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STATEMENT OF SIGNIFICANCE & HERITAGE IMPACT STATEMENT

in connection with the

**CONSTRUCTION OF A GROUND & FIRST FLOOR SIDE EXTENSION,
DEMOLITION OF DOUBLE GARAGE, ERECTION OF REPLACEMENT GARAGE,
ALTERATIONS TO INTERNAL AND EXTERNAL LAYOUT, REPLACEMENT OF
WINDOWS & DOORS, AND THE INSTALLATION OF SOLAR PANELS**

at

Culvers, Churchfields, Hurstpierpoint, West Sussex



**INSTITUTE • OF • HISTORIC •
BUILDING • CONSERVATION**

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1.0 Overview and Summary

- 1.1 The site is located to the south of Hurstpierpoint High Street, along a private road known as Churchfields and comprises a detached single residence set in a generous residential plot.
- 1.2 This statement is to accompany the planning permission application for the construction of a ground & first floor side extension, demolition of a double garage, erection of a replacement garage, alteration to internal & external layout, replacement of windows & doors, and the installation of solar panels.



Figure 1: Culvers (in red)

- 1.3 The Heritage Statement considers the heritage value and significance of the setting of the designated heritage assets in the nearby vicinity, and then the impact of the proposals.

2.0 Heritage Policy and Guidance Summary

Legislation

- 2.1 Where development has the potential to affect the historic environment and its heritage assets the legislative framework includes the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(2) requires a local planning authority to have special attention to the desirability of preserving or enhancing the character and appearance of a designated conservation area. Further to this, in relation to Listed Buildings in the area, Section 66 requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework

- 2.2 The legislative framework informs the National Planning Policy Framework (NPPF), which was most recently revised in 2024, and sets out the overarching principles for sustainable development, including development which affects the historic environment. The NPPF seeks to achieve sustainable development by pursuing economic, social and environmental gains

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simultaneously. The NPPF recognises that protection and enhancement of the historic built environment is an essential part of sustainable development¹, and sets out that it is a core planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations².

- 2.3 Under the heading 'Achieving sustainable development' we are advised in paragraph 8 that *"there are three dimensions to sustainable development including: economic, social and environmental"* and explains the roles required under each dimension.
- 2.4 Under an "economic role" this is defined as:
".... contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating development requirements, including the provision of infrastructure."
- 2.5 Under "a social role" we are advised that this involves:
"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being"
- 2.6 Under "an environmental role" this is referred to as:
"to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."
- 2.7 Paragraph 9 advises that "these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."
- 2.8 Paragraph 10 explains that "sustainable development is pursued in a positive way" and the presumption in favour of sustainable development.
- 2.9 Although there is a presumption in favour of sustainable development, footnote 7 makes it clear that it is not an automatic presumption where designated heritage assets are concerned.
- 2.10 Paragraph 20 sets out a requirement that strategic policies set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:
 - a) homes (including affordable housing), employment, retail, leisure and other commercial development;

¹ NPPF Paragraph 8(c), page 5

² NPPF Paragraph 184, page 54

- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

- 2.11 The specific policies in respect of the historic environment are contained within Section 16 of the NPPF. Paragraph 207 requires applicants to describe the significance of any heritage asset that would be affected by a development proposal, including any contribution made by their setting, to an appropriate level of detail.
- 2.12 Paragraph 210 states that in determining applications, local authorities should take account of the desirability of sustaining and enhancing heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. This same requirement for sensitive development is reiterated within the design policies of the NPPF which set out that permission should be refused for poor design, taking into account any local design standards or style guides in supplementary planning documents. Conversely, where design accords with clear expectations in plan policies, design should not be a reason for refusing consent³.
- 2.13 Paragraphs 212-208 of the NPPF relate to decision taking in relation to proposals that would cause harm to designated heritage assets. Paragraph 212 states that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be). Paragraph 213 sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.14 Where substantial harm would occur, NPPF paragraph 214 requires consent be refused, unless the substantial harm is necessary to achieve substantial public benefits that outweigh the loss, or where a number of stringent tests can be demonstrably applied. Where the harm caused would be less than substantial (as with the proposal under consideration), the harm should be weighed against the public benefits associated with the proposal (Paragraph 215). Public benefits are described in the accompanying Planning Practice Guidance (PPG), and include heritage benefits such as sustaining and enhancing the significance of a heritage asset, reducing risks to an asset or securing an optimum viable use in support of its long-term conservation⁴.
- 2.15 Paragraph 216 relates to non-designated heritage assets where a balanced judgement must be made about regarding the scale of any harm or loss to their significance. Sites of archaeological interest equivalent to a scheduled monument, should be treated as a designated heritage asset.
- 2.16 In relation to the setting of designated heritage assets and development within Conservation Areas, the NPPF states at paragraph 219 that local planning authorities should look for

³ NPPF Paragraph 128, page 39

⁴ National Planning Practice Guidance, Paragraph 020 Reference ID: 18a-020-20190723

opportunities for new development to enhance or better reveal their significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole⁵.

Planning Practice Guidance (PPG)

- 2.17 The Planning Practice Guidance (PPG) was published in March 2014 as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.
- 2.18 The PPG also notes the following in relation to the setting of heritage asset:
“A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.” (Ref I D: 18a-014-20140306)

Historic England Conservation Principles: Policies and Guidance 2008

- 2.19 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:
“New work or alteration to a significant place should normally be acceptable if:
- a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
 - b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
 - c) the proposals aspire to a quality of design and execution which may be valued now and in the future;
 - d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).

Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

- 2.20 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that:

⁵ NPPF Paragraph 207, page 58

"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements, such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting." (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

- 2.21 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include:
"Assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness." (page 1)

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA3) in Planning Note 3 (July 2015)

- 2.22 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Bullet point 4 on page 2 of GPA3 states that:
"Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to consideration of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account."
- 2.23 Under the heading 'Views and setting' we note that the contribution of setting to the significance of a heritage asset is often expressed by reference to views which can be static, dynamic, include a variety of views across or including that asset, and views of the surroundings from or through the asset.⁶ At the same time it is noted that one does not need to be in direct view of a heritage asset to be within its setting. It does not depend on public rights or the ability to access it.⁷
- 2.24 GPA3 sets out a stepped approach to assessing setting and the role that it plays in contributing to the significance of a heritage asset/s. This process requires one to have an understanding about the significance of the asset/s in order to be able to determine if harm would arise. It is advised that the following steps are undertaken:
- Step 1 - identify which heritage assets and their settings are affected;
 - Step 2 - assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - Step 4 - explore the way of maximizing enhancement and avoiding or minimizing harm;

⁶ Appendix 3: GPA3, 'Views and setting' paragraph 5, page 3

⁷ Appendix 3: GPA3, 'Setting and the significance of heritage assets', page 4

- Step 5 - make and document the decision and monitor outcomes.

2.25 It is acknowledged that this is not the only method of assessing setting, the role that it plays and if a site falls within that setting. It has however stood the test of time and has been accepted by Inspectors at appeal and public inquiries.

Mid Sussex District Plan

2.26 POLICY DP 26 Character and design and impact on heritage assets

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages; • does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development

POLICY DP34: Listed Buildings and Other Heritage Assets

Listed Buildings Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;

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- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment. The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic. Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

POLICY DP35: Conservation Areas

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

Mid Sussex Design Guide SPD

Principle DG49: General principles for extensions

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions. Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach. Extensions should not result in a significant loss to the private amenity area of the dwelling. There are two general approaches to extending a property:

- Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
- Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features.

The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings. Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).

Principle DG50: Front and side extensions

Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. Front extensions front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property. Side extensions Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.

Other Material Considerations

- 2.27 The aim of this Heritage Statement is to identify and assess the value or significance of the identified heritage assets including their settings and to consider the sensitivity of the assets and their settings to accommodate change.
- 2.28 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria

typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorizes the potential areas of significance (including and beyond designated assets) under the following headings:

- 2.29 **Evidential value** – ‘derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.’⁸
- 2.30 Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.
- 2.31 **Aesthetic Value** – ‘Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive’.⁹
Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).
- 2.32 **Historic value** – ‘derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value’.¹⁰
- 2.33 To summarize, it relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.
- 2.34 **Communal Value** – Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to

⁸ Conservation Principles (2008) page 28

⁹ Conservation Principles (2008) pages 30-31

¹⁰ Conservation Principles (2008) pages 28-30

them... They may relate to an activity that is associated with the place, rather than with its physical fabric... Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.”¹¹

- 2.35 Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.
- 2.36 Historic England’s Conservation Principles (2008) also considers the contribution made by setting and context to the significance of a heritage asset.
- 2.37 **Setting** is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.
- 2.38 **Context** - Embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places” ¹²
- 2.39 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations, but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 2.40 Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself rather than setting being considered as the asset itself.

3.0 Statement of Significance

- 3.1 Significance is considered to be the sum of the cultural and natural heritage values of a place, as defined by its evidential value (the potential of a place to yield evidence about past human activity); historical value (the ways in which past people, events and aspects of life can be connected through a place to the present), aesthetic value (the ways in which people draw sensory and intellectual stimulation from a place) and communal value (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory).

¹¹ Conservation Principles (2008) pages 31-32

¹² Conservation Principles (2008) page 39

4.0 Historic Overview

- 4.1 Culvers is a building of 20th century origin that has been subject to alteration to accommodate different amenity requirements over its lifetime.
- 4.2 Historic Mapping records the site as being vacant in 1910 but occupied by Culvers by 1939.

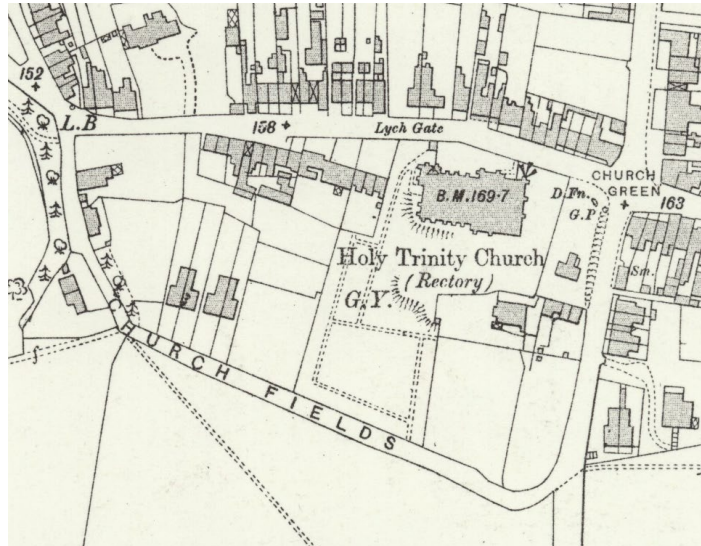


Figure 2: Sussex XXXVIII.16 (1910)

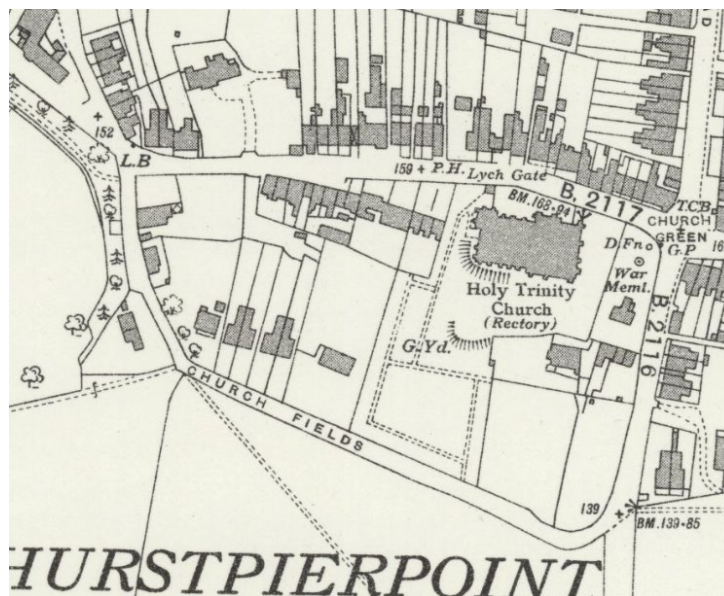


Figure 3: Sussex XXXVIII.16 showing Culvers (1939)

- 4.3 The building takes the form of a central core range with additional crosswing style projections to form a loose H pattern building. This has been subsequently added to by further additions in the form of the kitchen extension to the west and the central projecting extension to the north.



Figure 4: Satellite image taken from Google Earth

- 4.4 Although somewhat adapted and diluted by previous alterations, the roof form and projecting gables gives some indication and relationship to the period that it originates

5.0 Significance Assessment

Designated Heritage Assets in the Immediate Vicinity

- 5.1 This section identifies heritage assets which surround the development site. In the case of this application, 1no Grade II* and 1no Grade II Listed Buildings are located in the immediate vicinity, The Holy Trinity Church and Church House. In the wider vicinity a number of buildings along the High Street benefit from statutory designation and are present to the northern side of the High Street. These however are not considered to be impacted by the proposed development due to the separation afforded by the buildings on the southern side of the High Street.



Figure 5: Culvers, The Holy Trinity Church and Church House

The Parish Church of the Holy Trinity (Listing: 1354863)

- 5.2 The Parish Church of the Holy Trinity was statutorily listed as a Grade II* Listed Building on 28th October 1957 and is described as follows:

Built 1843-45, replacing the medieval church which stood on the same site. Architect Sir Charles Barry, builder Thomas Wisden. Stained glass by John Hardman & Co, Heaton Butler and Bayne, and CE Kempe. North (St Lawrence) chapel added 1854, south chapel 1874. North porch added 1908. A number of monuments and other features from the old church are incorporated into the building.

MATERIALS: Local Wealden sandstone; slate roofs; stone spire.

PLAN: Cruciform plan comprising north west tower with porch beneath; nave with four-bay aisle to north and five-bay aisle to south; north and south transepts (the latter shallower); chancel and north and south chapels.

EXTERIOR: In c1300 Decorated style. Off-set buttresses; those to angles are set back. Tower in three stages, paired openings to top stage with Y-tracery and louvers, moulded cornice with ball-flower decoration, surmounted by stone broach spire with lucarnes. Clocks by BL Vulliamy, clockmaker to Queen Victoria (dials designed by Barry). Oak doors to tower porch and west entrance with decorative iron hingework. Bellcote to west end of nave roof.

Geometric window tracery; east window enlarged 1902 and given later C14-style flowing tracery with mouchettes. Nave windows have paired lights with trefoil heads. Clerestorey windows replicate form of upper arches of nave windows, but with three quatrefoils. Most door and window openings have hood-moulds with carved stops. North west porch and west entrance have roll-moulded arches. Angles to chancel and north and south chapels have reset medieval gargoyles above rainwater heads.

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INTERIOR: Nave has open trussed roof. Original oak benches extending across north and south aisles (those to transepts and crossing removed). Fleur-de-lys poppyheads to bench ends. Nave and chancel arcades carried on cluster columns with moulded capitals and bases. Spandrels decorated with carvings of heads, foliage clusters or portrait busts. North transept (the Campion Chapel) was made into a memorial chapel in 1924 to commemorate World War I dead. Stone pulpit to south of chancel arch with blind tracery. Chancel with two-bay arcades. Portrait busts of Queen Victoria and Prince Albert to either side of chancel arch. Later, High Victorian Gothic stalls, reredos and mosaic pavement, probably by Edward Barry. South chapel now an organ chamber and vestry. Tower porch has decorated ceiling panel depicting the Holy Trinity, 1957 by John Denham.

Stained glass is mainly of the 1860s by John Hardman & Co of Birmingham, pioneers of the Victorian stained glass revival, including the Crucifixion (north transept); Descent from the Cross (west end); Resurrection (south transept). Clerestorey windows depicting shields by Heaton, Butler Bayne. East window, also depicting the Crucifixion, erected 1902 in memory of Charles Campion, killed in the Boer War to the design of CE Kempe, replacing earlier Ascension window by Hardman. East window of north chapel of 1917, by Kempe & Co. South chapel has three-light window inset with 15 medallions of German or Flemish provenance, probably late C16, collected by Bishop Butler of Durham in the C18. These mostly depict scenes from the Old and New Testaments; there are four similar oval cartouches in west window of tower-porch, all installed in 1861.

Iron scrollwork grilles to chancel (1876) and transept (c1890) are good-quality copies of the Arundel screen (1478) at Chichester Cathedral.

Features from the old church include: reset c1300 sedilia (south transept wall); font (west end of south aisle), probably c1200. Heavy tub-shaped stone bowl, reworked by Sir George Gilbert Scott in 1863 and stencilled with red and yellow baptism scenes. Painted and gilded oak font cover also by Scott. C13 sedilia (south wall of south transept); recumbent effigy of knight in chain armour with feet resting against a lion, possibly Robert de Pierpoint, c1260 (south chapel); effigy of a knight of c1340, possibly Simon de Pierpoint, resting on an altar-tomb enclosed by early C16 wrought-iron railings (west end of north aisle). There are numerous C18 and early C19 wall tablets. Eight bells, of which three date from 1775. In the churchyard by west wall are five tapering coffin-lids of the C12 or C13. The churchyard contains a pleasing ensemble of C18 and early C19 monuments.

HISTORY: A church is recorded at Hurstpierpoint in the Domesday Book of 1086. The church that pre-existed Holy Trinity, dedicated to St Lawrence, comprised a square Norman west tower with a shingle spire, nave and south aisle, chancel and south chapel (the Danny Chapel). Records suggest that this building had been heavily remodelled in the early C15; the window tracery and other medieval features had gone by the early C19 by which time galleries and box pews had been installed. In 1842 the parish resolved to rebuild the church which was now too small to serve the local population. The new church, dedicated to the Holy Trinity, was built in 1843-45 to the design of the eminent architect Sir Charles Barry, seating 1,030, including 600 free seats. A number of monuments and other features from the old church were retained; others were dispersed around the locality.

REASON FOR DESIGNATION DECISION: Holy Trinity Church is listed Grade II for the following principal reasons:*

** It has considerable architectural interest as the last church designed by Sir Charles Barry (1795-1860), a major architect of the early-mid C19, most renowned for the rebuilding of Westminster Palace in collaboration with AWN Pugin. It was the only church Barry designed with the disciplined*

archaeological approach to medieval form advocated by Pugin, almost certainly reflecting the latter's influence. The external architecture is imposing and cohesive with crisp detailing.

** The interior has major interest for its high-quality architectural detailing and craftsmanship, containing a number of good fittings from the date of construction and later. It has a wealth of good C19 and early C20 stained glass, all by leading manufacturers of the time, principally John Hardman & Co of Birmingham who produced much of the glass for the Palace of Westminster and, with Pugin, pioneered the revival of English stained-glass making.*

** Also of special interest for the numerous medieval and later features preserved from the old church, and imported C16 Continental stained glass.*

SOURCES: Victoria County History, History of the County of Sussex: Vol 7, 1940, pp 172-78 Ian Nairn and Nikolaus Pevsner, The Buildings of England, Sussex, p 541 John Norris, Holy Trinity Hurstpierpoint (church guide), 1993

- 5.3 The significance of the Holy Trinity Church cannot be understated, possessing a high degree of value across historic, aesthetic, communal and potentially evidential criterion.

Church House, High Street (Listing: 1025672)

- 5.4 Church House was statutorily listed as a Grade II Listed Building on 28th October 1957 and is described as follows:

C18 front to a possibly older building. Two storeys and attic. Five windows. One dormer. Red brick. Modillion eaves cornice. Mansarded tiled roof. Glazing bars intact. Doorway with pilaster, pediment and door of 8 fielded panels.

- 5.5 Church House possesses historic and architectural interest and is an example of a fairly prestigious residence of 18th century appearance but is believed to be of 17th century origins built on the foundations of a former farmhouse. It was built for the Reverend Jeremiah Dodson and remained the rectory until 1808.

6.0 Character Appraisal – Hurstpierpoint Conservation Area

- 6.1 Culvers, is situated within the Hurstpierpoint Conservation Area, which was initially designated in 1972, and most recently appraisal in 2018. The conservation area is divided into 5 character areas 1: Western Road, 2: Holy Trinity Church and Manor Road, 3: The High Street, 4: Hassocks Road, and 5: West Furlong Lane, Pit Lane, the recreation ground and South Avenue. Culvers lies within the Holy Trinity and Manor Road character area.

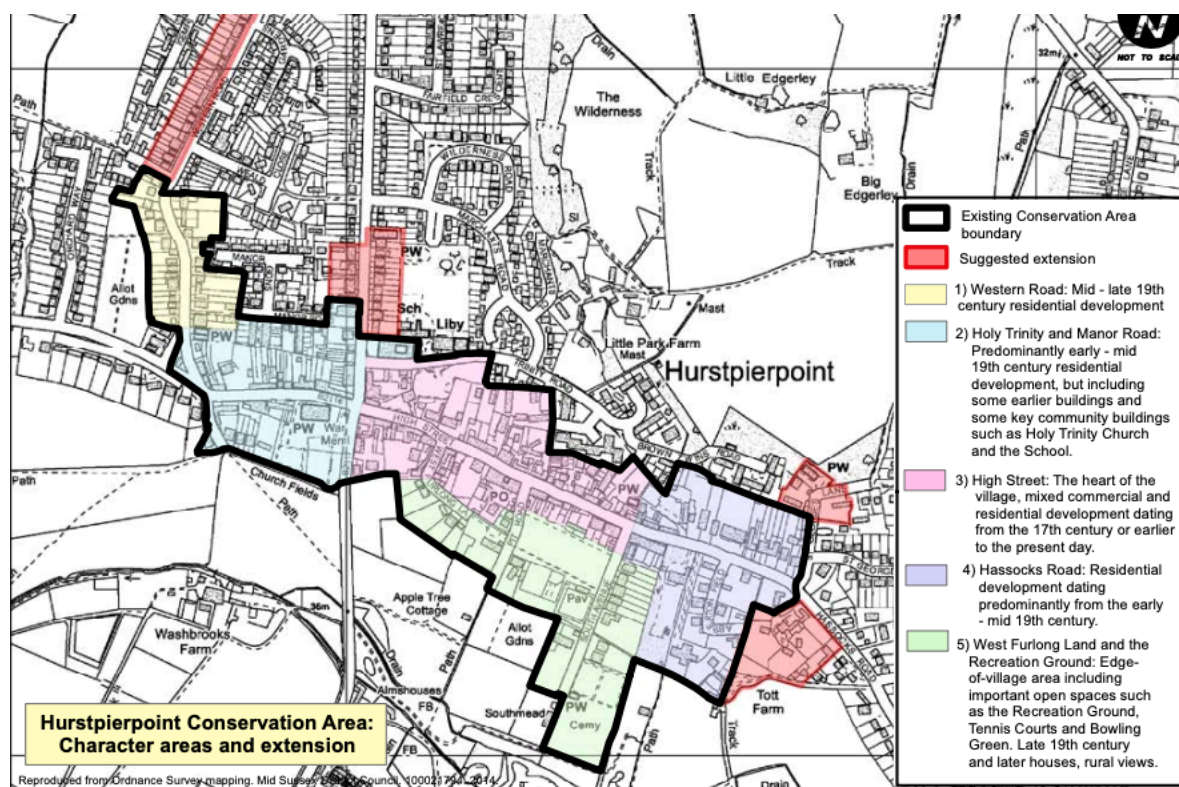


Figure 6: The character areas within the Hurstpierpoint Conservation Area

- 6.2 The Holy Trinity and Manor Road Character Area, within which Culvers is situated; is characterised predominantly by 19th century development, centred on the High Street and its junction with Cuckfield Road. Holy Trinity church, with its prominent spire, is a distinctive landmark and is located to the south of the High Street at its junction with Brighton Road. The early church of St Lawrence was re-built 1843-5 to the design of Sir Charles Barry, architect of the Houses of Parliament and re-dedicated to the Holy Trinity. To the east of the churchyard is the Hurstpierpoint war memorial, set on a grass lawn, with trees and yew bushes around. Tucked away to the south-east of the church is Church House which was built in the late 17th century on the foundations of a former farmhouse. The adjacent Church Green Cottages, which date from the early 19th century, are also Grade II listed.
- 6.3 In reference to the overall character of the conservation area, the significance of the conservation area and its prevailing character can be described as a settlement developed along routeways with medieval origins with a significant establishment of new development through the 18th and 19th centuries and some growth originating from the 20th century. The resultant aesthetic is a rich tapestry of architectural interest ranging from medieval timber framed houses to 21st century developments. The character area reflects the chronological change and development of the town utilising varied architectural design styles. The identity of the conservation area and wider village is reinforced with the prevalence of local materials including bungeroosh, timber weatherboard, brick, clay tiles and sandstone.

7.0 Site Description and Analysis of the Setting

- 7.1 Culvers lies in a lower position in relation to the nearby church and the High Street. The large detached building sits centrally within a generous residential garden plot, with the perimeter to the east bounded by the church and associated graveyard boundary wall.



Figure 7: Aerial view showing the relationship between Culvers and The Holy Trinity Church

- 7.2 A public foot path runs to the south of the site off of the unmade Policemans Lane and again follows the falling topography of the locality. Along the northern side of the footpath the private gardens of the residential properties are protected by mature and established hedging affording very little intervisibility between the dwellings and the path.

8.0 Proposal

- 8.1 The proposal seeks Planning Permission to the western side of the house, of an additional storey at first floor level and a modest increase in the ground floor plan. Other alterations include the installation of solar panels and new fenestration, including rooflight windows and the demolition of the existing garage and construction of a new garage.
- 8.2 The proposal has been developed following pre-application advice received from Mid Sussex District Council.



Figure 8: Existing Southern elevation



Figure 9: Proposed Southern elevation

9.0 Impact

- 9.1 Culvers has been subject to chronological change in the form of various extensions and adaptations since the mid 20th century including the large kitchen extension to the west and the central cross wing extension to the north.

Heritage & Significance Statement: Culvers, Churchfields, Hurstpierpoint

- 9.2 It is noted that some of the elements that form this application could be permissible under permitted development rights on the basis that the Hurstpierpoint Conservation Area does not benefit from any Article 4 Directions. Therefore, these items are not discussed within this statement.
- 9.3 In respect of the extension proposed, the design seeks to maintain subservience in accordance with best practise design advice and utilise a roof form and design that seeks to ensure increases in massing are contextualised adequately, employing modest elevation increases and pitched roof forms to ensure a degree of architectural absorption rather than a profound additional projection.



Figure 10: View towards eastern boundary with Church House in far distance.

- 9.4 The resultant massing, form and subservience of the proposed compliment the prevailing topography, ensuring the Holy Trinity Church maintains its dominating presence, both in terms of its massing, elevated position and also the clear delineation of the church grounds.
- 9.5 In relation to the church and its associated grounds it is noted that the church building is some 60-70m to the northeast from Culvers. The land between the site and the church forms the church grounds and graveyard. The land is predominantly grassed between headstones and interspersed with trees and shrubs encapsulating within a brick boundary wall. A modern timber shed is also contained within this area to the northeast of Culvers and in close proximity to the boundary.
- 9.6 The impact of the proposed is mitigated by a number of factors, the proposed extension alterations are proposed to the western side of Culvers, the church and its grounds are to the east and northeast. On the basis of the existing cross wings being of a greater massing, the visibility of the extension will be largely hidden from view.



Figure 11: View to Culvers from the northeast of the church yard



Figure 12: The eastern elevation of Culvers concealing the proposed extension



Figure 13: View of Culvers from the churchyard boundary



Figure 14: View of the church from the northeastern corner of the site.

- 9.7 The cumulative impact of these numerous contextual factors contributes to a limited degree of intervisibility between the church and the site of the extension. This significant degree of concealment and lack of direct geospatial communication reduces the potential for harm and allows the Listed Building and its setting to be adequately preserved in a manner appropriate to its significance.



Figure 15: Existing forms and plantings (yellow) masking views to the area where extension is proposed (red)

- 9.8 These factors combined with the clear difference in both presence of built form and topography lead to a cumulative impact that is considered to cause no harm. The setting of the Holy Trinity Church and the character and appearance of the Hurstpierpoint Conservation Area shall be preserved with no adverse impact to the values that underpin the significance of the designated heritage assets.
- 9.9 To the south of the site, a public foot path heads eastwards parallel to the southern boundary of Culvers. The southern boundary is formed by way of a particularly thick hedging which obscures views of the proposed.
- 9.10 In respect of the proposed garage, similar factors including location, orientation and landscaping will ensure that there is no direct visibility between the listed building and the site. Therefore despite a marginal increase in plan form, the proposed garage would not cause any tangible harm to the setting of the listed building or character of the conservation area.
- 9.11 At an overarching and strategic level, both the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy in relation to heritage assets seek to preserve interest and avoid harm. Harm only being accepted through appropriate mitigations and/or justification. It is considered that the proposed works would not constitute harm therefore clear and convincing justification or public interest mitigations are not considered to be required.
- 9.12 In this particular context the proposed would not have an adverse impact upon the values that underpin significance or the architectural and historic interest of Church House, Holy Trinity Church or the Hurstpierpoint Conservation Area. Whereas Culvers is not an active participant in

terms of contributing to historic character, the proposed by way of its relationship with the host building, the surrounding topography and its location, does not amplify Culvers presence bringing harm to character, but rather coalesces quietly with the established form of the host building.

- 9.13 In terms of the conservation area, Culvers is located on a private road and as such there is no intervisibility within the public realm from the High Street. In relation to the bridleway to the south, the coverage provided by the boundary substantially reduces visibility. As such the character and appearance of the conservation area by way of concealment will be preserved

10.0 Conclusion

- 10.1 The proposed development has been carefully considered in accordance with Historic England's best practice guidance. In doing so the heritage assets affected have been identified and the contribution the setting makes to significance has been duly considered. The proposal has ensured a sense of place, complimentary to both built form and landscape character that minimises harmful impacts and utilises existing positive contributors to further reduce impact.
- 10.2 In relation to the NPPF, this document is considered to meet the requirements of paragraph 207 in respect of describing significance in a manner proportionate to the understand potential impact. The proposed is considered to cause no harm to the setting of the heritage assets within the site and by way of layout, concealment, character and appearance is considered to accord with paragraph 135 of the NPPF.
- 10.3 With reference to local policy, in particular policies DP34 and DP35, the proposal has detailed a thorough understanding of the nearby listed buildings and the contribution made by setting. From this understanding, the proposed scheme has taken these factors into account and successfully minimised impact by way of orientation, location, massing and bulk. In reference to the conservation area, by way of concealment and reflecting the existing character of the host dwelling, the character and appearance of the conservation area remains preserved. It is therefore considered that the proposal complies with both Policies DP34 and DP 35.

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