

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Please read the Guidance notes provided with this report to help you fill in the form correctly.

Appendix 1 is stating whether or not supporting data from the HER is required. There are 3 options:

- HER report attached
- 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 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.

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

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 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:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Heritage Statement

Site name

Woodcock Cottage

**Address of site
(including postcode)**

Woodcock Cottage,
Offham BN7 3QE

Grid Reference

1. Schedule of Works

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

Retrospective permission is sought for the omission of a side-facing window to consented (and now implemented) scheme reference SDNP/19/04373/HOUS and SDNP/19/04374/LIS as well as for the installation of a chimney flue to the detached garden building

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

See above

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record?

Yes No

If Yes, please attach any correspondence to this Heritage Statement
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.

County Archaeologist Greg Chuter (15.01.2019) confirmed the need for a HER Consultation report due to the archaeological interest both above (historic building) and below ground (Medieval Village)

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.

Mr Toby Collins visited site and advised by e-mail (4th June 2021) that a single application was necessary to regularise the two elements of work that require permission

3. What heritage assets are 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)	<input checked="" type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input checked="" type="checkbox"/>
8 Other Non-Designated Heritage Asset	<input type="checkbox"/>

4. What is known about the affected heritage assets?

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 add any research material as an appendix to this report after Appendix 1.**

The listing identifies the building as dating from the early 17th century (or possibly earlier.) It is a 2-storey cottage constructed in red brick at ground floor with tile-hung walls at first floor level. The roof is of plain clay tile with a large brick and flint chimney at the west end.

A two-storey extension was added to the south elevation in the 1970's, along with a single storey kitchen extension on the south-east corner. A new front porch was added on the north side of the building in 1989. More recently, consented scheme (ref SDNP/19/04373/HOUS and SDNP/19/04374/LIS) has been implemented, but with the omission for amenity reasons of the side-facing window.

The outbuilding is a modern flat-roofed structure, extended and amended in 2013 under planning permission SDNP/13/03801/HOUS. It has timber weather-boarded walls with a felted flat roof

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"/>
The Keep (East Sussex Record Office)	<input type="checkbox"/>
Map regression (historic maps)	<input type="checkbox"/>
Local Planning Authority sources	<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 add any research material as an appendix to this report after Appendix 1.)

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

Use this space to describe the significance of the heritage assets identified in Section 3. Please see the guidance for further information on what a heritage asset is and how to define significance. Other information can be found at: <https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

The property is Grade 2 listed and also lies within the Hamsey Offham Conservation area and an Archaeological Notification Area, meaning that the nature and appearance of any alterations or additions could have potential impact on heritage assets.

6. How will the proposals impact on the significance of the heritage assets?

Please discuss what impact the proposals have on the heritage asset 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 separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)**

Both elements of work for which retrospective permission is sought relate affect modern, recent additions to the property and not the original building fabric. It is therefore considered that any impact on the listed building is extremely minor.

The side-facing window which has been omitted was a minor, secondary window with the majority of the new glazing to the extension being to the garden-side elevation. The side elevation is not easily visible from the public realm, and this, together with the fact that the window was relatively small means that its omission is not felt to have any meaningful impact on the character or appearance of the Conservation Area.

The location of the site within an Archaeological notification area is not relevant to this application due to the items of work involved both being above ground level

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

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. 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 separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

Please see also 6 above

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 dconquiries@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 relevant boxes	
HER report attached	<input checked="" type="checkbox"/>
HER report not considered necessary – email attached from HER	<input type="checkbox"/>
HER report not required by the Local Planning Authority as detailed on the relevant website	<input type="checkbox"/>