

Heritage Statement

The **Heritage Statement** is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting. Please read the **guidance notes** provided at the back of this report to help you fill in the form correctly.

Appendix 1 relates to the **Historic Environment Record (HER) Consultation Report**. You must state whether or not supporting data from the HER is required.

There are 3 options:

- HER report attached (this must be completed by the Historic Environment Record Team)
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the **back of this form** as to which option applies.

Both the **Heritage Statement** and the **Historic Environment Record Consultation report (Appendix 1)** must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are **mandatory**. Failure to fully complete all fields may result in the form not being validated by the **Local Planning Authority (LPA)**.

To be completed by the applicant – please tick relevant boxes	
1. Heritage Statement completed	X
2. Appendix 1 completed	X

Heritage Statement

Site name

Stable Cottage

**Address of site
(including postcode)**

Stable Cottage, Lindfield Road, Ardingly, West
Sussex, RH17 6TS

Grid Reference

NGR 534880 129247

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Proposed new canopy roof over the front entrance door and proposed single storey extension with a glass link to the existing dwelling. The existing dwelling is a building attached to a Grade II Listed Building.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Front porch of existing dwelling (not listed):

- Infill existing front door opening and replace with timber framed window casement window with glazing bars to match existing. New brickwork below new window cill to match mortar, brick selection and brick bond as on existing entrance wall.
- Remove existing window on South Elevation wall and replace with timber-framed front door.
- Construct new oak framed canopy porch with low-level brick plinths and oak braces. Canopy to have plain clay tile hipped roof with bonnet hip tiles to match existing.

Existing North section of existing dwelling (not listed):

- Remove existing North West external wall, existing door, windows and brick pier to replace with structural beams.
- Construct new timber stud internal walls and timber-clad external walls at ground floor to form new Bedroom within part of existing footprint of existing dwelling. Install new glazing of contemporary style in bedroom extension.
- Extend existing half-hip clay tile roof and weatherboard finish external wall at first floor to form roof over bedroom extension. Eaves and ridge heights to match existing.

Existing Party Wall (not listed) and Proposed Glazed Link & Garden Room:

- Damp proof existing party wall and construct insulated timber-framed wall with box gutter along party wall with internal rainwater pipes to connect to proposed soakaway.
- Construct single-storey garden room with glazed link which would connect to the proposed extension to existing North portion of existing dwelling (not listed). Garden room extension to have contemporary glazing, low level brick plinth, timber cladding and plain clay tiled pitched roof.

2. Pre Application Advice

Have you sought pre-application heritage advice from the relevant local planning authority?

☒ Yes ☐ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Pre-application ref. DM/24/2135, planning officer Hamish Evans, conservation officer Emily Wade

The conservation officer suggested a glazed link between a more solid extension and the existing dwelling, may be considered acceptable in principle, however it would be preferable to have the glazed link attached to the party wall. It was preferable for the garden room proposal to have a pitched roof to match the character of the existing dwelling, however the roof form should be symmetrical and not give an unbalanced appearance.

The original proposed porch canopy was not sufficiently subservient to the existing dwelling and design should be altered to not detract from the existing historic fabric.

Have you consulted the West Sussex Historic Environment Record, as the minimum requirement of the NPPF?

☒ Yes ☐ No

If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

N/A

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from Historic England?

☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

N/A

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1. Scheduled Monument (SM)	☐
2. Listed Building (LB)	☐
3. Conservation Area (CA) and/or Area of Character	☐
4. Registered Park and Garden (RPG)	☐
5. Locally Listed Heritage Asset (LLHA)	☐
6. Archaeological Notification Area (ANA)	☐
7. Other Non-Designated Heritage Asset (including below ground archaeology)	☒

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please include / attach any research material as an addendum to this Statement after Appendix 1.**

Stable Cottage is attached to the Grade II Listed Building Upper Lodge Farm which is believed to have been part of a Historic Farmstead.

Historic mapping and photos shown in the submitted Design & Access Statement, show evidence of previous structures along the existing party wall were attached to Stable Cottage and Upper Lodge.

There has been no recorded below ground archaeological investigation of this site nor within 250m of the site.

Please see attached HER consultation report for further details of Upper Lodge Farmstead

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	☒
West Sussex Record Office	☒
Map regression (historic maps)	☒
Historic Buildings Survey	☐
Historic England sources	☐
Museum or Library (please provide details)	☐
Other (please state)	☐

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) including their setting (and any below ground archaeology) identified in Section 3. Please see the guidance notes on page 9 on what a heritage asset is and how to define significance.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

Upperlodge Farm is a medieval farmstead where a covered yard forms an element of the farmstead and has additional detached elements to the main plan. The farmhouse is attached to the agricultural range. The dwelling Upper Lodge is itself a two-storey Grade II listed building and is an early C16 timber-framed house, now tile-hung with half-hipped tiled roof with casement windows.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)**

There will be no material impact on Upper Lodge as the proposal consists of a porch canopy to the south portion of Stable Cottage, with eaves to match existing height on the catslide roof and ridge height being significantly lower than ridge height found on the main roof.

The garden extension would have no material impact on Upper Lodge as the updated proposal consists of extending the existing 20th century portion of Stable Cottage (at the north end) and have the glazed link attached to the modern extension. When the proposal is viewed from the public footpath or from the neighbour garden to the north, the extension of the 20th century portion would maintain the same eaves and ridge heights as the existing, the new garden room would have ridge and eaves heights which are lower than original first floor eaves height and ridge height than those on Upper Lodge. The glazed link would be lower than proposed and existing eaves heights; as seen on latest 'as proposed' elevations.

Therefore there will be no negative impact on the significance or historic fabric of Upper Lodge.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

The porch canopy has been made smaller than the original proposal to appear more subservient against the existing roof on Stable Cottage.

As seen in historic photographs in our Design & Access Statement, historic photos and mapping show evidence of agricultural structures along the north party wall. Therefore the garden room extension is proposed along the same boundary as a representation of historic structures which would have formed part of the historic farmstead. As described above, the proposed garden room uses external materials as seen on Stable Cottage and has a pitched tiled roof to reflect the character of surrounding existing buildings. The eaves and ridge heights and glazed link are set lower than those on Upper Lodge and Stable Cottage, and the glazed link allows the proposed garden room to read as a separate 'mass' from Stable Cottage within the site.

Contact details:

County Archaeology Team
County.archaeology@eastsussex.gov.uk

Historic Environment Record
County.HER@eastsussex.gov.uk

Historic England
www.historicengland.org.uk

Local Planning Authority

Brighton & Hove City Council: <http://www.brighton-hove.gov.uk/content/planning/heritage>

Wealden District Council: planning@wealden.gov.uk

Rother District Council planning@rother.gov.uk

Hastings Borough Council dcenquiries@hastings.gov.uk

Eastbourne Borough Council customerfirst@eastbourne.gov.uk

Lewes District Council planning@lewes.gov.uk

South Downs National Park Planning@southdowns.gov.uk

Appendix 1

To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid For further help contact her@westsussex.gov.uk	
HER Consultation report attached	☒
HER Consultation report not considered necessary as confirmed in attached email from HER	☐
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use	☐ ☐ ☐

Guidance Notes

The **Heritage Statement** should identify all **heritage assets** potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

The **National Planning Policy Framework (NPPF)** (Department for Communities and Local Government, July 2018) sets out the government's planning policies for England and how these are expected to be applied. The relevant section which relates to heritage is: **Section 189** which states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

For **further information** on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) **National Planning Policy Framework (NPPF)** (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) **Planning Policy Guidance (PPG)** (especially 18a, paragraph 001-063)
- Historic England (2015) **Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment**
- Historic England (2015) **Good Practice Advice (GPA) note 3 The Setting of Heritage Assets**

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2: Glossary)