

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	
2. Appendix 1 completed	

Heritage Statement

Site name

St Margaret's CE Primary School

Address of site
(including postcode)

Whiteway Lane
Rottingdean
Brighton BN2 7HB

Grid Reference

Easting: 537084, Northing: 102552

1. Schedule of Works

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

Replacement of external facade to single storey Year 1 and 2 classrooms

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

Removal of existing pvcU windows and aluminium doors, low wall. New roof supporting structure and low wall and foundation widening, new aluminium ppc windows and doors and high level wall with cladding.

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:

The site is outside of the archaeological notification area boundary

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 type="checkbox"/> x
3. Conservation Area (CA)	<input type="checkbox"/> x
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"/> x
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.**

St. Margaret's School was established under an agreement drawn up in 1859, by the Rt. Hon. William Earl of Abergavenny the Lord of the Manor of Rottingdean. He gave land to the Vicar and Churchwardens of the time, and to their successors. The Deed goes on to say The Principal Officiating Minister of the Parish shall have the superintendence of the religious and moral instruction of all scholars attending the school.

In 1986 arsonists burnt down a sizeable part of the original school. It was rebuilt and re-opened in 1988 with the addition of a new library, which was funded, by the Church, parents and villagers of Rottingdean. (St Margaret's Church website)

Details of the original school building's appearance are limited; however the RIBA online photographic library has one archived photograph showing a modern interior entrance hall, taken in 1953 prior to the arson attack in 1986.

https://www.ribapix.com/Church-of-England-primary-school-Rottingdean-East-Sussex-the-entrance-hall_RIBA76541#

Therefore, it is possible that the eastern part of the school, where the Year 1 and 2 classrooms are located and the work is planned, is a 1950's building which was given a new pitched roof in 1986. The school appears to have had numerous small scale extensions as pupil numbers have grown.

During a window replacement project undertaken last year, it was uncovered that the existing roof supporting structure had degraded which has resulted in the roof requiring temporary scaffold support currently.

Historic maps appear to indicate the site as formerly agricultural land. The school site sits outside the archaeological notification area and within the Rottingdean Conservation area - The Green.

Also on the site is the Studio designed by Sir Edwin Lutyens in 1920's which is used by the school.

<https://historicengland.org.uk/listing/the-list/list-entry/1381111?section=official-list-entry>

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) - no record drawings	<input type="checkbox"/>
Map regression (historic maps)	<input checked="" type="checkbox"/>
Local Planning Authority sources - Conservation area character statement	<input checked="" type="checkbox"/>
Historic England sources	<input checked="" type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state) RIBA website, St Margaret's Church website	<input checked="" 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.)

St Margarets' CE Primary School is within the Rottingdean Conservation Area boundary and is outside the archaeological notification area. Therefore the school building is not a heritage asset, however the new facade has been designed to be respectful of the existing materials within the school buildings.

The proposed work is to replace an existing fully glazed facade to two classrooms due to structural reasons. The proposed new facade has been designed to suit the young children using the classroom environment, as well as meeting current building regulations.

<https://www.brighton-hove.gov.uk/documents-rottingdean-conservation-area>

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 proposed new widening of the foundation will not be within an archaeological notification area. The form of the building is not being altered, where only the facade is being replaced.

The relationship between the school building and the existing Studio, which is listed, will not be altered and therefore the setting of the Studio will remain unchanged.

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-protect-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 proposed works will have no affect on heritage assets.

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 	<div style="display: flex; flex-direction: column; align-items: center; gap: 10px;"> <input checked="" type="checkbox"/> × <input type="checkbox"/> <input type="checkbox"/> </div>

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)