

Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

083/21

Date completed

14/07/2021

Address of site

57 Old London Road, Patcham, Brighton, East
Sussex, BN1 8YA

Grid Reference

530173 108806

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: The building is listed

Description of the Listed Building(s)

1380635 53, 55 and 57 Old London Road

Grade II. Terraced cottages, perhaps 4 or 5 originally. C18 exterior. Flint with brick dressings, probably timber-framed interior, roof of slate. 2 storeys, Nos 53 and 55 have 2 windows, No.57 one. Brick quoins. Nos 53 and 55 have flat-arched entrances, No.57 segmental-arched. All windows flat-arched. No 53 has 8 bands of red brick at intervals in the front wall; stack to No.53, to party wall at ridge between Nos 53 and 55, and external stuccoed stack to No.57. Right-hand return stuccoed.

There are seven listed buildings within 50m of the site.

1380637 106 and 108 Old London Road

Grade II. Row of cottages. Late C17. Timber frame, stucco, roof of slate. 2 storeys, No.106 has 3 windows, No.108 two. No 106 has a flat-arched entrance under a cornice on consoles, No.108 a C20 shop front.

1380638 110 and 112 Old London Road

Grade II. Hotel, now offices. Early C19. Grey brick set in header bond with dressings of gauged red brick, roof of slate. 2 storeys, 4 windows in all. Quoins of red brick. Flat-arched entrances with overlights, that to left set back under a slightly broader flat arch of gauged red brick, that to right partly or wholly rebuilt, not in gauged brick, and flanked by 2 windows. All windows flat-arched. Shallow canted single-storey bay between the 2 entrances.

1380639 124 and 126 Old London Road

Grade II. Row of 2 cottages. C18 front to possibly earlier building. Render, roof of tiles. 2 storeys, one window each. Flat-arched entrances and flat-arched windows, all altered except possibly the first-floor window of No.126; M-roof, hipped to south-east, stack behind front ridge.

1380640 128-136 Old London Road

Grade II. Row of cottages, possibly originally 4 in number. In part at least of C16-C17 date, part C18. Flint with brick dressings, stucco, roof of tiles. 2 storeys, 6 windows in all. One flat-arched entrance to No.128, and 2 to Nos 130-6 which are now a single property.

1381024 8 and 9 The Square

Grade II. Terraced cottages. C18. No.8 is weatherboarded with a roof of tiles; the southern half of No.9 is treated in the same way, but the northern half is of brick with a roof of slate. 2 storeys, 2 windows each. No.8 has a flat-arched entrance and flat-arched casement windows; No.9 has a flat-arched entrance, signs of a segmental-arched opening and one-segmental arched window in the brick half; flat-arched window to first floor with horizontal sliding sashes; external stack to No.8.

1380632 Garden Wall to Southdown House

Grade II. Garden wall. Late C18. Built of cob flints with brick lacing courses. 3 horizontal divisions and 5 vertical divisions and moulded brick coping. Height approximately 2.2 metres, length approximately 14 metres. The 6th panel, nearest the house, is an addition of 1964.

1380363 Lamp Post approx. 2 metres West of No 57

Grade II. Electric light standard. Late C19 or early C20. Cast-iron and another metal. Cylindrical socle with lockable compartment, which is marked BLEECO; fluted, tapering shaft topped by basket capital. Just below its annulet a maintenance yoke. The swan-necked, tubular bracket above is braced by a metal fillet in the form of a tendril. Shallow dish reflector.

There are 17 additional listed buildings within 250m of the site.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Inside a Conservation Area

Description of the Conservation Area

The site lies within the Patcham Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where

the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Parks and / or Gardens within 250m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Historic Battlefield

The site is: Please see below

Description of the Historic Battlefield

There are no Historic Battlefields within 250m of the site.

Where a Historic Battlefield has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Historic Battlefield or its setting, prior to submitting the application.

Where the application site is within a Historic Battlefield, adjacent to or within 100m of and could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

6. Archaeological Notification Area (ANA)

The site is: Inside an ANA

Description of and reason for the ANA

The site is located within an ANA defining the Medieval and Post-Medieval village of Patcham.

For further information about the ANA please contact the County Archaeology Team: County.Archaeology@eastsussex.gov.uk.

7. Locally Listed Heritage Asset

(including buildings, structures, parks and gardens)

Please choose the most appropriate option: Please see below

Description of locally listed heritage asset

There are three locally listed heritage assets within 250m of the site.

LLHA0108 1-6 Mile End Cottages, Ladies Mile Road, Patcham: 19th century Cottages

Brown brick terrace of six cottages, with red brick dressings and a clay tile roof. Two storey with attic; a matching dormer window has been inserted into the front roof slope of each property. The terrace is set at right angles to the road, at the western end of Ladies Mile Road; a drove road which became popular as a horse-riding route in the late 19th century. The properties themselves are of late 19th century date. They are first shown on the c.1890s Ordnance Survey map. The architectural style and physical association of the cottages to these buildings and the drove road suggests they may have formed farmworkers' cottages.

LLHA0254 Letterboxes, Brighton & Hove: C19/C20 Post Box

The 1840 postal reform led to the introduction of Royal Mail letter boxes, in association with the construction of post offices in all towns and many villages. The pillar box, wall box and lamp box are iconic designs. The iconic status of the letter box means that – whether in a conservation area or not – they contribute to the historic streetscene. The letter box can be of particular interest when viewed in association with listed buildings, historic parks or where they form part of a group with other historic street furniture such as phone boxes.

LLHA 0255 Street Lights, Brighton & Hove: C19/C20 Street Lights

Street lighting in the form of gas lamps arrived in 1816 in London. There followed a proliferation of cast-iron gas lamp posts in a prodigious range of designs. Early examples in Brighton & Hove were at the Old Steine in 1824 following the laying of mains. Electric street lighting was the product of the Victorian period, from about 1879 in London and in Brighton from the 1880s, firstly at the Royal Pavilion. Mains were laid in Brighton & Hove in the 1890s but they largely enabled electric lighting internally, except for the 1890s electric lighting columns on Brighton seafront. Original surviving gas lamp columns can generally be distinguished by the presence of an electrical junction box addition at the top of the column. Most of the surviving purpose-built electric lighting columns were erected in the 1920s and 1930s or later.

Not all Local Planning Authorities hold a Local List of Heritage Assets. Where a Locally Listed Heritage Asset has been identified (above) the applicant should familiarise themselves with any information the Local Planning Authority may hold*, in order to consider any impact on the Heritage Asset or its setting, prior to submitting the application.

*Information can be found on the relevant planning websites

8. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified within 100m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site. [1]

Historic mapping for the site records a building on a similar footprint to the current 57 Old London Road, from the mid-19th century through until the early/mid-20th century. Whilst this building is not currently recorded on the Historic Environment Record, above and below ground remains of this buildings may be considered to be a non-designated heritage asset. [2]

A watching brief was undertaken at 45 Old London Road, approximately 85m south east of the site. Under the garden topsoil was a layer of flint “cobbles”, which may represent an old cobbled rear yard laid over chalk bedding or be waste from preparation of the material for the knapped flint walls of the cottage. Finds from the excavation consisted of building rubble (bricks and tiles contemporary with the cottage), oyster and one scallop shells, highly glazed domestic ceramics, glass bottles and agrarian bones. [3]

The site lies within the Medieval market village of Patcham. It is recorded in the Domesday Book as Piceham (Pecceas farm) and it is recorded that William de Warrene held 60 hides. The Church of All Saints, lying just outside of the 250m radius, dates back to the 12th century, and a number of the buildings within Patcham date to the c.18th and 19th centuries, with one dating to the Mid-Late 16th or early-17th century. Approximately 200m south east of the site, two Romano-British inhumations, a male and female were discovered, along with a collection of iron nails, by workmen digging drains for a new road west of Highview Avenue and south of Ladies Mile Road in Patcham. [4]

9. HER data sources

[1] East Sussex Historic Environment Record database

[2] Tithe map and OS historic mapping (ESRO)

[3] Skelton, J. (2013) 45 Old London Road, Brighton: Watching Brief BHAS

[4] a) Bannister, N (2008) Historic Landscape Characterisation of Sussex report

b) East Sussex Historic Environment Record database

10. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

Map of HER data



Tithe Map dated to the 1840's



ESHER
57 Old London Road
Patcham

Legend

0 25 50 100 150 200
Meters

1:2,000 @ A3

Drawn by: Archaeology Team
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019501. 2020

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the East Sussex Historic Environment Record (ESHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the East Sussex Historic Environment Record Team. This report identifies heritage assets recorded in ESHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 189** 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.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **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).

**The information in the East Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and ESHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*