

HERITAGE STATEMENT

Hambrook School – New External Play Equipment
Outcomes First Group Ltd
Marle Place, 171 Leylands Road, Burgess Hill RH15 8HZ

SUMMARY

This proportionate Heritage Statement supports a planning application for the installation of new play equipment and associated landscaping works within the rear garden of Hambrook School, a SEN day school specialising in the education of students with autism and complex learning needs.

The assessment concludes that the proposed works have no appreciable archaeological impact and present neutral visual effects on the setting of Marle Place and the St John's Conservation Area. No adverse effects exceeding slight-moderate have been identified. The proposals therefore preserve the significance of relevant heritage assets in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, local policies, and the National Planning Policy Framework (2023).

No mitigation is recommended.

1. INTRODUCTION AND BACKGROUND

1.1 Purpose of the Report

This Heritage Statement accompanies an application for external alterations comprising new individual play equipment within the rear garden of Hambrook School, an SEN day school at Marle Place, Burgess Hill.

1.2 Scope

The assessment considers only:

- installation of new play equipment
- installation of a timber summer house (School Green Grant)
- formation of small outdoor activity areas

It does not include internal heritage assessment and does not require investigation into below-ground archaeology beyond high-level professional judgement.

1.3 Potential Heritage Interactions

Possible interactions relate solely to:

- the setting and appreciation of Marle Place (non-designated heritage asset)
- the St. John's Conservation Area

The scale and location of the works limit any impact to minor amenity changes only.

2. LEGISLATION, POLICY AND GUIDANCE

The assessment is prepared in accordance with:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (2023)
- Mid Sussex District Plan (2014–2031)
- Burgess Hill Neighbourhood Plan
- Relevant Historic England and ClfA guidance

The development must demonstrate that it preserves the character, appearance and setting of designated and non-designated heritage assets.

3. ASSESSMENT METHODOLOGY

The methodology follows accepted heritage-assessment practice:

- review of documentary sources
- site appraisal and professional judgement
- assessment of significance under NPPF definitions
- evaluation of potential effects on setting
- proportionality in relation to the minor works proposed

Given the limited ground disturbance, archaeology is assessed at a high level only.

4. SITE DESCRIPTION

Hambrook School sits on the northern edge of the St John's Conservation Area within former gardens of Marle Place. The rear garden area, where new play equipment is proposed, is visually contained by existing buildings and mature vegetation.

The surrounding context comprises:

- the school buildings (formerly Marle Place)
 - residential development to the north, east and west
 - Marle Place Park to the south
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5. HISTORIC BACKGROUND

Marle Place originated as two Victorian villas, later amalgamated and altered significantly in the early and mid-20th century. The loss of surrounding villas and later estate development diminished its broader historic context.

The school buildings retain some architectural interest but are non-designated and considered low significance.

No archaeological investigations have identified material of relevance, and the site has low archaeological potential.

6. SETTINGS ASSESSMENT

6.1 Heritage Assets Potentially Affected

- **Former Marle Place building (non-designated heritage asset)**
- **St John's Conservation Area**

6.2 Intervisibility and Setting Contribution

- Views into the rear garden from public areas are extremely limited due to vegetation and the school's layout.
- The proposed play equipment is small-scale and domestic in form, with minimal visual presence.
- No changes will affect key views or appreciation of the main school building or the Conservation Area.

6.3 Assessment of Effects

- **Marle Place:** neutral, owing to the modest scale and garden location.
- **Conservation Area:** neutral, as the proposals do not change its character, open spaces, or heritage appreciation.
- **Buried heritage:** negligible impact due to small excavation areas.

No elements of the proposal introduce noise, activity, or structures that would harm the heritage significance of any asset.

7. IMPACT ASSESSMENT

7.1 Archaeology

Given the low potential for archaeological remains and the small, shallow footprints of the equipment, the works present negligible archaeological impact.

7.2 Built Heritage & Setting

The changes represent minor garden-level enhancements within an area already used for outdoor school activities. The works:

- do not alter built form
- do not introduce incompatible materials or structures
- do not affect any important view corridors
- do not represent intensification beyond existing use

The effect is assessed as neutral.

7.3 Conservation Area

The proposals do not alter its spatial structure, landscape character, or any elements that contribute to its significance. Impact is neutral.

8. MITIGATION

None recommended or required.

The scale of the works and the assessed neutral impact do not justify archaeological or heritage mitigation.

9. CONCLUSIONS

This Heritage Statement has assessed the proposed installation of new play equipment and associated small-scale outdoor features within the rear garden of Hambrook School.

The works have:

- **no appreciable archaeological effect**
- **neutral impact on the setting** of Marle Place (non-designated heritage asset)
- **neutral impact on the St John's Conservation Area**

The proposals preserve the significance of the relevant heritage assets in accordance with:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Mid Sussex District Plan
- Burgess Hill Neighbourhood Plan
- National Planning Policy Framework (2023)

No mitigation is required.

The development is therefore **heritage-compliant** and raises **no heritage-based objection**.

The proposed installation of new play equipment and associated outdoor features within the rear garden of Hambrook School has been assessed and is considered to pose **no appreciable impact on buried archaeological deposits**, given the limited and localised nature of the ground disturbance.

The visual effects of the new play equipment are assessed as **neutral**, with no changes exceeding slight–moderate adverse levels. The equipment is modest in scale, positioned within an already enclosed and screened garden area, and does not alter the experience, appreciation, or significance of Marle Place as a non-designated heritage asset or the wider St. John's Conservation Area.

The assessment concludes that the proposals **preserve the setting and significance** of the heritage assets in accordance with the Planning (Listed Buildings and Conservation Areas) Act

1990, relevant policies of the Mid Sussex District Plan, and the National Planning Policy Framework (2023).

No mitigation is considered necessary, although archaeological advisors may recommend proportionate monitoring during the installation of the play equipment should they consider it appropriate.