

HERITAGE STATEMENT

FOR

43-47 HIGH STREET NEWMARKET CB8 8NA



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Contents

1. INTRODUCTION	3
2. NATIONAL LEGISLATIVE AND POLICY FRAMEWORK	3
3. LOCAL PLANNING FRAMEWORK.....	3
4. STATUTORY LISTING	4
5. HISTORY	5
6. BUILDING DETAILS	11
6.1. EXTERIOR DETAIL	11
6.2. INTERIOR DETAIL.....	15
6.3. FIRST FLOOR.....	17
6.4. SECOND FLOOR	23
6.5. GROUNDS AND OUTBUILDINGS	26
7. GARAGE AND ATTACHED BUILDING	28
8. CONCLUSION	31

1. INTRODUCTION

This Heritage Statement has been prepared by John Johnstone MRICS in respect of the property Fairfield House, 43-47 High Street Newmarket CB8 8NA to support a planning application for change of use for the first and second floors to residential use. The existing ground floor comprising the commercial premises remains unaltered apart from the staircase and use of current redundant outbuildings. The buildings are designated as a listed Grade II heritage asset. Source: Historic England, Source ID 1285897 and were first listed in March 1970.

The property lies within the Newmarket Conservation Area.

An internal and external inspection has been carried out of the property with photographic records which form part of this statement.

2. NATIONAL LEGISLATIVE AND POLICY FRAMEWORK

Reference is made to NPPF dated 2021 and paragraph 194 in relation to the applicants obligation to assess and fully describe the heritage asset and paragraph 197 below in relation to the determination of an application.

“197. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.”

3. LOCAL PLANNING FRAMEWORK

Reference is also made to the Newmarket Neighbourhood Plan 2018-2031 adopted on 25 February 2020. Paragraph 3.15 makes initial reference to the area adjacent to Palace Street and Newmarket Conservation Area.

“3.15 The Conservation Area extends beyond the historic town centre to include the extensive area of stables and owners’ houses to the north, north-west and south-east of Newmarket (a total of approximately 186 hectares). Newmarket’s most celebrated listed buildings include Palace House (the oldest surviving part of King Charles II’s royal residence), St Mary’s Church, Cleveland House, St Agnes Church, the Jockey Club and Boyce House.”

The Forest Heath Local Plan (Core Strategy Development Plan - Document 2001-2026) comments that the area *“features or historic assets include over 420 Listed Buildings and structures, 13 Conservation Areas and numerous*

buildings and structures of local interest, that contribute to both the rural and urban character of the District as a whole”.

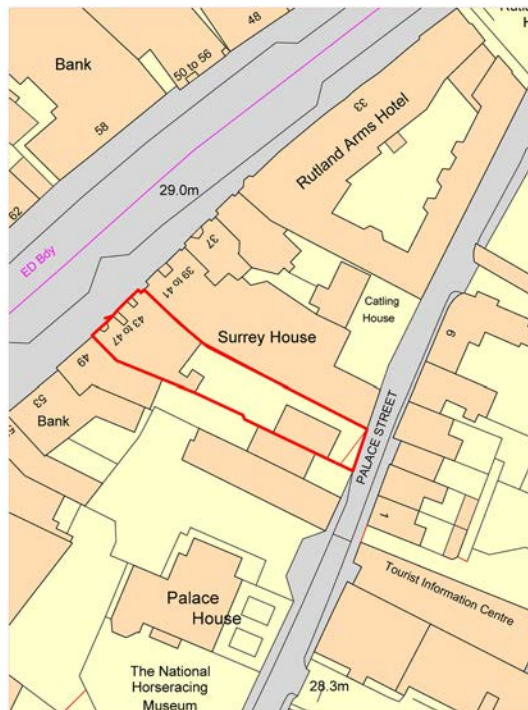
Policy CS3 further states *“The quality, character, diversity and local distinctiveness of the District's landscape and historic environment shall be protected, conserved and, where possible, enhanced.”*

Within the Joint Development Management Policies Document adopted in February 2015 Policy DM15 relates to Listed buildings and considerations to be taken into account regarding any alteration or extension to the property.

We consider that the proposals conform to the requirements in terms of preservation of the building and, apart from proposals in relation to outbuildings, do not affect the external appearance of the building. We also consider that the proposed works comply with policy DM17 in relation to Conservation areas.

4. STATUTORY LISTING

The property lies between the High Street and Palace Street and other Listed buildings within the vicinity are the Rutland Arms Hotel, 35 and 37 High Street, Gwynne Cottage, Palace Street, Palace House and stables, Palace Street and opposite the property on the other side of the High Street, The Bull Public House.



LOCATION PLAN 43-47 HIGH STREET NEWMARKET CB8 8NA

The property is listed Grade II and the listing states:

“Two shops with dwelling above. Early C19, with rear wings of late C17. 5 windows, 3 storeys and attics. Red brick. Slated roof with axial chimney of red brick. Sash windows with flat arches of gauged brick; small-pane sashes to 2nd floor, large panes inserted at 1st floor. A central flat-roofed splayed bay at 1st floor has ornamental wrought iron cresting above. The 2 rear, 2-storey wings are C17 survivals from an earlier building on this site; timber-framed and rendered with large chimneys of gault brick.”

There are no mention of any interior features within the description.

5. HISTORY

The website “Newmarket Shops” gives information as to the previous uses of the commercial elements, but no records are available in relation to the 1st and second floors. It is thought that both floors were at one time residential, and sanitary fixings are located on the first floor which has been used in conjunction with the shop at number 43 below. The shop has, since 1888, been occupied by Wiggs jewellers, and a staircase within the premises has been used from the shop to access a workroom above at the rear. One other room on the 1st floor has been in recent use but the remaining two front rooms overlooking the High Street and those on the 2nd floor have not been used for many years.

The adjacent shop, number 47, was occupied from 1888 – 1904 by a tobacconist and later as a newsagent.

Prior to 1888 number 43 was occupied by a solicitor, and in 1859 was used as the residence of Mr Fenn, a solicitor working under the firm of William Kitchener.

The earliest photograph of circa 1890 shows the property with a bay window to ground level, which was later removed and replaced with a new entrance. (Fig 3). Further photographs include one from the 1890’s, circa 1900 and later.

Further maps have been included in the Appendix showing the 1787 map of John Chapman and Ordnance Survey map of 1886.

In terms of location, the property is significant in that it spans an area from the High Street to Palace Street, and that it is opposite Gwynne House, occupied in the 17th Century on occasion by Nell Gwynn, mistress to Charles II. The rear element of the building has two older elevations as described within the listing, and it is possible that these may have had a relationship to Gwynne House.

The Palace was developed in the reign of Charles I and in 1630 the Court came to Newmarket including court ministers, lords of the Admiralty and

Officers of the Green Cloth. Under Cromwell the Palace deteriorated and later the Palace and 1 acre of grounds was restored by Charles II in 1670. During his reign there were some 200 horses in the town, many owned by the King and noblemen. It was said that when the Court moved to Newmarket the Palace was unable to hold all the king's staff and many were forced to stay under tents. It would be probable that all of Palace Street was occupied by retainers and noblemen over this period. In 1683 there was a large fire in Newmarket with up to ½ of the town burnt, but the Palace survived.



Fig 1.

The map shown in Fig 1 is an extract from John Chapmans map of 1787 showing that the area to the rear of 43-47 High Street was relatively open ground.

This is largely replicated in the Ordnance Survey map of 1886 (Fig 2), but has the addition of the notation of “stables”, though this probably refers to those buildings nearer to the Palace itself.

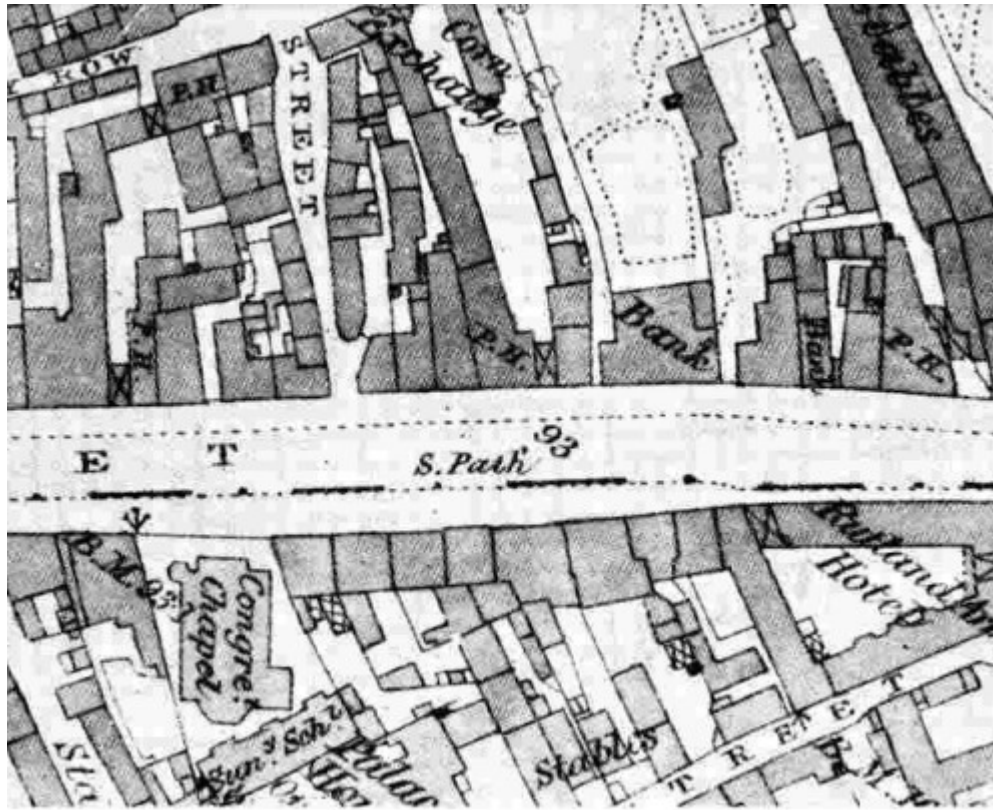


Fig 2.

The earliest photographs of the High Street date from the 1890's as in Fig 3 below.



Fig 3.

Within this photograph it is possible to see that the front elevation of 43-47 High Street has a central bay window to ground level which now terminates at the first floor level.



Fig 4. Photograph circa 1895



Fig 5. Circa 1900 – Note that the bay windows have now become a front entrance door.



Fig 6. Circa 1910, number 47.



Fig 7. Circa 1940's.



Fig 8. 2015

6. BUILDING DETAILS

6.1. EXTERIOR DETAIL

The front elevation consists of a brick external course over a timber frame beneath laid in a Flemish Bond using soft red bricks. As described within the Listing the bay window has ornamental iron cresting above, with small pane sash windows with flat arches of gauged brick to the second floor, and with the lower windows having larger panes.

There is a central chimney stack (removed internally from 1st to second floor level) and at the rear there is a single chimney stack to south elevation of the 17th century wing built in gault brick. A further chimney to the north wing was demolished in 1987 (F/87/198/LB), details attached as Appendix I.

The two rear wings are timber framed with modern cement render to some upper areas and brick finish to the gable ends, probably a Dutch Dinker brick in a Flemish Bond. There are wall ties to the gable ends in iron with a mix of older and more modern windows to the elevation.

The flat roof between the two wings has a roof light and chamfered interior to the eaves. (See Fig 9)



Fig 9. Flat roof area to rear elevation.

The rear elevation shows various modifications including soil vent pipes from the two WC's located on this elevation. Fig 10 also shows the attached outbuilding which has a finished floor level below that of the garden and path. Air conditioning units provide cooling and heating to the commercial units both in

43 and 47 High Street. The guttering is generally in poor condition and requires refixing and some renewal.



Fig 10.

The outbuilding as shown in the foreground of Fig 10 is cement rendered in places which has deteriorated, and has damaged the bricks beneath. As well as requiring to be re-rendered in a lime finish the building also requires to be re-roofed with the internal ceilings having partially collapsed.

The flat roof area between the outbuilding and main wall of the property has been covered in a modern bitumen roof.

The roofs to 43-47 have all been renewed within the last 20 years with new timbers and roofing felt evident together with a certain amount of insulation. There is a small attic room which has no internal ceiling and poor support to the re-roofed area, which has been constructed as an over-roof to existing timbers. Otherwise, the timbers to roof areas are in good condition.



Fig 11.

Further outbuildings to the rear are detailed in a subsequent section of this report.



Fig 12.

Modern sash rear window to the landing area.



Fig 13



Fig 14

Rear windows over the ground floor shop are modern sash windows with various alterations.

6.2. INTERIOR DETAIL

The interior reflects the current configuration of two High Street shops at street level with some 1st floor rooms used in conjunction with the business at 43 High Street which has been a jewellery shop for over 135 years. Appendix I shows alterations to the ground floor made in 1987 and show the new stairs to be at the rear of the adjacent shop. The internal layout to this has been modified from store rooms to treatment areas. The other stairs from the larger shop were designed to access a workshop above.

Historical records show that the two upper floors were occupied as a residence in 1859, The central bay window to the ground floor shown in Fig 3 appears to have been removed to create a shop front by 1895 (Fig 4). The upper floors would be consistent with a first floor representing the owner's living space and the top floor for servants.

We believe that the upper two floors were used as residential accommodation until 1940-50, but no services remain from this period.

The alterations in 1987 also involved the bricking up of windows to the rear elevation, as can now be seen from the cement render externally to this area. A lean-to was erected over an area to the rear, probably at this time, where a modern tiled floor can be seen externally. (Fig 15)



Fig 15.

The stairs have been constructed within a space between the original rear wing to this elevation and the adjacent building, with a modern Perspex skylight inserted to the stair well. Fig 16 and Fig 17.



Fig 16. Skylight to stairs below attic pitched roof.



Fig 17

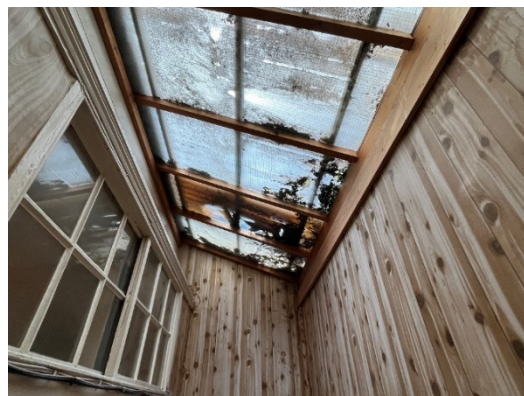


Fig 18

Stairs originally to upstairs workshop from the jewellers – proposals are either to removed or board over. Fig 18 shows the skylight from the stairwell.

Shop Interior

At some stage the chimney breast between the two shops at ground level has been filled and supported, with a number of support structures visible to the ceiling within the shop. This is not shown in the plans of 1987, and we assume that this change was made when the bay window to the property was altered circa 1895.

6.3. FIRST FLOOR

The first floor consists of the two rear wings with the front elevation being a later addition. The area immediately at the top of the stairs from ground to first floor contains a landing area of irregular proportions with a chimney breast and modern fireplace to what is the external wall. Fig 18.

The main stairs to the first floor are modern, with the rear wall being substantial (400 mm thick) and solid to the base with timber frame over outer brick work.

The surface decoration to small areas of wall within both the first and second floors have been removed to determine the structure beneath as shown on the photographs.

WALLS



Fig 18



Fig 19

Figures 19 & 20 show the wall between landing area (Fig 18) and adjacent stairwell to the second floor. Figure 20 shows the opposite side of the wall to Fig 19 and the stairwell.



Fig 20

The stairwell in figure 20 shows brick infill to the timber frame either side of a lath and plaster area, possibly originally an opening. A new opening is proposed at the bottom of these stairs to the landing which will be fire rated.

Figures 21 and 22 show the sold walls to the elevations to either party wall of the property at first floor level.



Fig 21



Fig 22

The shop had a workshop area over with modern timber partitions. (Fig 23).



Fig 23

Walls to the upper floor are original lath and plaster and in a reasonable state of repair with most able to be retained. (Fig 24)



Fig 24

The rear wall is in poor condition and requires strengthening to the inner face. (Fig 25)



Fig 25

DOORS

The doors to the first floor to the main rooms are timber panelled and are to be retained. (Fig 26). Other doors consist of modern plain doors (Fig 27) and some are to be blocked and some retained with the use of fire retardant doors.



Fig 26

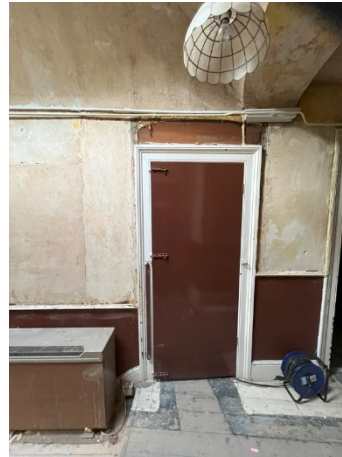


Fig 27

Doors to the second floor are lighter with a mixture of panel doors and latch ones. These are all to be retained. Fig 28 & 29.



Fig 28



Fig 29

6.4. SECOND FLOOR



Fig 30

The stairs to second floor will require a side handrail and some modification but are to be retained. (Fig 30). The window to the stairs as above is modern. The timber frame shows to the external wall with some insulation apparent.

The walls are all lath and plaster and will be retained and recovered with appropriate finishes. Fig 31



Fig 31

Some boarding between 2 rooms showing an original arch above, with chimney breast to the left of boards. Proposals are to reinstate this opening (Fig 32).



Fig 32.

The small attic room (Fig 33) requires repair and some strengthening to the structure.



Fig 33

This has been re-roofed from the outside, and the original rafters have been left although these are bowed in places. The structure requires a purlin support to one side and proposals include the reinstating of a roof light which has been blocked by the new roof. Fig 34.



Fig 34

6.5. GROUNDS AND OUTBUILDINGS

The outbuildings to the rear are attached to the main building with two internal areas. These have not been used for many years and it is proposed to renovate the buildings. The outside has been cement rendered in places which will be replaced with a lime mix. Fig 35 and 36.



Fig 35.



Fig 36

Interior, to be renovated, primarily for services such as fire alarm control and consumer meters.



Fig 37

The rear outbuilding is in poor condition. The brickwork has been damaged by cement render and the roof is poor. Fig 37

Internally the lath and plaster has suffered from water ingress and is beyond repair. This would be replaced on re-roofing the building. Fig 38 and 39.



Fig 38 & 39.

The interior is to be renovated and tanked with fireplace retained.

7. GARAGE AND ATTACHED BUILDING



Fig 40

The buildings to the end of the curtilage comprise a brick built structure used in recent times as a garage, with a storage building adjacent. The building originally spanned an adjacent plot belonging to the adjacent property, and the brickwork outline can be seen to the walls at either side of this former building. A wall abuts Palace Street giving limited vehicular access from the rear. The construction is of mid to late 19th century solid brick with a slate roof. Internally the front of the building has been used as a garage with a loft above. The building is not considered to be of historic interest, with part of the original footprint now demolished.

The front elevation is partly cement rendered with double garage doors, and areas where windows were present and now boarded over. There is an external timber door to the hayloft area.

Proposals would be to remove the cement render and lime render the walls depending on the condition of the brickwork below and whether repair is possible. The garage door would form a large window with the loft external door made into a ½ window.



Fig 41
Rear wall to be taken down to allow access.

The proposals involve conversion of the building to a separate single bedroom dwelling.



Fig 42

Adjacent building to garage now demolished.

8. CONCLUSION

The works involved in the Change of Use to the main building of numbers 43-47 High Street at 1st and 2nd Floor level are virtually all internal, and these alterations retain the existing interior layout of the building, repairing and restoring where necessary.

All the features identified as of historical significance within this building are to be retained and others restored.

The works to the listed building, being largely internal, can be considered as having no implication to its overall setting, character or appearance within the Conservation Area. All internal works have been planned with minimal loss of historic fabric, and bring into use a part of the building which has become obsolete and as a consequence fallen into a state of disrepair. The existing views from Palace Street of the garage would be greatly improved with sympathetic treatment and replacement of the existing concrete render material.

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6 November 2023