

## 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. <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements>

**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)**.

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

# Heritage Statement

**Site name**

THE MONTREAL ARMS

**Address of site  
(including postcode)**

62 ALBION HILL, BRIGHTON. BN2 9NX

**Grid Reference**

## 1. Schedule of Works

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

Alterations –3 applications

- 1) Ground floor kitchen extension.
- 2) Elevation alterations and new windows/rendering.
- 3) Signage application.

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

Please expand box or attach additional sheets

Alterations –3 applications

- 1) Ground floor kitchen extension.
- 2) Elevation alterations and new windows/rendering.
- 3) Signage application.

## 2. Pre Application Advice

Have you consulted the East 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 the relevant local planning authority?

Yes  No

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

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)** (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-heritage-assets-are-affected-proposals>)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/>
3. Conservation Area (CA)	<input 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 checked="" type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

**4. What is known about the affected heritage asset(s)?** (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-known-about-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 include / attach any research material as an addendum to this Statement after Appendix 1.**

Two storey corner building, tiled to ground floor, rendered to first. Tiled hipped roof with deep eaves. Corner entrance, with further door and two windows to each elevation. It is likely that the windows originally contained stained glass (such as that to the Horse & Groom, Islingword Road or Rose Hill Tavern, Rose Hill Terrace), which no longer survives. Fascia refers to the 'United' Brewery. This is a reference to the Portsmouth & Brighton United Breweries Ltd. This brewery was formed by the merger of the Portsmouth United brewery and Brighton's Rock brewery in 1927.



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

**Please tick the relevant boxes**

HER	<input type="checkbox"/>
The Keep (East Sussex Record Office)	<input type="checkbox"/>
Map regression (historic maps)	<input type="checkbox"/>
Local Planning Authority sources	<input checked="" type="checkbox"/>
Historic England sources	<input 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')?** (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-important-about-affected-heritage-assets> )

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 Locally listed heritage asset is listed by Brighton and Hove council as it is a Public House. Public Houses have served as cornerstones to a community, built at time when the towns were developing, often as it the case in this area built as a focal point to attract as much business as possible. The Public House has nationally and locally been associated with community, with each populated area having an affiliation with a particular property. Examples of this in Brighton ,where pubs are close together but would have kept a particular clientele are surviving to this day, including the Montreal, The Sir Charles Napier, The Dover Castle, The Greys, and Haus on the Hill.

**6. How will the proposals impact on the significance of the heritage asset(s) including their setting?** (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-how-will-proposals-impact-significance-heritage-assets> )

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 proposals are to ensure that this pub can continue to function and improve trade. The pub has been run down and is dilapidated and requires considerable expenditure and repair, without the proposals taking place it will be very difficult for the property (and business) to trade successfully .

**7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?** (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-how-has-proposal-been-designed-serve-significance> )

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 proposals, (all 3 applications) are designed to ensure the Montreal can remain as a pub, which is how and why it is locally listed as a heritage asset by Brighton and Hove Council. To remain as a pub it must be repaired, by carrying out repairs alterations renovations and new signage the opportunity is there to improve facilities for customers and what should follow is the survival of the business, and the retention of the locally listed heritage asset-a pub.

**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>

## Appendix 1

<p><b>To be completed by the applicant – please tick the relevant box</b>  <b>Please note one of these boxes must be ticked or your application will not be valid</b>          For further help contact <a href="mailto:County.HER@eastsussex.gov.uk">County.HER@eastsussex.gov.uk</a></p>	
HER Consultation report attached	<input type="checkbox"/>
HER Consultation report not considered necessary as confirmed in attached email from HER	<input type="checkbox"/>
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: <ul style="list-style-type: none"> <li>- The site is not located in an Archaeological Notification Area and is not a major development</li> <li>- The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed</li> <li>- The application is for change of use</li> </ul>	<div style="display: flex; flex-direction: column; align-items: center; gap: 10px;"> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>



## 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)