

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)**.

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

Heritage Statement

Site name

Blenheim House

**Address of site
(including postcode)**

56 Old Steine, Brighton, BN1 1NH

Grid Reference

TQ 3124604060

1. Schedule of Works

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

Internal alterations to a Grade II listed building within a Conservation Area.

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 internal walls at basement level; the introduction of new walls at basement and ground floor level; addition of new cornicing, skirtings and dado rails to match existing.

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 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 (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.**

Blenheim House, 56 Old Steine, Brighton is a grade two listed property. It was listed in 1985 with the list number: 1380673. The listing applies to no. 56 and the attached walls piers and railings. The property also falls within the Brighton and Hove, Valley Gardens Conservation Area and is in an Archaeological Notification Area.

No.56, Blenheim House is a large, attractive, four-storey building that was restored in the 1980s. The building façade was built in 1875 though it is considered the fabric of the building is somewhat older and this was an extension to an older structure. Further additions were added to the façade in the early twentieth century. The original entrance was to the side elevation of the property with the now primary stairs, front entrance and railing on the Steine added at a later date.

Keys points form the listing description are outlined below:

- The building has three storeys with an attic and basement. The front elevation onto The Old Steine, has a five-window range with a two-window range to the return.
- The front elevation is symmetrical with a set of steps leading to a central round arched entrance with fanlight. This entrance is topped by a broken segmental pediment supported by a pair of console brackets; the tympanum of pediment finishes in a scrolled finial.
- A pair of round-arched windows sit to either side of the entrance, the architraves with fluted keystone extends below sill to enclose a spandrel panel which is decorated with volutes and swags.
- The ornamental treatment of the ground floor dates to the C20, and is in a late C18 French style. The surface of the ground floor, including that of the slightly projecting aedicule, is treated as banded rustication, a feature which could date either to the 1875 or the early C20 extension.
- There are storey bands between all floors. All upper-floor windows are flat arched; the first-floor windows are floor-to-ceiling with eared architraves; each second-floor window is topped by a cornice supported by a pair of console brackets.
- Entablature with projecting cornice sits below a balustraded parapet.
- On the ground floor of the return is one round-arched window similar to those already described, the rest are flat arched, each of those on the first and second floors have a cornice. There is a round-arched entrance set to the rear of the return in a rusticated aedicule.
- The front courtyards are enclosed by cast-iron railings and piers.

<https://historicengland.org.uk/listing/the-list/list-entry/13806>

Blenheim house is situated within The Valley Garden Conservation Area, which historically was the central spine of Brighton. In recent decades the city has turned its back on the Old Steine, however this has now been addressed by the new council scheme that is working to reinstate the importance of this public domain, limiting traffic and reintroducing green space.

The Valley Gardens Conservation Area Study and Enhancement Plan 1995 discusses the historic background and character of the area as detailed below:

'Valley gardens includes some of the earliest buildings from Brighton's fashionable Regency development phase as well as many of the town's most important listed buildings and open spaces, and extends out to the sea via the Palace Pier. Its status as a conservation area lies in the historic interest behind its development as well as the architectural interest of its buildings.

To preserve its character and appearance therefore requires firm measures. Moreover, the full value of the conservation area, as a focus of historic Brighton to be appreciated by residents and visitors alike, cannot be realised without some considerable enhancement proposals.'

The character of Valley Gardens as a whole, stems from its wide mix of uses: commercial, residential, retail, cultural, educational, and recreational. This mix of uses is a characteristic of the area's development since the late 18th century. Above all, though, its character lies in its role as a 'green corridor' of open space in the urban centre. When the former agricultural fields, or laines, either side of the valley became developed in the 19th century, Valley Gardens remained an important transition space between the different characters of the areas on the eastern and western sides, but this has become less evident with the greatly increased traffic. Whilst the Steine has been the hub of north - south traffic since the early 19th century, this role has grown to the detriment of the area's other characteristics.'

The grandness of the original terraced frontages and public buildings is also an element of the area's character. It evokes how this was a highly fashionable area in the 19th century and a popular place to live or stay for many wealthy people.

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 checked="" 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')? (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.)

Valley gardens includes some of the earliest buildings from Brighton's fashionable Regency development phase as well as many of the town's most important listed buildings and open spaces. The oldest buildings in Valley Gardens are at the southern end and particularly to the east and west sides of the Old Steine. Marlborough House sits just south of the proposal site. The importance of maintaining these facades cannot be underestimated in the bid to restore the grandeur of the central spine of Brighton.

Some of the most important features of the heritage asset include, the symmetry of the front façade. The balustraded parapet at first floor is a very attractive feature and one that has been lost on many of the building within Valley Gardens.

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 will not have a significant impact on the heritage asset. A lot of the existing internal features and walls at basement level are non-original. On the ground floor no existing features or walls are removed but internal walls have been added. It is worth noting that the application BH2015/00154 had approval for a conversion of the ground floor into a 2 bed flat.

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 are designed to increase the use of the building throughout the day which will mean that it is constantly inhabited. As a result of this the building will be constantly heated rather than allowed to stand vacant and unheated which leads to issues with damp in older historic buildings. The proposals will be formed to a high standard, tailored to the high end of the market, in keeping with the building's historical roots.

Appendix 1

| | |
|--|---|
| <p>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 County.HER@eastsussex.gov.uk</p> | |
| HER Consultation report attached | <input 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"> - 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 | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> |

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)