



Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Please read the Guidance notes provided with this report to help you fill in the form correctly. <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements>

Appendix 1 is stating whether or not supporting data from the HER has been submitted. There are 3 options:

- HER report attached
- HER report not considered necessary – email attached from HER
- HER report indicated as not necessary by the Local Planning Authority (see Appendix 1 for more information)

Please tick the relevant box at the back of this form as to which option applies.

Both the Heritage Statement and Appendix 1 should be completed for applications affecting a heritage asset – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are mandatory

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

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 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:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Heritage Statement

Site name

The Coach House, R/O 225 Preston Road

Address of site
(including postcode)

The Coach House, Rear of 225 Preston Road
Brighton
East Sussex, BN1 6SA

Grid Reference

E/N TQ 301 064

1. Schedule of Works

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

Please expand box or attach additional sheets

Alterations and extension and conversion to residential dwelling

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

Demolish modern single-storey side extension, erection of two storey side extension, alterations to front garage doors, formation of new windows and door on the west side.

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record?

Yes No

If Yes, please attach any correspondence to this Heritage Statement

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.

n/a

Have you sought pre-application heritage advice from Historic England?



Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Please read the Guidance notes provided with this report to help you fill in the form correctly. <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements>

Appendix 1 is stating whether or not supporting data from the HER has been submitted. There are 3 options:

- HER report attached
- HER report not considered necessary – email attached from HER
- HER report indicated as not necessary by the Local Planning Authority (see Appendix 1 for more information)

Please tick the relevant box at the back of this form as to which option applies.

Both the Heritage Statement and Appendix 1 should be completed for applications affecting a heritage asset – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are mandatory

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

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 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:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Heritage Statement

Site name

The Coach House, R/O 225 Preston Road

Address of site
(including postcode)

The Coach House, Rear of 225 Preston Road
Brighton
East Sussex,

Grid Reference

E/N

1. Schedule of Works

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

Please expand box or attach additional sheets

Alterations and extension and conversion to residential dwelling

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

Demolish modern single-storey side extension, erection of two storey side extension, alterations to front garage doors, formation of new windows and door on the west side.

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record?

Yes No

If Yes, please attach any correspondence to this Heritage Statement

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.

n/a

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.

n/a

3. What heritage assets are 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 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	<input type="checkbox"/>

4. What is known about the affected heritage assets? (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 add any research material as an appendix to this report after Appendix 1.**

Please see accompanying Statement of Heritage Significance dated August 2023 produced by Studio Astragal Ltd.

The coach house was built between 1876 and 1895 and has a modern single-storey side extension of unknown date.

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 checked="" type="checkbox"/>

Local Planning Authority sources	<input checked="" type="checkbox"/>
Historic England sources	<input type="checkbox"/>
Museum or Library (please provide details)	<input checked="" type="checkbox"/>
Other (please state) Local history books.	<input checked="" type="checkbox"/>

(Please add any research material as an appendix to this report after Appendix 1.)

- 5. What is important about the affected heritage assets ('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 assets identified in Section 3. Please see the guidance for further information on what a heritage asset is and how to define significance. Other information can be found at: <https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

The building is located in the Preston Village Conservation Area, but is not Listed, or Locally Listed. Whilst under the ICOMOS assessment method it would be evaluated as being of "Low Heritage Significance, nevertheless, in the local context it is considered to make an important contribution to the character of the Conservation Area. The modern side extension is of "No Heritage Significance" under the ICOMOS assessment method.

Please see accompanying Statement of Heritage Significance dated August 2023 produced by Studio Astragal Ltd.

- 6. How will the proposals impact on the significance of the heritage assets?** (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 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 separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)**

The site lies on the northern edge of the historic core of the medieval village and remained undeveloped and was gardens until the late 19th C. It is partly in an Archaeological Notification Area. There are no known archaeological features or remains. The ground largely already has been disturbed by development. The construction of foundations and drainage would further disturb the ground. The East Sussex Heritage Environment

Record (ESHER) has been consulted. The County Archaeologist has stated in his reply dated 9.11.2023 :-

“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.” (see attached)

The original coach house building would be retained and repaired.

Its part-glazed boarded timber doors fronting onto Lauriston Road will be replaced with fully boarded timber doors to the sides and part-glazed fixed boarded doors in a matching style and detailing with larger glazed areas in the middle. The fully-boarded first-floor hayloft door would be replaced with a part-glazed, part-boarded door.

On its west side facing the mews, a new fully boarded door would be formed in the position of an original blocked up door and two new timber hopper windows would be formed in the same style as the existing ground floor windows.

The style and detailing of the new windows and doors would match the original doors and windows, thus retaining the coach house character of the building.

The modern single-storey side extension is of No Heritage Significance and detracts from the character and appearance of the original building and the Conservation Area. It would be partly demolished, and a two-storey side extension would be constructed. It would be of the same height, form, proportions, style and materials as the original coach house. The extension would be slightly set back from the building line so that the gable end of the existing building would be expressed. The extension would hide the unattractive north flank wall of a building to the south.

The extension also would have a pair of fixed part-glazed, part-boarded doors fronting Lauriston Road. It would have a single casement window at ground floor level and a pair of casement windows at first floor level on its east gable end elevations, to match the existing first floor casement window on the east elevation of the existing coach house. Thus, the new extension would be sympathetic to and complement the existing coach house.

The yard on the west side, which was originally enclosed by a flint wall since demolished, will be enclosed by a wall with boarded gates.

The demolition of the existing modern extension and the construction of the new extension would preserve and enhance the character of this part of the Preston Village Conservation Area.

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

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. 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 separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

The original building would be retained and repaired. The inappropriate modern single-storey side extension would be demolished. The alterations to the original building would be in the same materials, style and detailing as the original building. The new extension would be in the same form, materials, style and detailing as the original building.

Appendix 1

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	
HER report attached	<input type="checkbox"/>
HER report not considered necessary as confirmed in attached email from HER	<input checked="" type="checkbox"/>
HER report not relevant for reasons indicated by the Local Planning Authority. For Brighton & Hove City Council, these reasons are:	
- The site is not located in an Archaeological Notification Area	<input type="checkbox"/>
- The site is located in an Archaeological Notification Area but no below ground works (e.g. foundations or excavation) or demolition works are proposed and	<input type="checkbox"/>
- The application is for change of use	<input type="checkbox"/>

Studio Astragal Ltd
9.11.2023