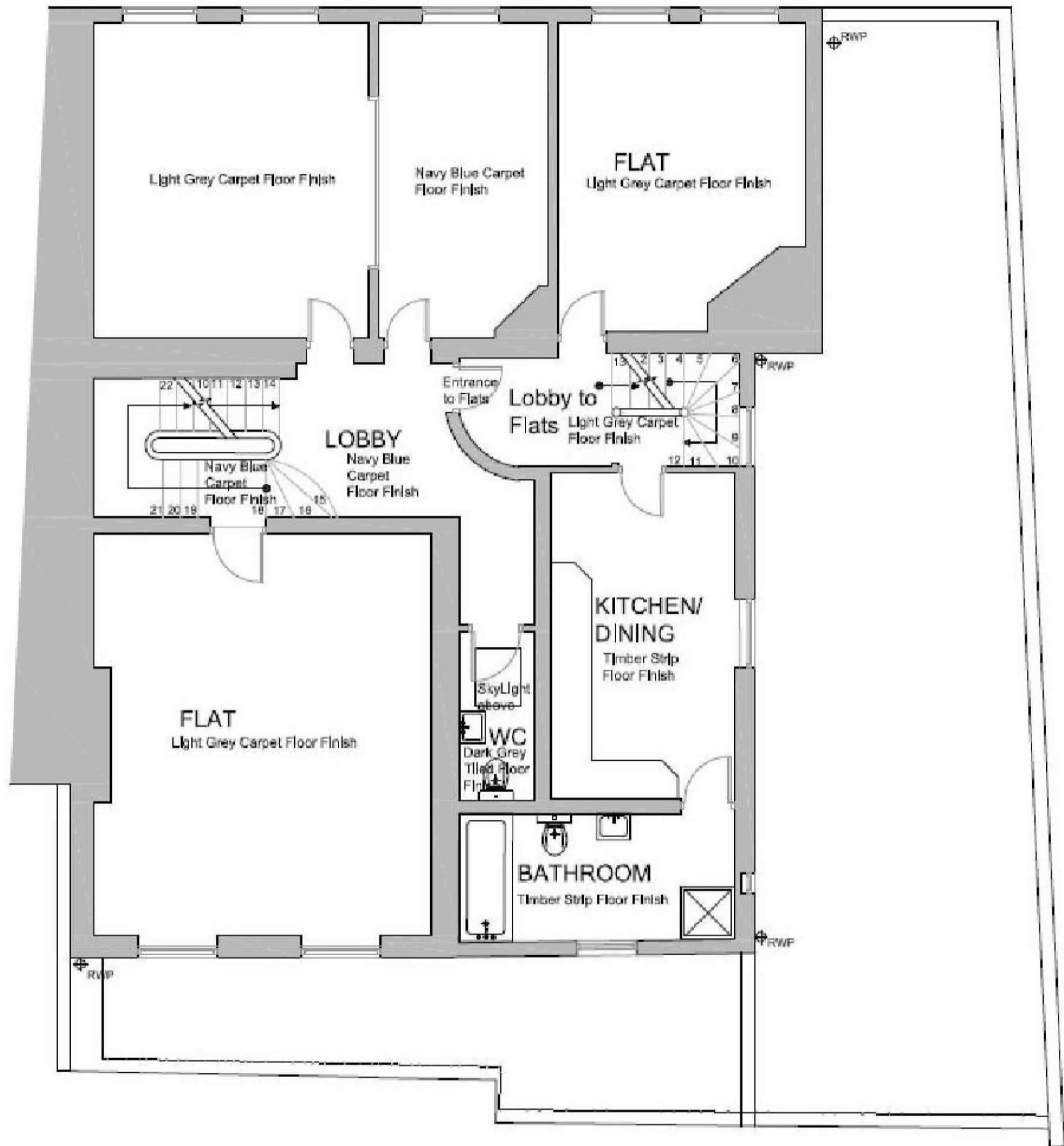
Date accessed: 06 August 2014.

Royal Borough of Windsor and Maidenhead, *Eton Conservation Area Appraisal* (November 2009).

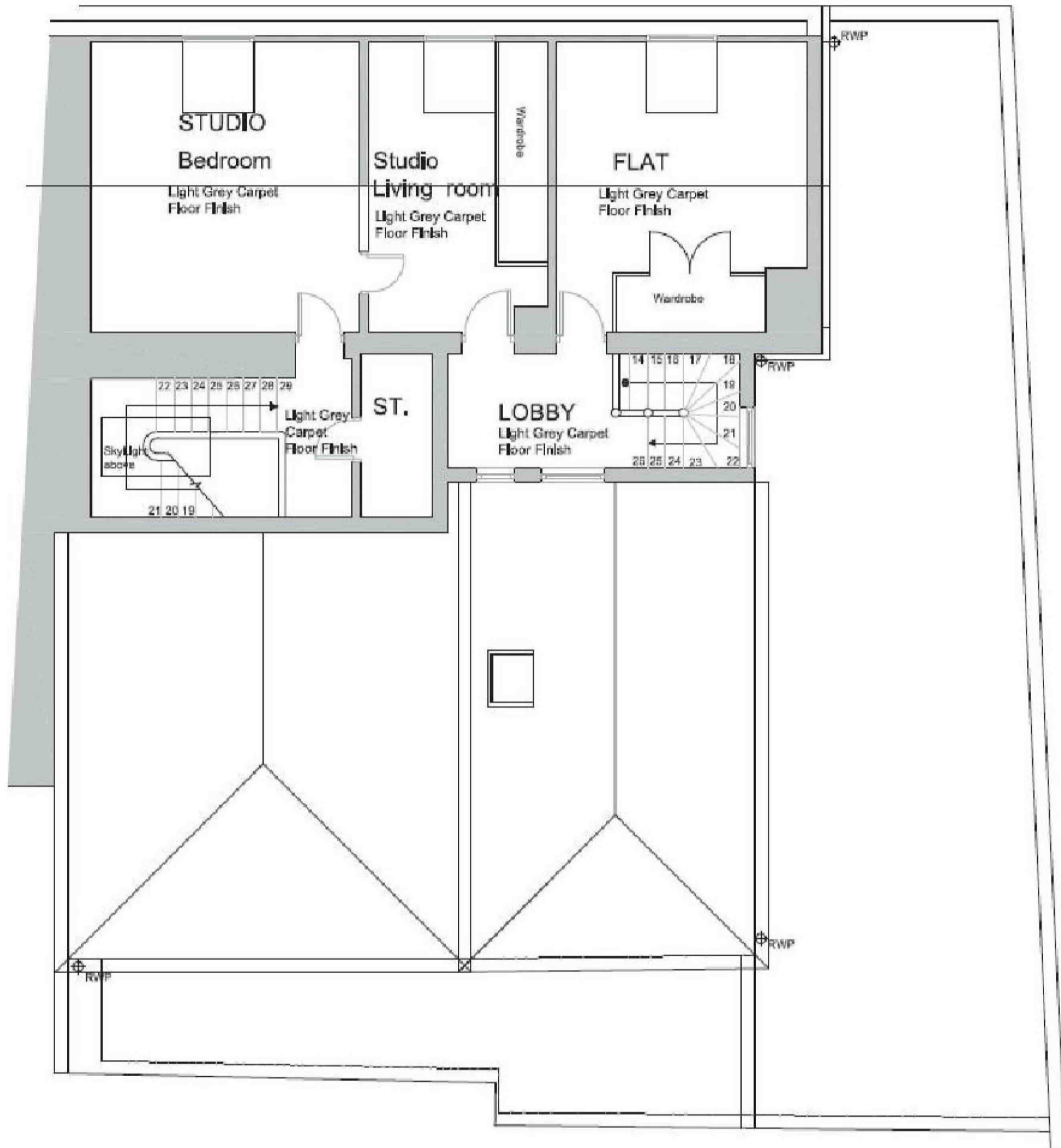
Appendix 1: Existing floor plans for 109 High Street



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

