

Architects Design Historic &
Planning Statement
Proposed Change of use
Upper Floors
66 High Street
Alton
GU34 1ET

February 2024



Proposed
Conversion of
Upper Floors
66 High Street
Alton
GU34 1ET

Architectural Design Historical & Planning Statement
Ref: 1017-003

Architects: Hurrell Architecture Ltd.
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Hants.
SO24 9NJ



1. Introduction.

This statement is in support of a detailed Planning and Listed Building Application for the proposal to convert the upper floors into a residential unit.

2. Site Context

The property is located on the southern end of High Street Alton and is currently accessed via the ground floor commercial unit. A side access provides the opportunity for independent rear entrance for the upper floors.

The building originally built as a single dwelling and formerly known as Julius Caesar House was built as a pair of houses with no 64.

To the rear there is a small shared yard area.

The building currently commercial and offices has been empty since 2022 and is currently unoccupied.

The site is located within a highly sustainable location within the town centre and is well served by public transport, local amenities and public open spaces.

Nearby to the property lies public parks providing amenity space for the proposed dwellings.

The underlying objective of the application is to bring back to life the use of an important listed building currently empty and with the potential to deteriorate and become a liability of repairs and maintenance, the full office use has clearly become uneconomic and a the viability and demand for good quality residential units is clearly a sensible solution.

The site does not lie within a flood risk area.



Site Location Plan

3. Planning History.

No recent relevant planning history. No formal pre application has been submitted.

4. Planning Policy

PPS3 Housing sets out a number of housing policy objectives amongst which are:

“Housing developments in suitable locations which offer a good range of community facilities and with good access to jobs, key services and infrastructure”.

The governments policy is to ensure that housing is developed in suitable locations that offer a range of community facilities and with good access to jobs and key services.

The East Hampshire Local Plan Second Review adopted in March 2006 which retains extant policies, states within

Policy H3:

Within the settlement boundaries, planning permission will be granted for residential development providing that it would comprise:

- a. the reuse or redevelopment of previously developed land or buildings
- b. the re use of vacant or under used land or buildings or
- c. the conversion sub division or change of use of buildings or
- d. infilling.

Specifically with regard to conservation areas buildings within a conservation area and specifically regarding Alterations of a Listed Building

Policy HE10:

Development involving proposals to extend or alter a Listed Building or any feature of special architectural or historic interest which contributes to the reasons for its listing will not be permitted unless:

- a. the proposed alteration is appropriate in design scale materials and colour to the rest of the buildings and its setting and does not adversely affect the historic or architectural interest of the building and the features for which it is listed and:
- b. the alteration will not harm the condition of the building and ensure its continued use.

Change of Use of a Listed Building refers to policy HE11:

The change of use of part or the whole of a Listed Building will only be permitted if:

- a. the use proposed is of an appropriate nature and scale of activity to the architectural or historic interest and character of the building or site and its surrounding area and:
- b. the change of use will result in the retention and continued use of the building and will not compromise its future repair or restoration.

Policy CP10 of the Joint Core Strategy provides a spatial strategy for housing and advises that provision is made for a minimum increase of 10,060 dwellings in the period 2011 to 2028 by means of development within the defined settlement policy boundaries of towns and villages such as Alton where it is consistent with maintaining and enhancing their character and quality of life. In addition, ‘saved’ Policy H3 of the Local Plan covers residential development within settlement policy boundaries and advises that within settlement policy boundaries, planning permission will be granted for residential development that comprise:

- a) the re-use or redevelopment of previously-developed land or buildings;
- b) the re-use of vacant or under-used land or buildings;
- c) the conversion, sub-division or change of use of buildings

Policy IB4 advises that where a change from industrial or business use is proposed, a case will need to be made for the alternative use demonstrating why a business use cannot be sustained. Where an employment use is argued to be unviable, or that there is no demand, all reasonable efforts have been made to market the site as extensively as possible by Glanfield Holmlund at a competitive market price.

There are several similar examples in Alton where the commercial viability no longer exists and approval for conversion to residential has been approved, to help ensure historic buildings are brought back into life.

It is also important to note that the ground floor will remain as commercial use retaining the existing shopfront.

We believe the sensitive conversion and change of the upper floors to residential satisfies both national and local policy to a building that was originally built as a single residential dwelling

5. Historical Status

We understand the historical and local importance of the building and therefore wish to obtain agreement with the Local Authority of the requirements from a planning aspect but most importantly requirements of heritage and conservation.

HIGH STREET
1.
5236
Nos 64 and 66
SU 7039 + SU 7139

2/81 + 2/82

II GV

2.

Pair of houses now shops. Mid C18 front pile of one build uniting 2 earlier piles of C16 or C17 date. Flemish bond red brick and slate roofed front pile, partly exposed timber frame with brick in-fill and plaster render, old tiled roofs, to rear wings. 3 storeys, single bay to No 64, 3 bays to No 66. No 64 has late C19 brackets frieze shop front. One first floor tripartite sash under flat rubbed brick arch, one second floor 9 pane sash. No 66 has tripartite late C19 shop front, 3 first floor plate glass sashes, 3 second floor 2 light casements, all under plastered flat arches with keystones. One party wall stack. Rear of No 64 has partly exposed timber frame with first floor wall posts and upper braces. Substantial internal frame at first floor. No 66 has half hipped roof at rear with 2 stacks.

Listing NGR: SU7167139276

The proposal to convert the upper floors back to residential will provide an opportunity to return the building to become a home again and allow life back into the building.

A degree of internal alteration has been undertaken over the years including modern partitions and doors. These will all be removed where required, however historic parts are to be retained, the layout for the apartment will generally use the existing layout. The modern staircase to the rear will be replaced to provide new access and a new door to the rear yard. The new rear door is the only external alteration proposed.

All areas of timber framing to be retained.

All fireplaces are to be retained and windows refurbished.

There will be a need to install secondary glazing and sound insulation the glazing will be a secondary systems allowing the original window profiles to be retained.

New drainage will be connected to the existing external soil pipe to the southern side elevation.

6. Summary of Alterations and Heritage Features.

Ground Floor

Main Area retained as commercial

Modern rear staircase to be replaced in existing area. Timber framing all retained. Basement access retained for storage area.

New infill stud walls to provide separate stair enclosure retaining all historic timber fabric.

New rear door provided in location of non historic window to provide main entrance to upper floors.

A new WC to be created to the rear of the commercial unit within the existing rear lobby.

New opening in existing side garden wall to provide pedestrian access to frontage using the existing shared pedestrian access.

First Floor

Floors: Timber framing all to be retained

New staircase in existing area, to provide improved access to upper floors, the stair landing will then form the hallway between front and rear areas to accommodate the floor level changes.

Front modern dividing wall to be removed reinstating the front room to full size.

Kitchen located adjacent to centre wall to allow waste drainage to existing external SVP.

New bathroom located in area of existing office toilets.

All other layout remains as existing.

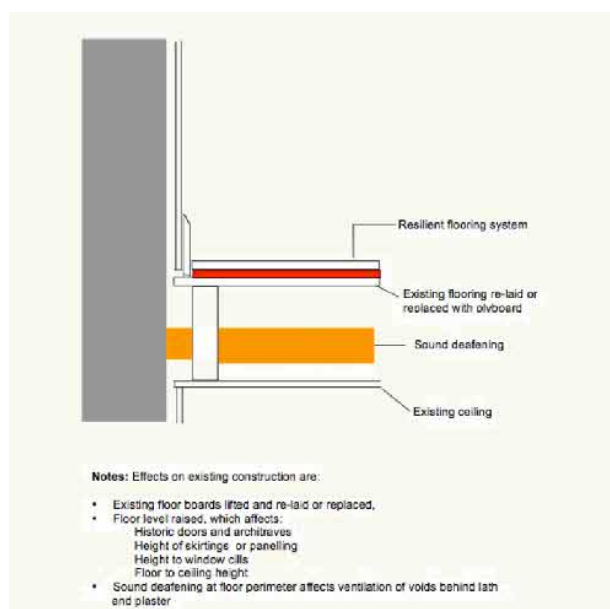
Second Floor.

2 new bedrooms located in existing layout.

All windows to be retained and secondary double glazing added for improved thermal and sound reduction.

Acoustic matting to party floors will be provided over the existing floor boards and insulation between joist to ensure retention of ceilings below.

Fire protection will use intumescent coatings to retain historic features.



Schematic for Sound Insulation to floors

7. Summary of Proposals:

The property has been unoccupied since 2022 and marketing has shown the lack of demand for an office building of this size and type. Further details are available from the local agent Glanfield Holmlund if needed.

It is therefore proposed to retain the ground floor commercial retail/business unit and convert the upper floors to a single apartment.

The new rear entrance will serve the upper floors with a small yard area for amenity space.

All existing historic windows will be retained.

The bathroom is located to allow drainage to be connected to the existing external soil pipe.

New partitions will be formed in timber and plasterboard.

8. Commercial Viability

As part of the application a statement can be provided by Glanfield Holmlund Commercial Surveyors if required, who have been actively involved in the property for several years and marketing since November 2022.

The change to residential will ensure the property regains an occupier.

9. Access Statement

Access will be using the existing pedestrian entrance to the High Street with a new rear door into the stair lobby, refuse storage can be provided in the rear area.

Cycle storage to be provided in garden.

No parking exists within the site and no new parking is proposed, public car parks are located nearby to the site. The site is located within a high accessible area with good public transport available and a main railway station within walking distance.

10. Energy Assessment

As the building is an existing structure and is Grade 2 Listed, it is not possible to bring the structure up to full Building Regulation Standards, however as part of the works there is the opportunity to improve the Energy Requirement and include an area of sustainable systems.

The main principles of Renewable energy to be adopted are:

- Natural ventilation to staircases and internal spaces.
- Improve insulation to roof areas and floors.
- Waste to be considered during and after construction.
- Management of Internal/external water use by reduced flush systems etc.
- Materials sourcing from local suppliers where possible.
- Pre fabrication of internal fittings etc.
- Construction waste, timing of construction to limit transport.
- Control of Pollution during construction.
- Car/transport to be managed during construction.
- Lighting controls to all rooms.
- Improve draft proofing.
- Improved double glazing to windows with secondary double glazing.

All timber for construction to be from FSC Sourced supplies.

11. Conclusion

We are looking to work with East Hants District Council in providing a good quality conversion but require support to residential in order to provide an economic solution to bringing the building back into occupation.

We therefore trust that this application can be supported.

12. Drawings Submitted:

Existing:

Existing survey	1:100	10597/01
Existing Plans	1:50	1017-D-100

Proposed:

Site Location Plan	1:1250	
Site Plan	1:200	1017-D-101
Proposed Floor Plans	1:50	1017-D-102
Proposed Elevations 01	1:50	1017-D-103
Proposed Elevations 02	1:50	1017-D-104

APPENDIX 02
Photographs



Entrance Ground Floor Commercial Unit to be retained



Modern Stair to be replaced and new stud walls retaining all timber framework



First Floor Front Room, timbers not affected by the works



First Floor Modern Partition to be removed



First Floor Rear Room Kitchen removed to form bedroom.
Fireplace retained.

First Floor Modern Stair replaced, timbers retained.

