

Heritage Statement

Norton House, Norton Road, Norton, Seaford, East Sussex BN25 2UP

On behalf of Lifesize Architects

May 2022

Introduction

This statement accompanies householder and listed building consent applications for window alterations and alterations to a front porch.

This statement reviews the scheme's impact on three main heritage assets:

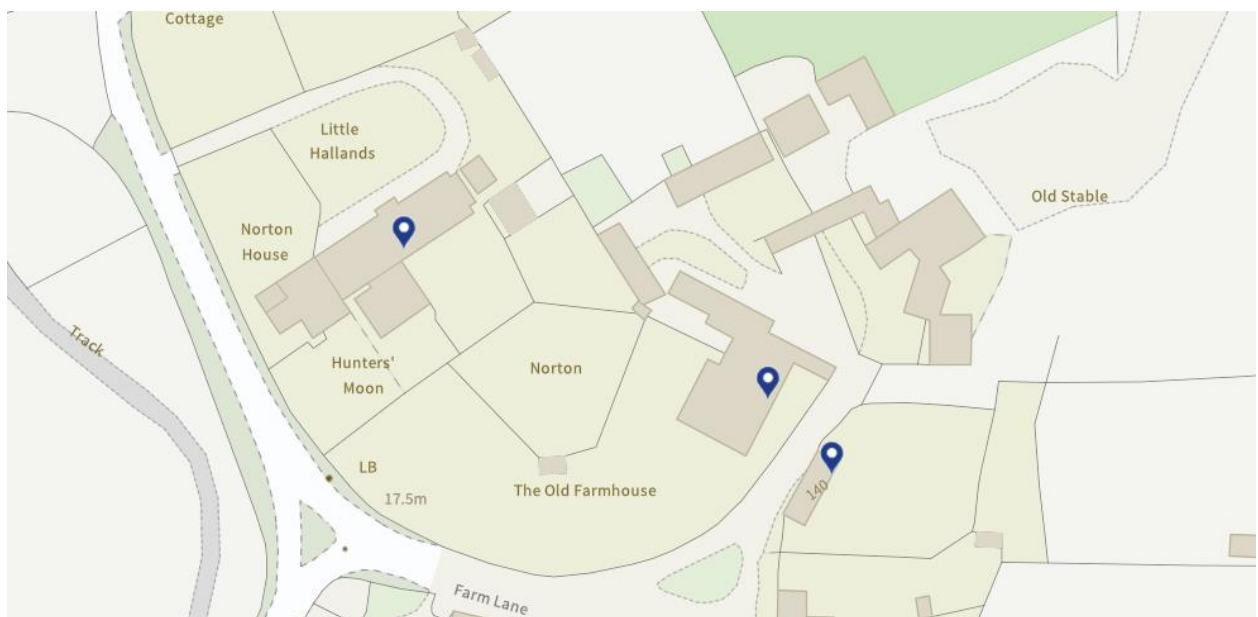
1. Listed Buildings
2. The Surrounding Conservation Area
3. The Surrounding Archaeological Notification Area.

This statement demonstrates that the proposed works will have an acceptable impact on all three matters.

Listed Buildings

Norton House once formed part of a larger house, Hallands, that is grade II listed. The house has been subdivided into three houses: Little Hallands (the original 18th Century house) and Norton House and Hunters' Moon (later 19th Century additions) – as confirmed in the listing description below.

Listed Buildings are highlighted with markers on the Historic England map below:



The listing description for the larger house (Hallands) states:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1273684
Date first listed: 07-Jul-1971
Statutory Address: HALLANDS

Details

SOUTH HEIGHTON NORTON 1. 5206 ----- Hallands TQ 40 SE 18/455 7.7.71. II

2. Original wing of large house. C18. Two storeys. Seven windows. Faced with flints with red brick dressings and quoins. Slate roof. Casement windows, those on ground floor of Gothic pattern with pointed lights. C19 additions to west and south-west, now separate dwellings.

Listing NGR: TQ4710601858

Norton House and Hunters Moon were both separated from the original Hallands house prior to its listing in 1971. This is evidenced by two planning permission (though Lewes District Council) for the conversion of Hallands into three dwellings (outline permission reference E/55/0135 and reserved matters reference E/61/0820).

Notwithstanding this, there appears to have been a general acceptance that Norton House did form part of the main listing for Hallands – as evidenced by subsequent grants of listed building consent for a conservatory to the side/front of Norton House (LW/03/0134 refers), a new first floor front window (LW/85/0669) and re-roofing works (LW/08/1125 refers). The current application submissions therefore assume that the building is listed.

The proposed works will have a neutral/minor beneficial impact on the character and appearance of the listed building.

The porch that extends across the main frontage to Norton House is created from a projecting balcony that sits on brick piers. The brick piers are clearly more modern interventions than the original 19th Century House – and so their replacement with timber supports will not result in the loss of any original features. Given the significant amount of timber that is displayed elsewhere on the front elevation, the replacement of the brick piers with timber will make a minor positive improvement to the character and appearance of the building.

Existing front elevation – note porch is supported on brick piers, and note extensive use of timber at eaves level:



Brick pier:



The replacement windows will match the style of the existing windows, and will retain timber frames. They will not therefore have any material impact on the character and appearance of the listed building.

Existing Front Elevation:

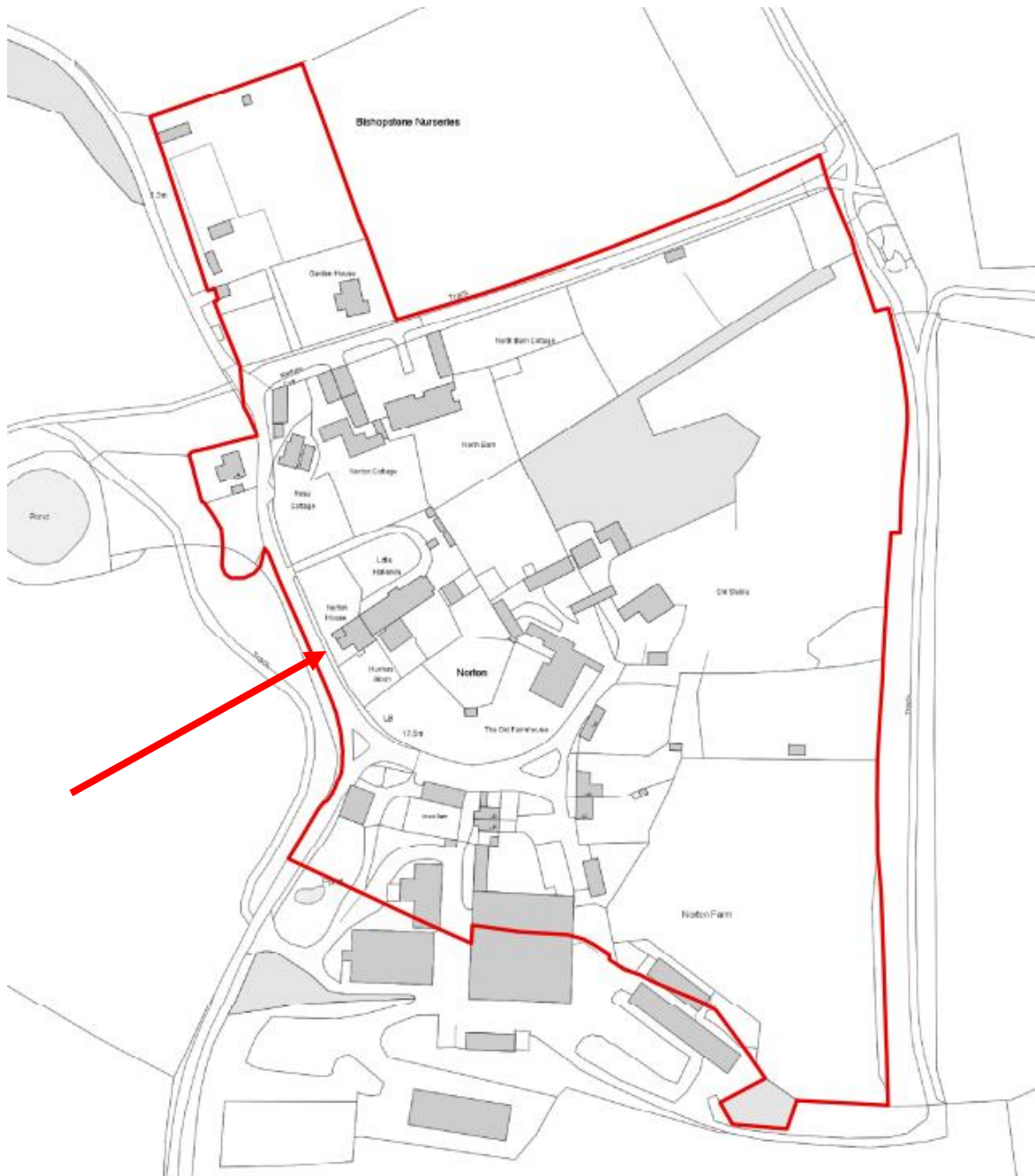


Proposed Front Elevation – note new brick piers and that replacement windows are of the same design as existing:



Conservation Area

The site is located within the South Heighton Norton Conservation Area (see map image below with site highlighted by red arrow):



Currently, there is no Conservation Area Appraisal and Management Plan for the conservation area, so a consideration of the scheme's impacts must be made from a first principles basis.

The proposed works will have a neutral impact on the conservation area for the following reasons:

- a) The site is screened from the road and so minor alterations will not be readily visible:



- b) As per the works' impact on the listed building, the proposed works have a neutral/ minor beneficial impact on the appearance of the building.

Archaeological Notification Area


The proposed works do not involve any ground works whatsoever.






Consequently there can be no impact on the significance of the area's potential for archaeological discovery or understanding.

We have consulted with East Sussex County Council who have advised that no further archaeological investigation is therefore needed. A copy of the ESCC advice is displayed overleaf.


ESCC advice regarding archaeological notification:

Validation ESHER number 201445 : Norton House, Norton Road, Norton, Seaford, BN25 2UP

 County HER <County.Her@eastsussex.gov.uk>
To ● Simon Bareham; ○ County Archaeology
Cc ○ Customer_First

 Reply  Reply All  Forward  

Tue 17/05/2022 10:54

 You replied to this message on 17/05/2022 10:53.

Dear Simon

Validation ESHER number: 201445
Address: Norton House, Norton Road, Norton, Seaford, BN25 2UP
Proposal: Proposed replacement windows and reconfiguration of porch

Thank you for consulting the East Sussex Historic Environment Record (ESHER) regarding this application in accordance with the requirements of the National Planning Policy Framework (Policy 194).

On the available evidence, the East Sussex County Council Archaeology Team do not consider that, in this instance, the information held by the ESHER would contribute to determining the significance of the heritage asset.

Furthermore, we do not require the Local Planning Authority to consult directly with East Sussex County Archaeology Team when determining this application as, based on the available evidence, we do not believe that any significant archaeological remains are likely to be affected by these proposals.


Please pass this email on to the Local Planning Authority.



Best wishes

Sophie

Sophie Unger MA, ACIFA
Historic Environment Record Officer
Archaeology, Environment Team
Communities, Environment and Transport (CET)

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Conclusions

Paragraph 194 of the National Planning Policy Framework (2021) 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.

This statement demonstrates that the scheme has a neutral / minor beneficial impact on the character and appearance of the listed building and surrounding conservation area.

Furthermore East Sussex County Council has confirmed that there is no need for any further investigation with regard to archaeology because the scheme does not involve any ground works.

We trust therefore that the works can be approved.

Lewis & Co Planning
May 2022