

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.

Appendix 1 is stating whether or not supporting data from the HER is required.

There are 3 options:

HER report attached

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 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.

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

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 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

4 Castle Banks

Address of site
(including postcode)

4 Castle Banks
Lewes BN7 1UZ

Grid Reference

TQ 414 102

1. Schedule of Works

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

Replacing existing windows on non-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.

Existing unsympathetic 1970s windows, in disrepair, to be replaced with more sympathetic double-glazed timber casement windows.

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.

Advice given in two meetings in person with Conservation Officer Alex Moojen; not given in written correspondence.

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 assets are affected by the proposals? (Please tick the relevant boxes below)

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 type="checkbox"/>
8 Other Non-Designated Heritage Asset	<input type="checkbox"/>

4. What is known about the 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.**

4 Castle Banks was originally three cottages, dating from the 1840s; which were derelict and scheduled for demolition by Lewes Council in the late 1960s to make way for the then planned 'relief road'. In the early 1970s when this plan was abandoned the property was rebuilt as a family house.

We have been in touch with this owner who has supplied us with extensive photographs of the site before and during his building project.

While the work was mostly done sympathetically using contemporary materials, due to lack of funds the original owner used cheap modern windows for the dormers front and rear, and for the windows on the rear of the property. This application is to replace these windows with more sympathetic timber casements with divided lights.

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 type="checkbox"/>
Map regression (historic maps)	<input type="checkbox"/>
Local Planning Authority sources	<input type="checkbox"/>
Historic England sources	<input checked="" type="checkbox"/>
Museum or Library (please provide details)	<input checked="" type="checkbox"/>
Other (please state) <i>Lewes History Group; 1970s owner; neighbours</i>	<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')?

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.)

4 Castle Banks is in a terrace of small cottages built in the 1840s. They are modest but pleasing additions to the conservation area.

6. How will the proposals impact on the significance of the 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 proposal will make the property more in keeping with other buildings in the conservation area, especially with listed buildings.

7. How has the proposal been designed to conserve the significance of the heritage asset(s)?

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.)

Windows make an impact on the street scape. In this street the listed buildings all have timber windows with divided lights windows; but many of the others, including those maintained by Lewes Council, have plainer modern windows. Our application will replace the remaining plain modern windows on our (not listed) property to make it coherent with our neighbours up and down the street, and more generally consistent with the area.

Contact details:

County Archaeology Team
[REDACTED]

Historic Environment Record
[REDACTED]

Historic England
www.historicengland.org.uk

Local Planning Authority

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

Wealden District Council [REDACTED]

Rother District Council [REDACTED]

Hastings Borough Council [REDACTED]

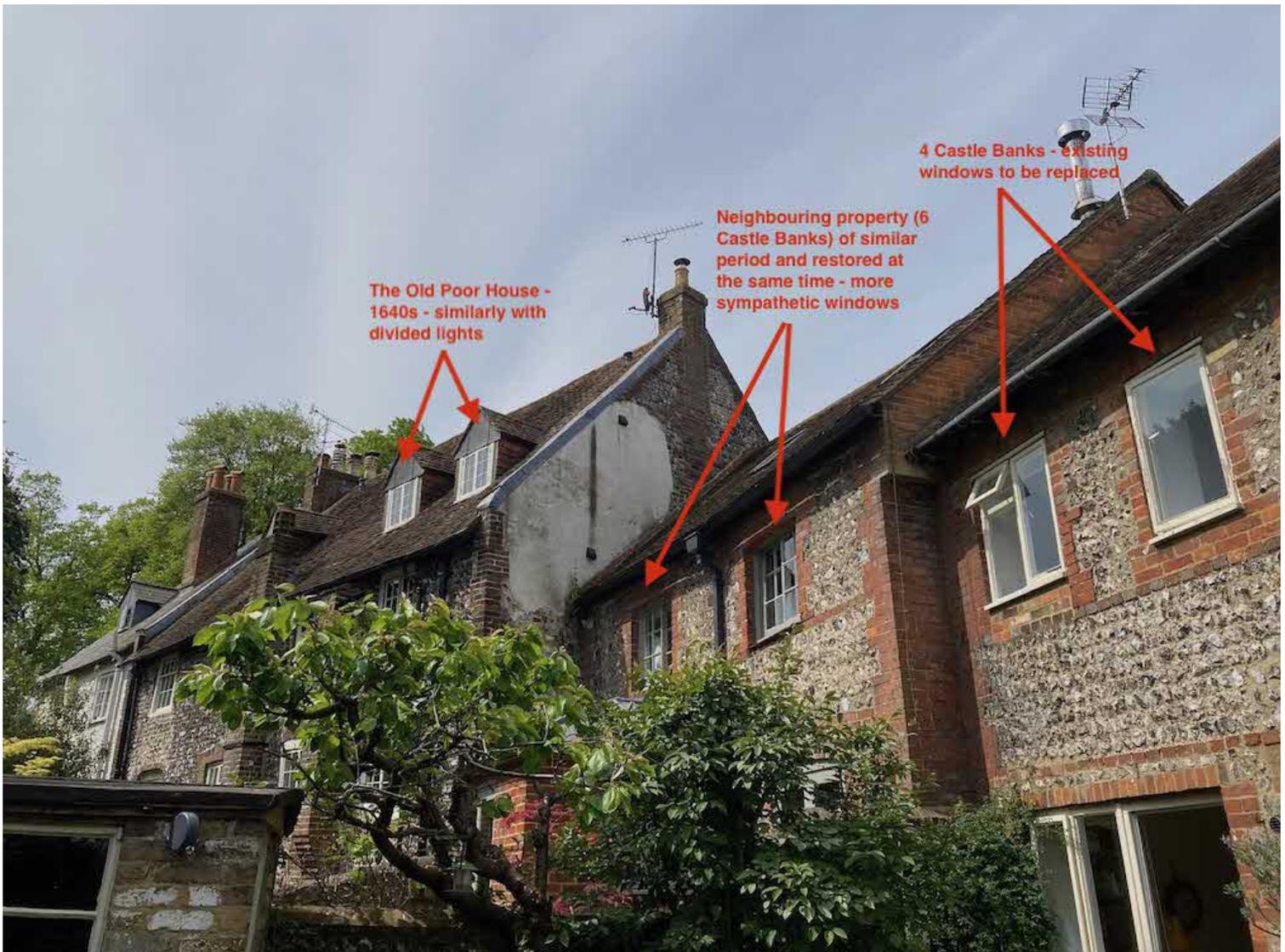
Eastbourne Borough Council [REDACTED]

Lewes District Council [REDACTED]

South Downs National Park Authority [REDACTED]

Appendix 1

To be completed by the applicant – please tick relevant boxes	
HER report attached	<input type="checkbox"/>
HER report not considered necessary – email attached from HER	<input type="checkbox"/>
HER report not required by the Local Planning Authority as detailed on the relevant website	<input checked="" type="checkbox"/>



Photographs of rear of applicant building, and of the neighbouring buildings up the street



Photograph circa 1970(?) of nos 2, 3 and 4 Castle Banks (together, present 4 Castle Banks), front, showing original dormers with divided lights