



79/81 High Street, East Grinstead

Heritage Impact Assessment

Ref: J004417

April 2023

Contents

- 1.0 Introduction
- 2.0 Historic Background
- 3.0 Proposals
- 4.0 Assessment
- 5.0 Summary
- 6.0 Sources

Cover: 79/81 High Street

1.0 Introduction

Purpose

1.1 B & C Architecture has commissioned WS Heritage to undertake this Heritage Impact Assessment, addressing proposals for the internal alteration of 79/81 High Street East Grinstead, which is a Grade II Listed Building. This document turns first to the historic background of the locale and the wider area, before identifying relevant heritage assets and discussing the potential for their significance to be affected by proposals.

Proposals

1.2 In brief, proposals for the site comprise the part-conversion of property currently in use as an undertakers, to a new single dwelling by means of internal alterations.

Heritage Assets

1.3 As noted, the application site forms part of the Grade II Listed *College View, 79 79A and 81, High Street*. This was first designated in 1972 (*List Entry Number: 1277706*). The site's list entry may be summarised as follows:

'Late C18 House altered in C19. 2 storeys 3 windows. Shallow bay to left and right. Projecting porch with square fluted columns. Band over ground floor, cornice and parapet. Glazing bars intact. Slate roof. Later shop extension has been built on left hand side.'

1.4 The application site is also located within the *East Grinstead Conservation Area* which was first designated in 1969 and comprises the former Medieval High Street including Middle Row, Ship Street and West Street. This was extended in 1985 to include an area known as 'The Portlands' and again in 2003 to rationalise the boundary and include a terrace of Victorian properties on the west side of Ship Street. A *Conservation Area Appraisal* exists from 2019, where the special interest of this designation is summarised at p.1 as follows:

'East Grinstead is one of the best surviving medieval market towns in Sussex, famous for its timber framed buildings and its ridgeline setting within the High Weald landscape. Remarkably its medieval town plan is still evident today, this was planned in 13th century and originally comprised a regular layout of 47 narrow building spaces either side of the wide High Street, with long, uniform 180 metre deep thin strips of land known as 'Portlands' (signifying town lands) set behind each plot. Each individual house was one burgage, which carried the right to vote at parliamentary elections... The appearance and character of the conservation area also owes much to the traditional shopfronts, the rich variety of architectural forms, styles and visibility and attractiveness of the materials represented in its buildings. These reflect the influence of successive historical periods, as buildings have been adapted to meet changing economic circumstances and includes timber framing, brick, sandstone, tile hanging, timber cladding and Horsham stone and tiled roofs. These materials and details add authenticity to the Conservation Area.'

Historic Environment Record (HER)

1.5 No Historic Environment Record Entries are relevant to this application.

Archaeological Potential

1.6 Subject to consultation with Curator at full planning stages, but unlikely given the nature and extent of proposals.

Consultations Undertaken

1.7 N/A

Relevant Planning History

1.8 The relevant planning history of the application site is as follows:

- i) 1992 permission for change of use to convert a room in no.81 to an office, as part of the funeral directors, including internal alterations (*Ref. No: GR/055/92*).
- ii) 1992 permission for link no's 79/81 at ground floor level to allow use of the front room of no.81 as an office for the business, (*Ref. No: GR/056/92*).
- iii) 2015 permission for 3 no. non-illuminated painted soft wood fascia signs (*Ref. No: DM/15/1944*).
- iv) 2015 permission for replacement shop signage (*Ref No: DM/15/1946*).

- v) 2021 permission for conversion of existing physiotherapist studio/office to 1 bedroom residential dwelling (*Ref No: DM/21/1604*).

Approach and Methodology

1.9 In accordance with *paragraph 194* of the *National Planning Policy Framework (NPPF, 2021)* this Heritage Impact Assessment describes the significance of those heritage asset(s) with the potential to be affected; in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance. A number of published guidelines were adhered to, including:

Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12. Historic England, 2019. (**Appendix 2**);
The Setting of Heritage Assets – Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017; and
Conservation Principles for the Sustainable Management of the Historic Environment. (Consultation Draft). Historic England, November 2017.

2.0 Historic Background

East Grinstead

2.1 Whilst there is limited evidence for prehistoric activity in the East Grinstead area, it is likely that the ridgetop of the town was an early routeway, whilst prehistoric activity is clearly evidenced across other nearby settlements. However, it is likely that the lack of evidence is attributable to limited archaeological investigation in the area rather than a definitive lack of activity. Neither is Roman settlement evidenced, albeit East Grinstead is located 3.7km west of the London-Hassocks Roman Road. There was also a Roman ironworking site at Kingscote to the south of the town, which the Saxons were to maintain in later periods. Again, there has been little archaeological research undertaken with respect to these periods. The settlement of East Grinstead likely originated in a similar manner to many of its neighbours, being an open area likely to have become a focal point for trade along major routeways; prior to the construction of churches to serve associated if dispersed settlements. Potential for the further archaeological significance of East Grinstead in the pre-historic period is very high and would benefit from further study.



Figure 1. Medieval Buildings East Grinstead High Street

2.2 In 1086, the Domesday survey refers to the settlement as the hundred of *'grenestede'*, which is the Old English word for *'green place'* albeit this description more accurately describes a dispersed and scattered series of farmsteads, rather than any one specific, consolidated settlement. However, a focal point of the trading routeways soon emerged, and a church was established there in the 11th century. Whilst there is the suggestion that the town was founded by a man named Gilbert D'Aquili - albeit there is little evidence to support this claim - it would then appear that the town underwent conscious planning in the 13th century, this being configured around a series of burgage plots, where their linear uniformity and spacing would imply a deliberately planned layout. Here, the High Street was deliberately wide in order to encourage the growth of a marketplace, with buildings being specifically laid out to fit as many frontages as possible facing on to the High Street; an approach that was likely to have been attributable to the town's traders and artisans taking advantage of the town's through traffic. The town was first recorded in the tax lists of 1235 and, by 1300, was significant enough to send representatives to parliament.



Figure 2. Clarendon House

2.3 It can therefore be seen that there was a clear and deliberate attempt to create a commercial heart in East Grinstead. Whilst the wide High Street was already likely to feature a thriving marketplace, this was legitimised in 1247, when the town was granted rights for weekly market. Over the late C13 and early C14, purpose-built commercial buildings started to appear along the High Street, and, whilst marketplaces usually revolved around the use of non-permanent market stalls, during the late 14th and early 15th centuries, these were to be replaced with permanent structures; this being common practice throughout the remainder of the country. The south side of the High Street features a near unbroken line of 14th, 15th and 16th century town houses which are uniform in arrangement and would originally have been open hall houses; eventually evolving into the two storey 'wealden' style houses of the 15th century. Between the 16th and 18th centuries, East Grinstead was to become a prominent county town holding regular county assizes, and for which a Session House was specifically built.



Figure 3: 1873 OS Mapping



Figure 4: 1895 OS Mapping

2.4 The prosperity of the town in this period is best evidenced by the high proportion of inns along the High Street, which, being larger buildings than their predecessors, were formed by the merging of adjoining burgage plots. This development reflects the increase in stagecoach traffic through the High Street, which is further reflected in the number of coach alleys surviving between buildings. One of the most important buildings from the 17th century is Grade II Sackville College, which was built in 1620, and was both a residence and an alms-house. In the 18th century, East Grinstead was on an important route to London whilst linking to other important towns in the region such as Shoreham, Brighton, Newhaven and Lewes. The church remained relatively unharmed during the dissolution, although in 1785 its tower collapsed, thus destroying the majority of the building. In 1795 work began to rebuild this and St. Swithun's Church was consequently designed in a gothic style, which - being unusual for churches of this period - remains a landmark in the High Street even today.

2.5 By the late 17th and early 18th centuries, the pre-eminence of East Grinstead was waning and it subsequently lost the assizes. In 1828, the Session House was demolished. However, the town was to then undergo a sustained period of growth over the 19th century, with respect to both its economy and population. But whilst the majority of development was still centred along the High Street, land immediately outside of the town remained rural farmland. In 1855, the railway was introduced, the effect of which was a period of rapid residential development concentrated nearby this infrastructure, with commuter jobs emerging as the economic basis for the town. Unfortunately, the London to Brighton railway network was to negatively affect the economy of East Grinstead, where this bypassed the town. There was also an increase in residential developments throughout the locale of St. Swithun's in this period.



Figure 5: 1908 OS Mapping



Figure 6: 1938 OS Mapping

2.6 The 20th Century saw still more rapid growth of the town, which was to then become comparable with the nearby settlements of Horsham and Burgess Hill. There was also an increase of commercial development throughout the peripheries of the High Street - rather than on it - which meant it was able to retain its historic character, whilst London Road was to become the main retail centre. During the post-war period there was increasing need for council housing, which further contributed to the expansion of the town, as did the implementation of large residential developments; one example of which would include Orchard's Way. Following the 1930's, the town was to grow still more rapidly with formerly rural land being redeveloped as commercial and residential areas. Over the mid to late 20th century, this trend continued in order to accommodate further population growth, again attributable to an influx of commuters during the period.

3.0 Proposals

3.1 From the High Street the building appears as a typically symmetrical Regency period residence. This rises to two storeys and extends to three bays whilst featuring a projecting porch with square fluted columns. It is surmounted by a pitched roof tiled with slate. This is however, much evolved, and in views from the side and rear, the building can be seen to be much older and exhibits an early 17th century timber framed element.

3.2 It is further understood that the site originated as a non-domestic timber-framed structure with a stone fronted basement which survives from its early period. Other earlier fabric on its east was also removed at some stage, whilst a mid-19th century extension was erected at its west to form a shop unit. This is presently in use as an undertakers. Internally, to the rear of ground and first floor levels, the property's timber framed substructure is a clearly visible feature. No. 79/81 High Street was designated a Grade II Listed building in 1972.



Figure 7: No. 79/81 High Street, front elevation



Figure 8: No. 79/81 High Street, rear elevation

3.2 Proposals for the site comprise the conversion of a modest, discrete part of the later C19 extension - where this combines with earlier C17 fabric toward the property's rear - to a single dwelling. These spaces are currently in use as undertakers' offices. All original and/or historic partitions and associated timber-framing are to be retained, as is the entirety of the structure and its envelope more generally, whilst – other than the aforementioned change of use – proposed change focuses upon the removal of what is again merely a modest, discrete instance of non-original, internal partitioning currently separating the existing Chapel from the existing Rear Room.

3.3 Proposals would not adversely affect either the external envelope of the building or therefore the overriding conservation area and the scheme must be seen to constitute an extremely low level of Intervention more generally. Access to the dwelling is proposed via an existing rear door which would as such remain unchanged (**Figure 8**). At ground floor level, the primary office at left is to be converted to a kitchen diner, with dining at its south end and a kitchen at its north. Toward the rear of the building, the existing kitchen unit opposite the WC is to be removed to create a hallway. Again, the Chapel will see the removal of a non-original partition and doorway to create a generous living space.

3.4 The existing first-floor office room will be converted to a bedroom where an *en-suite* will also be installed. Again, it is important to note that there are no proposals to alter the external fabric of the building, where this arguably comprises the most sensitive aspect of the property; particularly with respect to the rear elevation, where timber framing can be seen to be clearly evidenced. More generally, proposals will not affect either the *special interest* of the Listed Building or the character or appearance of the conservation area, where all historic fabric would be retained intact and unaltered.



Figure 9: Existing Floor Plan

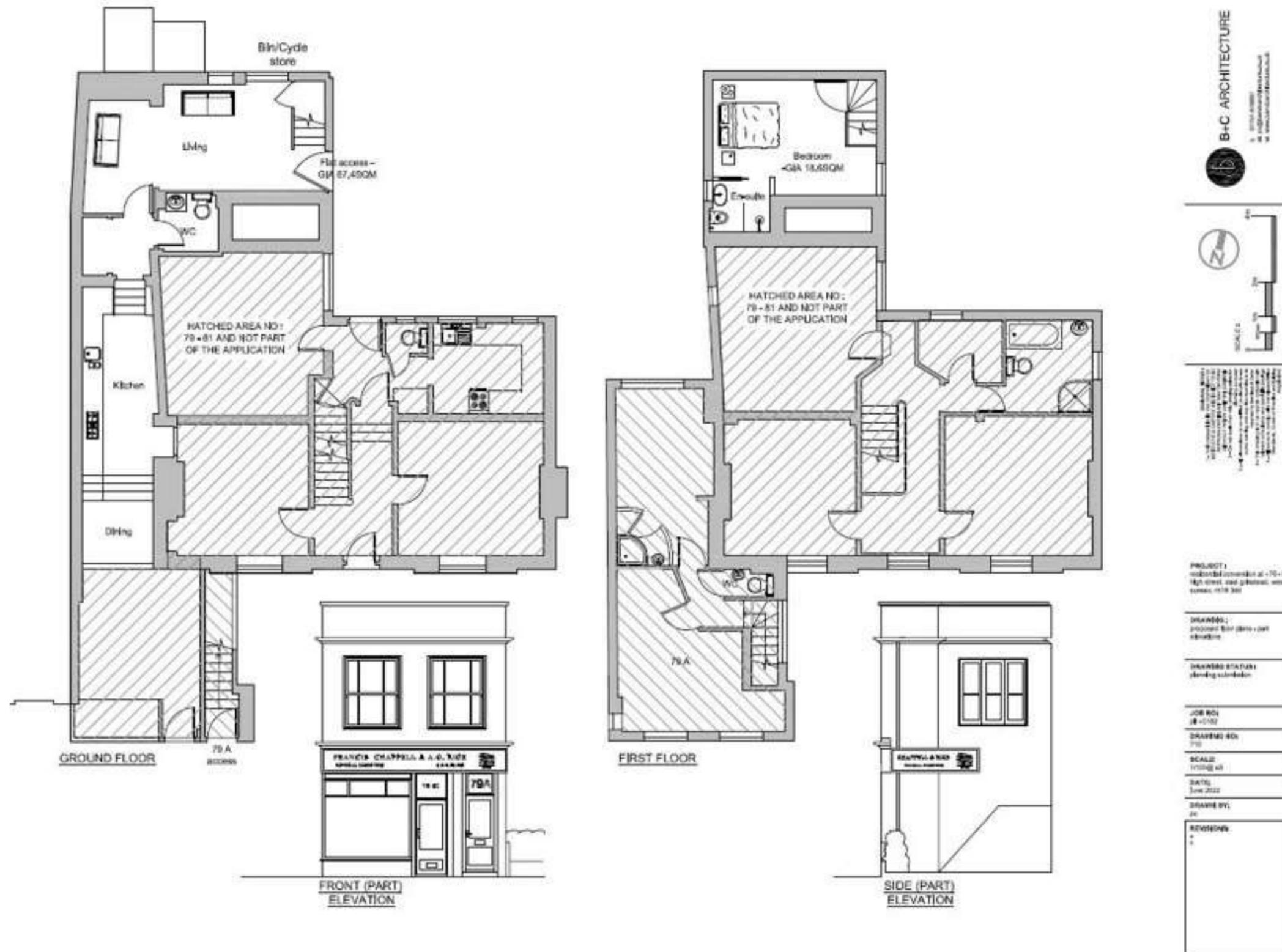


Figure 10: Proposed Floor Plan



Figure 11: C17 Rear

4.0 Assessment

4.1 The following table sets out all heritage assets established to be of relevance to proposals; their distance from the proposed application site if relevant; the degree of 'interest' they exhibit; their inherent significance; and, how the application site presently contributes towards this. The potential for impacts upon recognised significance is then identified, along with an assessment of how such impacts are able to be mitigated.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p>East Grinstead Conservation Area</p> <p><i>Date of Designation:</i></p> <p>First designated in 1969 comprising the former Medieval High Street including Middle Row, Ship Street and West Street.</p> <p>This was extended in 1985 to include an area known as 'The Portlands' and again in 2003 to rationalise the boundary and include a terrace of Victorian properties on the west side of Ship Street.</p>	<p>In general terms the interest of the conservation area may be summarised by the following included at p.1 of the <i>Conservation Area Appraisal:</i></p> <p><i>'East Grinstead is one of the best surviving medieval market towns in Sussex, famous for its timber framed buildings and its ridgeline setting within the High Weald landscape. Remarkably its medieval town plan is still evident today, this was planned in 13th century and originally comprised a regular layout of 47 narrow building spaces either side of the wide High Street, with long, uniform 180 metre deep thin strips of land known as 'Portlands' (signifying town lands) set behind each plot. Each individual house was one burgage, which carried the right to vote at</i></p>	<p>The significance of this heritage asset is considered medium by virtue of its conservation area designation.</p> <p>The <i>East Grinstead Conservation Area</i> is characterised by the survival of many historic buildings comprising what survives of the former medieval market town. This appears to have been deliberately planned in the 13th century by means of burgage plots, which remain evident today.</p> <p>Many of these buildings date to the 14th, 15th and 16th centuries and are of historic and architectural interest. There is therefore a dense concentration of Listed Buildings, particularly upon the High Street, which together have a high degree of value as a grouping. The southern end of the High Street features the longest run of timber-framed buildings in England.</p> <p>There are also a number of later buildings from the 17th and 18th century such as St Swithun's Church, which was built in a gothic style; whilst unusual for its period, this nevertheless reflects the medieval heritage of the town and stands as a significant landmark in East Grinstead.</p> <p>The 17th century Grade I Sackville College is one of the pre-eminent buildings of the conservation area where its open, spacious grounds offer a stark contrast to the more intense grain exhibited by tightly packed plots throughout the medieval market town.</p> <p>Overall, there is considerable variety across all architecture, which, amongst</p>	<p>No. 79/81 East Grinstead exhibits surviving elements of an early 17th century building, with later 18th and 19th century phases.</p> <p>This building forms part of the High Street's historic run of timber-framed buildings, which is one of the more significant aspects of the conservation area.</p> <p>Whilst its contribution toward the wider a group is important, the significance of this is somewhat compromised, given that the frontage is of a much later period, concealing part of the building's earlier phasing and the architectural integrity and/or quality in its own right.</p> <p>However, this impingement may nevertheless be considered of value with respect to its historic and/or evidential properties, and on balance, its present contribution toward the significance of the Conservation Area may therefore be considered positive.</p> <p>This is due to comprising merely one small part of an intrinsically significant, overriding grouping of surviving, early timber-framed buildings that contribute toward the wider historic market town.</p>	<p>Proposals for 79/81 East Grinstead are restricted to merely modest, discrete intervention into the interior of the property, whilst no changes will be made to the external fabric of this.</p> <p>Since it is merely the external envelope and associated historicism and aesthetic of this that contributes toward the Conservation Area - i.e. where no changes will occur as part of the application at hand - a positive impact is considered to result.</p> <p>This is where proposals will more than amply <i>preserve</i> the contribution made by the Listed Building makes towards the <i>character and appearance</i> of the Conservation Area.</p>	<p>Following the implementation of proposals, a beneficial impact is considered to result given that the scheme would engender long term committed ownership of the property (thus reducing the potential for more frequent and/or radical change at the site; as per best conservation practice), and therefore the overarching <i>preservation</i> of not only the site itself, but also the wider Conservation Area.</p> <p>Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990 (s.72)</i> whereby the application site and therefore its contribution toward the wider/overarching Conservation Area is fundamentally <i>preserved</i>.</p> <p>This would be achieved via the implementation of what is a considered, sensitive, and therefore high-quality scheme that would be easily assimilated by the property by means of maintaining existing built form intact, and therefore being in accordance with <i>paragraphs 190 & 197 of the NPPF</i>, which direct <i>the desirability of sustaining...the significance of heritage assets, and putting them to viable uses consistent with their conservation</i>. They further accord with <i>paragraph 199 of the NPPF</i>, which directs that <i>great weight should be given to the asset's conservation</i>.</p> <p>Finally - again via the provision of that is a considered, sensitive, and therefore high-quality scheme – proposals more than amply respond to the <i>Mid Sussex District Plan (2014-31)</i> whereby <i>'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' (Policy DP35: Conservation Areas)</i>, proposals seek to <i>conserve</i> this special character.</p>	<p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording is not deemed necessary for the purposes of this application.</p>

	<p><i>parliamentary elections...The appearance and character of the conservation area also owes much to the traditional shopfronts, the rich variety of architectural forms, styles and visibility and attractiveness of the materials represented in its buildings. These reflect the influence of successive historical periods, as buildings have been adapted to meet changing economic circumstances and includes timber framing, brick, sandstone, tile hanging, timber cladding and Horsham stone and tiled roofs. These materials and details add authenticity to the Conservation Area'</i></p>	<p>others, include timber framing, brick, tile hanging, sandstone and timber cladding, whilst stylistically ranging from the Wealden house type to Gothic.</p> <p>These architectural forms, features and detailing reflect the different phases of development undergone by East Grinstead throughout its history; a combination that results in a Conservation Area of high quality, diversity and therefore both visual and historic interest.</p>				
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Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p><i>Grade: II College View (79/81 High Street East Grinstead)</i></p> <p><i>List Entry No.: 1277706</i></p> <p><i>Date First Listed: 02-Aug-1972</i></p>	<p>Archaeological, Architectural & Artistic Interest</p> <p>The front of the building is a late 18th century dwelling of a Regency styling, but which was altered in the 19th century.</p> <p>The building is of two storeys featuring a projected porch with square fluted columns. It has a pitched roof which is tiled with slate.</p> <p>From the side and the rear, the building can be seen to be much older, likely dating to the 17th century.</p> <p>Arguably, the most significant architectural element of the building is the property's older exposed timber-framing, which is prominent to the rear.</p> <p>Historic Interest</p> <p>In its own right, the building exhibits numerous phases of development and as such evidences not merely the evolution of the site itself, but is</p>	<p>The significance of this heritage asset is medium given its Grade II designation.</p> <p>However, the building is particularly unique in the fact that it exhibits several distinct phases of development that include origins as a non-domestic timber-framed structure.</p> <p>The interior and rear exhibits 17th century fabric (principally timber-framing), combined with 18th and 19th century phases to front and centre, and a modern shop front to the left of the building's frontage.</p>	<p>Proposals will neither impinge upon nor negatively impact the potential to appreciate the significance of this asset and/or its setting (particularly where the asset itself and views of this would remain almost entirely intact).</p> <p>The proposed scheme will not therefore detract from the way in which this already much altered heritage asset or its setting is appreciated.</p> <p>Since proposals will have no impact upon the manner in which the asset is appreciated and understood, and no historic fabric would be altered or removed (either internally or externally), the projected impact upon significance may be considered neutral.</p>	<p>Proposals for the property comprise internal alterations to convert space currently occupied by the undertakers to a single dwelling. There are no proposals to alter or remove any of the internal historic fabric of the building.</p> <p>In particular, this would include arguably more significant timber-framing which is more exposed and/or prevalent across the rear of the property.</p> <p>The removal of non-original partition walls is proposed, but this will not impinge upon historic fabric. The historic character of the building's interior will be <i>preserved</i> by means of retaining the timber-framing as a feature of the residence's internal design.</p> <p>Being restricted to merely modest internal alterations, proposals for no. 79/81 East Grinstead are therefore negligible in effect, whilst no change at all will be made to the external fabric of the Listed Building, which will fundamentally <i>preserve</i> the <i>special interest</i> of this.</p> <p>Therefore, since proposals leave historic fabric relatively unaltered, the heritage asset will remain fundamentally <i>preserved</i> and as such a positive impact is considered to result.</p>	<p>Following the implementation of proposals, a beneficial impact is also considered to result given that the scheme would engender long term committed ownership of the property (thus reducing the potential for more frequent, radical change at the site; as per best conservation practice), and therefore the overarching <i>preservation</i> of not only the site, but also the wider Conservation Area.</p> <p>Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990 (s.16 & s.66)</i> whereby the application site would be fundamentally <i>preserved</i>.</p> <p>This would be achieved via the implementation of what is a considered, sensitive, and therefore high-quality scheme that would be easily assimilated by the property by means of maintaining existing built form intact, and therefore being in accordance with <i>paragraphs 190 & 197 of the NPPF</i>, which direct <i>the desirability of sustaining...the significance of heritage assets, and putting them to viable uses consistent with their conservation</i>.</p> <p>They also accord with <i>paragraph 199 of the NPPF</i>, which directs that <i>great weight should be given to the asset's conservation</i>, whilst further according with <i>paragraph 202 of the NPPF</i>, where – although no level of harm is acknowledged – public benefit would be generated in the form of securing the <i>optimum viable use</i> of the listed building.</p> <p>Furthermore, through the implementation of what is a high-quality, sensitive, and considered scheme, proposals more than adequately respond to the <i>Mid Sussex District Plan (2014-31)</i> which states that <i>'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'</i> <i>Policy DP34: Listed Buildings and Other Heritage Assets</i>).</p>	<p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording is not deemed necessary for the purposes of this application.</p>

	equally likely to evidence the more general evolution of the wider town over the course of its history.					
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5.0 Summary

5.1 The application site comprises the Grade II Listed *College View, 79 79A and 81, High Street* and resides within the *East Grinstead Conservation Area*. This building has early 17th century fabric to the rear of the building whilst exhibiting later 18th, 19th and 20th century extensions and/or alterations.

5.2 Historically, East Grinstead was a thriving medieval market town first planned in the 13th century; a setting to the Listed Building that remains legible today. The town is significant for hosting a high number of surviving timber-framed building from its earlier phases of development; an emphasis toward which the application site clearly contributes, albeit perhaps peripherally.

5.3 Proposals for the site comprise the conversion of existing office space serving the undertakers, to a single dwelling. All original and/or historic partitions and associated timber-framing are to be retained, alongside the entirety of the host structure, whilst proposals for the removal of internal partitioning focus upon non-original fabric walls. No changes are proposed for the building's external envelope.

5.4 The Implementation of proposals is considered wholly acceptable; particularly given the fact that existing built form and associated fabric of significance will remain entirely intact. Furthermore, proposals encourage the optimum viable use of the site in a long-term, committed manner that will ensure continued maintenance, upkeep and therefore *preservation* of the Listed Building.

5.5 Fundamentally, internal alterations will retain all historic and/or sensitive aspects of the Listed Building and will therefore *preserve* its special historic interest. Proposals will also *preserve* the character and appearance of the building in terms of the positive contribution this makes toward the *East Grinstead Conservation Area* due to the fact that external features and/or fabric would remain entirely unaffected.

5.6 Proposals can therefore be seen to respond to the relevant sections of the *Planning (Listed Buildings and Conservation Areas) Act 1990 (s.16, s.66 & s.72)*, and the wider regulatory context, resulting in a positive outcome in terms of *preserving* the *special interest* of both the site and the *East Grinstead Conservation Area*.

5.7 Proposals therefore respond positively towards the historic and/or built environment whilst achieving a high standard of design and layout that results in no adverse impacts upon the designated heritage assets or their settings. For this reason, the principle of development is not considered to be at odds with the significance of the application site and/or its wider locale.

6.0 Sources

East Grinstead Neighbourhood Plan, 2016.

Mid Sussex District Plan, 2014.

National Planning Policy Framework, 2021.

Planning (Listed Buildings and Conservation Areas) Act 1990.

Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12. Historic England, 2019. (Appendix2);

The Setting of Heritage Assets Historic England Good Practice in Planning Note 3 (Second Edition) Historic England, December 2017;

Conservation Principles for the Sustainable Management of the Historic Environment. Consultation Draft. Historic England, November 2017;

East Grinstead Conservation Area Appraisal 2019.

<https://www.eastgrinsteadmuseum.org.uk/exhibition/history-of-our-town/>

<http://www.sussexhistory.co.uk/history-east-grinstead/east-grinstead-history.html>

Appendix 1.0 – Relevant Heritage Assets

The application site is located within the setting of a number of statutory designated heritage assets including:

1) *Grade: II College View (79/81 High Street East Grinstead*

List Entry Number :127706

Date first Listed: 02-Aug-1972

2. Late C18 house altered in C19. 2 storeys 3 windows. Shallow bay to left and right. Projecting porch with square fluted columns. Band over ground floor, cornice and parapet. Glazing bars intact. Slate roof. Later shop extension has been built on left hand side.

Listing NGR: TQ3974137988

2) *East Grinstead Conservation Area*

Date of Designation: First designated in 1969 comprising the former Medieval High Street including Middle Row, Ship Street and West Street. This was extended in 1985 to include an area known as 'The Portlands' and again in 2003 to rationalise the boundary and include a terrace of Victorian properties on the west side of Ship Street.

'East Grinstead is one of the best surviving medieval market towns in Sussex, famous for its timber framed buildings and its ridgeline setting within the High Weald landscape. Remarkably its medieval town plan is still evident today, this was planned in 13th century and originally comprised a regular layout of 47 narrow building spaces either side of the wide High Street, with long, uniform 180 metre deep thin strips of land known as 'Portlands' (signifying town lands) set behind each plot. Each individual house was one burgage, which carried the right to vote at parliamentary elections...The appearance and character of the conservation area also owes much to the traditional shopfronts, the rich variety of architectural forms, styles and visibility and attractiveness of the materials represented in its buildings. These reflect the influence of successive historical periods, as buildings have been adapted to meet changing economic circumstances and includes timber framing, brick, sandstone, tile hanging, timber cladding and Horsham stone and tiled roofs. These materials and details add authenticity to the Conservation Area'

Appendix 2.0 - Methodology

- 2.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 2.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
 2. *Understand the significance of the asset(s)*
 3. *Understand the impact of the proposal on that significance*
 4. *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
 5. *Look for opportunities to better reveal or enhance significance*
- 2.3 These five steps effectively fulfil the requirements of *paragraph 194* of the *NPPF*. Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residual harm is justified.
- 2.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a '*suggested structure for a statement of heritage significance*'. This structure – to be adapted and applied across this Heritage Impact Assessment – can be summarised as follows:
1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
 2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out, where necessary, documentary research, architectural historic and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
 3. **Assess the Significance of the Heritage Asset – Table 1**
 - a. For each heritage asset, describe the following interests:
 - i. Archaeological interest – there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
 - ii. Architectural and artistic interest – there are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, such as sculpture;

- iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
- b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.
4. **Impact on the Significance – Table 2**
- a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
- b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
- c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
- d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.
5. **Avoid Harmful Impact(s) – Table 3**
- a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
- b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
- c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.
6. **Justification for Harmful Impacts – Table 4**
- a. This is the opportunity to describe the justification for the proposals.
7. **Recording**
- a. Where there would be an impact on the significance of the heritage asset, any further archaeological analysis and recording proposed should be detailed.
8. **Summary**
- a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
- b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided and/or mitigated, can be helpful, as a summary of the proposal.
- 2.5 Stages 3 to 6 are supported by the following tables:

Table 1: Significance of the Heritage Asset

Level of Sensitivity	Designation Status
Very High	International heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.
High	Heritage assets of exceptional interest, and fulfil the criteria for designation at a high grade including Scheduled Monuments, Listed Buildings of Grade I or II* designation, Registered Battlefields, Registered Historic Parks and Gardens, which are considered to be nationally important.
Medium	Heritage assets of special interest that fulfil the criteria for listing and / or designation otherwise including Grade II listed buildings / Registered Park and Garden, Registered Battlefield or Protected Wreck Site or Conservation Areas. Regionally important archaeological features and areas (as defined in the Historic Environment Record).
Low	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. This can include a non-designated heritage asset.
Very Low / Negligible	Sites and features noted as locally important. Other, non-designated features of cultural heritage significance. Badly preserved / damaged or very common archaeological features / buildings of little or no value at local or other scale.

Table 2: Impact on Significance

Impact on Significance	Description
High	The application site and / or element is fundamental to the key interest/s that define the significance of the asset, and of potential high or very high significance in its own right.
Medium	The application site and / or element makes an important contribution to the significance of the asset, comprising a feature of medium significance that have been affected by loss and erosion of the baseline situation.
Low	The application site and / or element makes a slight contribution to the significance of the asset, comprising a low significance and has been subject to substantial loss and erosion of baseline situation.
Neutral	The application site and / or element does not contribute to the significance of the asset.
Negative	The application site and / or element represents negative impingement which detracts from the significance of the asset.
Uncertain	Impact uncertain, more information required.

Table 3 – Avoiding Impacts

Impacts	Description
Very Positive	Following implementation and establishment of the site, the scheme will significantly better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or setting, and / or substantially contribute to the conservation of the asset.
Positive	Following implementation and establishment of the site, the scheme will better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or its setting, and / or contribution towards the conservation of the asset.
Neutral	Following implementation and establishment of the site, the scheme will preserve the contribution the application site makes towards the significance of the heritage asset and/or its setting.
Negative	Following implementation and establishment of the site, the scheme will result in the partial loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and / or will have a detrimental impact upon the conservation, preservation or enhancement of the asset.
Very Negative	Following implementation and establishment of the site, the scheme will result in the total loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and will have a significant detrimental impact upon the conservation of the heritage asset.
Uncertain	Impact uncertain, more information required.

Table 4 – Justification of Impacts

Classification	Description
Substantial Harm	The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated.
Less Than Substantial Harm	The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated.
No Harm / Negligible	The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this.
Benefit	Change will improve the current understanding of significance and how this is appreciated. Change will preserve or enhance the significance of the heritage asset.

- 2.6 Here it is pertinent to note that *Advice Note 12* states that *'the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance'*.