

DATE: 13th November 2025

OUR REF: R0551

P0: Initial issue

13.11.25

P1: Amendments to include note regarding extractor fans

20.11.25

DESIGN AND HERITAGE STATEMENT

FOR

ALTERATIONS TO THE GRADE II LISTED

1 HIGH STREET

ALTON

STOKE-ON-TRENT

ST10 4AQ



APPLICANT:

Mr G Masters

SITE ADDRESS:

1 High Street
Alton
Stoke-on-Trent
ST10 4AQ

PROPOSAL:

Chimney & roofing repair works, opening up 2no original fireplaces, removal of redundant soil & vent pipe and removal of false floor to reinstate existing staircase.

The aims of the proposal:

- To prevent further water ingress into the fabric of the property.
- To expose original features which have been concealed.
- To remove redundant dilapidated cast iron soil & vent pipe.
- To re-instate original stone staircase which has been blocked off.

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1.0 INTRODUCTION

- 1.1 Rees Construction Management Ltd has been instructed by Mr G Masters to seek listed building consent for alterations to the Grade II listed 1 High Street, Alton. The statement is to be read in conjunction with the Architectural drawings and Schedules of Work.
- 1.2 The proposal will involve repair works to the chimneys and roof, the removal of a redundant soil & vent pipe, the opening up of previously concealed original fireplaces and the removal of a false floor preventing access up an original stone staircase.
- 1.3 The aim of the proposal is to prevent further water ingress into the fabric of the building and reinstate original features.

2.0 SITE AND DESCRIPTION OF HERITAGE ASSET

- 2.1 The application site is located at the end of a run of terraced buildings on High Street in the historic village of Alton. No 1 High Street is adjoined to the north-east by nos 3-4 High Street and to the north-west by the Grade II listed Stansmore House and Ash House which face New Road. There is a further Grade II listed building the Bulls Head Public House which is sited opposite 1 High Street. The site is situated centrally within the village and the Alton Conservation area.
- 2.2 1 High Street was for many years a public house and dates back to 1771. The Historic England official entry is as follows:

ALTON C.P. HIGH STREET (North-west side) SK 0642-0742 13/24 No. 1 GV II

House. Dated 1771 with later alterations. Red brick with ashlar plinth and quoins of unequal length; plain tile roof with coped verges; brick integral end stacks. Aligned north-east/south-west facing south-east. 2 storeys; 2 windows, glazing bar casements with wedge lintels, large C20 window to ground floor left with cornice hood; half-glazed door to left of centre replacing a blocked doorway immediately to the right of it with lintel inscribed G I E No. 1 High Street occupies a prominent corner position 1771 at the junction with New Road and is included for group value.

Listing NGR: SK0727142235



- 2.3 The Alton & Farley Conservation area identifies the properties on High Street as being 'close packed houses' with 'long rear gardens served from behind by back lanes'. The properties along High Street have had mixed uses since the 18th century with conversions from residential to commercial and back again.

3.0 PROPOSAL

Chimney and Roof Repair Works (location of chimneys identified on roof plan drawing)

- 3.1 Chimney One: It is proposed to remove the cement haunching and existing roof tiles which are being used as a capping along with the modern chimney cowl. The proposal is to install a reclaimed clay pot and cowl to the active flue and to close off the remaining flues with lime mortar flaunching. Repairs are to be carried out to all flashing with lime based mortar and lead flashings to be installed to prevent further water ingress and damage to the fabric of the building.
- 3.2 Chimney Two: The proposal is to inspect the existing chimney pot and cowl along with the flashings/flaunching and repair as necessary replacing cement based mortar with lime based mortar and reinstate flashings if required to ensure no water can ingress into the property. Existing television aerial to be removed and any fixing points made good.
- 3.3 Chimney Three: This chimney is hidden from view at ground level. The existing concrete floor tile capping is to be removed and the top 3/4 courses of brickwork which are splaying outwards are to be taken down. It is proposed that a reclaimed clay pot and cowl are installed with lime mortar flaunching.
- 3.4 Chimney Four: The proposal is to remove this redundant chimney stack to prevent further water ingress and damage to the fabric of the building. The roof would be reinstated with new timbers & reclaimed Staffordshire blue tiles with lead flashing at abutment with no 3 High Street.

Internal works to chimney stacks

- 3.1 Chimney One: It is proposed to open up the original fireplace at ground floor within the existing Dining Room. Wall coverings have been exposed to reveal the outline of the original opening. The proposal is to remove the plaster back to brickwork to expose the opening and to dry out the structure with the intention to reinstate the original fireplace and install a wood burning stove (under a separate application).



- 3.2 Chimney Three: The proposal is to relocate the existing radiator on the chimney breast in the Kitchen at ground level and open up the wall to expose the original fireplace. It is proposed that this opening would house a cooker with extractor fan through the ceiling void to extract through the external wall into the external passageway.

It is proposed that a new extractor fan be installed to extract through the external wall within the Bathroom at first floor to improve ventilation and prevent condensation build up.

- 3.3 Chimney Four: It is proposed to remove the false chimney breast and stone hearth at ground floor level and to expose the structure at first floor level to check there is adequate structural support for the chimney stack above.

Removal of false floor to enable reinstatement of existing stone staircase

- 3.4 The proposal is to remove the existing false timber floor at first floor level which has been installed to prevent access up the original stone staircase. The floor joists will be unbolted from the existing walls and the walls made good. It is proposed to install a new circular timber handrail bracketed off the wall. Existing plastic water pipes will be re-routed to ensure clear access.

Removal of existing redundant and dilapidated soil & vent pipe

- 3.5 It is proposed to remove the existing redundant and dilapidated cast iron soil & vent pipe to the rear of the property which served the previous toilet block. The wall will be repaired as necessary and the opening sealed over.

4.0 ASSESSMENT

- 4.1 The level of alteration and works proposed have to be assessed against the Significance of the Listed Building. The NPPF states: Para 131: In determining planning applications local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness



The application is for the ongoing maintenance of No 1 High Street to carry out necessary improvements to ensure the building is sustainable in its current use as a dwelling house and that the historic fabric of the building is retained and preserved. No 1 High Street has a significant position within Alton being situated within Alton Conservation area and being in the heart of the village.

5.0 DESIGN

- 5.1 The repair works to the chimney stacks are considered essential for the maintenance of the building and the longevity of the historic fabric.
- 5.2 The removal of chimney four is not considered to have any impact on the historic integrity of the building due to its position to the rear of the property and its removal will ensure there are no further issues with water ingress.
- 5.3 The reduction in height of chimney three ensures the stability of the chimney which along with the re-flaunching and new chimney cowl prevent further issues with water penetration/structural integrity in the future.
- 5.4 The reinstatement of the original fireplaces within the Kitchen and Dining Room will remove modern interventions and revive historic features.
- 5.5 There will be no inherent change to the appearance of the property from High Street or New Road.
- 5.6 The proposed works are not designed to alter the appearance of the property or introduce new interventions. The works are considered essential maintenance works or works to bring back original historic features.
- 5.7 **Trees and Hedges:**
No trees or hedges will be impacted by the proposal.
- 5.8 **Access:**
This application site has vehicular access at the rear and a garage within the rear garden.



Access will be improved to the rear bedroom by reinstating the stairs to prevent the need to access this room through the main bathroom.

Access will be improved to the passageway by the removal of the soil & vent pipe.

6.0 DEVELOPMENT WITHIN A CONSERVATION AREA

- 6.1 The proposals should not have a detrimental effect on 1 High Street or the wider Alton Conservation area. They should serve to improve the appearance of the property through the sympathetic refurbishment and renovation of the roof and chimney stacks and the internal exposure of the fireplaces.

7.0 CONCLUSION

Overall, the application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.