

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

Clarence House

**Address of site
(including postcode)**

Clarence House
Brighton
BN1 1EB

Grid Reference

1. Schedule of Works

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

Change of use from office to residential flats plus associated internal and external alterations to a listed building

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

- Change of use and associated alterations to the rear half of the 1st, 2nd and 3rd floors from offices (Class E) to residential (Class C3). The proposals will create 9no. apartments
- Removal of existing redundant fire escape and associated modern door openings
- Installation of a dry riser and smoke vent rooflight

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:

See appendix 1 - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed

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.**

Clarence House is a Grade II listed building. The four storey (plus basement) property was first constructed in 1785 as a coaching inn, known as New Inn at the time. The property is the only remaining example of the once numerous inns which lined North Street. The listing entry notes that by 1812 the inn included “a coffee room, a billiard room along with sitting rooms, kitchens and 26 bedrooms”.

In the 1850s the stable yards at the rear of the property were demolished and Model Dwellings were erected in the rear courtyard.

The front section of the building fronting North Street still remains largely in its original form on the exterior with the exception of some alterations to ground floor and basement fenestrations. The basement windows for example have been infilled and a large shop front introduced to the left of the ground floor. However, few historic features remain on the interior. The rear section of the building also includes few historic features on the interior. The form of the rear building is L-shaped and wraps around a small internal courtyard.

The building continued as a hotel until September 1972. It then remained empty until it was reopened in 1979 as Clarence House, the head office of the Citizens Regency, part of the Portman Building Society.

Prior to this period the front and rear sections of the building were only connected physically at ground and first floor levels. In the later 20th century a modern "link" extension was added at second and third floor to connect the upper floors of the front and rear blocks. The brick faced link sits awkwardly between the front and rear sections of the building and is not considered to compliment the historic style

In c.1990 the building was refurbished and fully converted into offices. Alterations included addition of a lift and a fire escape within the internal courtyard. A retail unit was retained on the eastern corner of the ground floor and a restaurant unit on the western corner. The restaurant unit connects to storage and kitchen space in the basement.

Clarence House is located within the Old Town conservation area

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 checked="" 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.)

The historical value of the building is outlined in section 4 of this document.

The proposals include the following:

Change of use and associated alterations to the rear half of the 1st, 2nd and 3rd floors from offices (Class E) to residential (Class C3). The proposals will create 9no. apartments.

The rooms to be included in the change of use to apartments include no remaining historic features. This area of the building is a more recent addition than the front of the property which has greater historic value. The proposed arrangement of the apartments is kept largely within the existing layout of walls and partitions, with alterations to the existing fabric kept to a minimum. Walls to be removed are modern partitions.

Listed Building Consent has already been approved for these works (application BH2022/00579) with the exception of new layouts to flats 5 & 8. A new LBC application is submitted to address these changes.

Removal of existing redundant fire escape and associated modern door openings

The modern fire escape and associated doors were an unsightly addition to the central courtyard space. They are now redundant, and their removal is considered to make a positive impact on the building.

Listed Building Consent has already been approved for these works (application BH2022/00579) with the exception of one opening which was to be replaced with a window in the previous consent but is now proposed to be infilled. A new LBC application is submitted to address this change.

Overall, the proposed alterations are primarily limited to the rear section of the building, which holds less historical value than the original front section. The improvements made through removal of the fire escape, redecoration of the “link” and replacing/removing modern fenestration will far out way any potential harm caused by the proposed change of use.

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.)**

- Removed doors and stair are non-original and not in keeping with the heritage architecture. Hence removal is considered to have a positive impact on the building.
- The design of the apartments has been carefully considered to have minimal impact on the heritage fabric, and the units have been purposefully located in the rear of the building which has less historic value. The occupation of the apartments will help ensure long term sustainable use, and hence maintenance, of the property.

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.)

- Any wall infill where doors are infilled is carried out to match the existing surrounding walls
- As noted above, the design of the apartments has been carefully considered to have minimal impact on the heritage fabric, and the units have been purposefully located in the rear of the building which has less historic value.

Contact details:

County Archaeology Team
County.archaeology@eastsussex.gov.uk

Historic Environment Record
County.HER@eastsussex.gov.uk

Historic England
www.historicengland.org.uk

Local Planning Authority

Brighton & Hove City Council: <http://www.brighton-hove.gov.uk/content/planning/heritage>

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 checked="" 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)