

## 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	✓
2. Appendix 1 completed	✓

## Heritage Statement

**Site name**

8 and 8A Queens Place

**Address of site  
(including postcode)**

8 and 8A Queens Place  
Hove BN3 2LT

**Grid Reference**

### 1. Schedule of Works

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

Internal alterations to both the ground floor and first floor flat including the garage.  
Proposed new doors/windows to front elevation.

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

Internal alterations to both the ground floor and first floor flat including the garage. Removal of internal partitions. Moving the bathroom at first floor. Additional shower room in the ground floor garage. Garage to be used and integrated by the 1<sup>st</sup> floor flat with internal door linked to stair entrance lobby.  
Proposed new doors/windows to front elevation.

## 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 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.**

This property is a grade II listed building within the Avenues Conservation Area. This group retains its appearance as ancillary properties originally built to serve the grander houses lining the adjacent avenues. Most properties have been altered over time, the mews retains the historic character with the garage doors and high level glazing at ground floor. Queens Place retains its industrious nature with a mixture of car mechanics, café, artists studios, a framers/gallery and residential living accommodation mainly at 1<sup>st</sup> floor. It is thought that the property was converted in the late 90's into two separate flats; a 2 bed ground floor flat with small rear courtyard and a first floor 2 bed flat with ownership of the garage. The ground floor flat was rented out by the owner who resided in the first floor flat. The original garage doors to the ground floor flat have been removed and the opening bricked up along with a metal casement window. There are 2 rooflights to the rear roof slope; one to the loft and one to the first floor living room.

**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 checked="" 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> )

(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.)**

It is proposed to insert new garage style doors to the ground floor flat (in the original opening) and to replace the garage doors in a matching style. The garage doors will have half height glazing to get adequate natural light into the living room at ground floor and into the studio space (converted garage). Fan lights are proposed at high level to allow for natural ventilation. The rear roof slope and rear elevation is of little significance and cannot be seen. The internal partitions that are to be removed are not thought to be original. The date of the staircase is not known but is very steep and dangerous and does not meet today's building regulations.

**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 doors/windows will be in the style of the other frontages. Although all are of a slightly different design, the overall character of the Mews is retained and meets the needs of the intended use and to meet current building regulations.

The removal of the internal partitions will improve the layout of the ground floor flat. The flat will become a one bedroom flat.

The replacement staircase will meet the building regulations requirements and improve the safety of the access to the first floor flat. A small alteration to the first floor partition is required to provide an adequate 1<sup>st</sup> floor landing.

**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 frontage has been designed to be in keeping with the character of the Mews whilst upgrading the thermal performance and sound insulation of the frontage. This will preserve the building for many years. The introduction of the additional rooflights will provide more natural light to the rear of the building.

Internal partitions are removed to create larger spaces, more in keeping with the original layout.

**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></p> <p>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 checked="" 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"> <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>	<input type="checkbox"/>  <input type="checkbox"/>  <input 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)