

## Heritage Statement

June 2024

Rev 01

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**

Lingworth

**Address of site  
(including postcode)**

Lingworth  
17 Oathall Road  
Haywards Heath  
RH16 3EG

**Grid Reference**

NGR 53336 124258

## 1. Schedule of Works

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

Extension and alterations to existing detached dwelling and coach house within a designated Conservation Area together with change of use to care facilities (C2) and associated landscaping

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

Removal of front extension and replacement with porch and habitable space above.  
Two storey extension to flank and rear of main body of existing property.  
Conversion of existing integral swimming pool hall to care bedrooms.  
Internal alterations and replacement of windows and doors.  
Conversion of coach house to provide care bedrooms/living spaces including first floor extension above existing garage.  
General refurbishment of both buildings.  
Landscaping works to provide enhanced setting by removal of hard tennis court, surround ball-catch fencing and external floodlighting.  
Construction of a garden pavilion for quiet amenity use by residents.

All works as shown on submitted drawings with which this statement should be read.

## 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.

General Pre-application Planning Advice ref DM/23/2550  
Includes written comments from the Conservation Officer as appended

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:

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.

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

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input checked="" type="checkbox"/>
3. Conservation Area (CA) and/or Area of Character	<input checked="" type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
6. Archaeological Notification Area (ANA)	<input type="checkbox"/>
7. Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

**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.**

A summary of the heritage assets potentially affected is set out on page 2 of the HER Consultation Report (Appendix 1)  
 There are no recorded non-designated heritage assets (see HER page 4)  
 There are no Archaeological Notice Areas within 250m of the site.

The principal consideration is the impact upon The Heath Conservation Area – designated in March 1989.  
 The Area was subject to an appraisal in 2007. Oathall Road was assessed under Character Area 1. The assessment includes notes upon the main dwellings along Oathall Road. These detached Victorian and Edwardian villas developed as the town expanded and the impact of the railway led to housebuilding as the town grew.

Lingworth is described as..... “ a grand late Victorian/Edwardian two-storey villa with attics. The original building had a symmetrical plan but the central porch has been replaced with an extension that detracts from the appearance of the building. At the rear of the house is an enclosed swimming pool (1983) and a hard tennis court. The tennis court lighting poles erected in 1982 are intrusive. On the western boundary of the garden is a modest Edwardian coach house with some original features.”

The other heritage asset which should be considered as potentially impacted by this proposal is Rook Cottage (26c Oathall Road) a Grade II listed building which is geographically quite close (65m ) from Lingworth. However, the property was described within the Conservation Artea appraisal as “now sandwiched between a Victorian residence (No.26) and a late 20<sup>th</sup> century property (26d)”  
 Furthermore, Rook Cottage is accessed via a shared access way off Oathall Road. The property therefore has minimal visual impact upon the road. This discrete setting, coupled with the more modern housing which surrounds it, means that Rook Cottage has very limited impact beyond the immediate curtilage and will clearly be subject to no adverse impact to its setting as a result of the proposed works to Lingworth.

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

**Please tick the relevant boxes**

HER	<input checked="" type="checkbox"/>
West Sussex Record Office	<input type="checkbox"/>
Map regression (historic maps)	<input checked="" type="checkbox"/>
Historic Buildings Survey	<input type="checkbox"/>
Historic England sources	<input checked="" type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

**(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.)**

The Heath Conservation Area has three significant elements.

- 1, The open park area and remains of the "Heath"
2. Existing imposing houses/villas which mark the growth of the town and the railway
3. The sylvan setting of largely detached buildings set within deep plots

**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.)**

The proposal will have limited impact upon heritage assets.

It is not within an Archaeological Notification Area.

The impact upon Rook Cottage has been noted above.

The impact upon the Heath Conservation Area will be limited and no greater than other similar proposals nearby – such as Wellington House, Adelaide House and Bletchingly.

Although once a grand Edwardian villa, it is apparent that Lingworth has been subject to unsympathetic additions which this proposal addresses. (see response in 7. Below)

**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.)**

Lingworth is one of several grand Edwardian villas which enrich the character of The Heath Conservation Area.

These houses have been regularly converted and extended in recent years. This reflects the trend away from grand period houses in edge of town centre locations.

The west side of Oathall Road now contains apartment blocks and notably several converted and extended Edwardian villas such as No. 11, Wellington House and No.13 Adelaide House which now provide much needed care for the elderly. These care facilities allow for the original building to remain to “tell the story” of the area whilst also providing a social benefit.

The proposed works to Lingworth will follow this precedent and maintain the character of the area by the following means :-

The front boundary treatment will not be altered – maintain the existing access/egress to Oathall Road together with the mature screen hedging and garden brick wall and piers.

The main building will undergo renovation and some alterations to comprise removal of upvc (inappropriate) windows and replacement with traditional timber frames painted /removal of front 2-storey extension to return an element of symmetry/removal of roof additions including railings and access bulkhead/removal of hard tennis court and associated high chainlink fencing and floodlighting poles.

The extension has been carefully considered and will be constructed in matching materials. The new building element will be subservient to the original Lingworth.

The extension is set well back from the front building line and the connection is marked by a recessed element to clearly articulate the two principal elements.

In this way the original villa will continue to “read” very clearly when viewed from Oathall Road and on approach to visitors.

The new wing reflects certain details - most notably the front gable and parapets.

The coach house is to be modestly adapted (without increase of footprint) and will remain as testament to the original Edwardian coach house and as also maintained close by at No, 13 (Adelaide House)

The existing grounds afford the opportunity to further enhance the setting.

The removal of the tennis court and associated fencing and lighting will be of undoubted benefit.

The increased landscaped garden areas allow for enriched planting and amenities for the benefit of future occupants of the care facilities together with the wider,public perception of the setting.

It is important to note that features such as the tall brick chimney stacks will be maintained. Similarly period features within the property (such as decorative/painted glass) will also be kept.



**Contact details:**

County Archaeology Team

[County.archaeology@eastsussex.gov.uk](mailto:County.archaeology@eastsussex.gov.uk)

Historic Environment Record

[County.HER@eastsussex.gov.uk](mailto:County.HER@eastsussex.gov.uk)

Historic England

[www.historicengland.org.uk](http://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](mailto:planning@wealden.gov.uk)

Rother District Council [planning@rother.gov.uk](mailto:planning@rother.gov.uk)

Hastings Borough Council [dcenquiries@hastings.gov.uk](mailto:dcenquiries@hastings.gov.uk)

Eastbourne Borough Council [customerfirst@eastbourne.gov.uk](mailto:customerfirst@eastbourne.gov.uk)

Lewes District Council [planning@lewes.gov.uk](mailto:planning@lewes.gov.uk)

South Downs National Park [Planning@southdowns.gov.uk](mailto:Planning@southdowns.gov.uk)

## Appendix 1

<p><b>To be completed by the applicant – please tick the relevant box</b></p> <p><b>Please note one of these boxes must be ticked or your application will not be valid</b></p> <p>For further help contact <a href="mailto:her@westsussex.gov.uk">her@westsussex.gov.uk</a></p>	
HER Consultation report attached	<input checked="" type="checkbox"/>
HER Consultation report not considered necessary as confirmed in attached email from HER	<input type="checkbox"/>
<p>HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are:</p> <ul style="list-style-type: none"> <li>- The site is not located in an Archaeological Notification Area and is not a major development <span style="float: right;"><input type="checkbox"/></span></li> <li>- The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed <span style="float: right;"><input type="checkbox"/></span></li> <li>- The application is for change of use <span style="float: right;"><input type="checkbox"/></span></li> </ul>	

## 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)