



# Heritage Statement

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26A Station Street  
Lewes  
BN7 2DB

November 2023 | Project Ref 09464A



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# 1. Introduction

**1.1** This Heritage Statement has been prepared by HCUK Group on behalf of the applicant, Mr and Mrs Peters, regarding proposals for a change of use and associated alterations to No. 26A Station Street, Lewes, BN7 2DB, henceforth referred to as the 'Site'. The location of the Site is identified in **Figures 1-4**. The determining authority is Lewes District Council (LDC).

**1.2** The property comprises a heavily altered 18<sup>th</sup> century end of terrace house, formerly connected with No. 26 (St Mary's House), which is currently in use as lettable business / office space to the original house with a 1930s era multi-use hall to the rear part. The building is of two and one and a half storeys with a basement to the front range adjacent to Station Street. The building is grade II listed in its own right (**Figure 4**), with No. 26 also listed 'for group value only'. The Site lies within the Lewes Conservation Area, first designated in 1970 (**Figure 5**).



Figure 1: Site Location Map – Site location indicated by the blue star. Source: Bing Maps



Figure 2: Contemporary Satellite view of the Site. The Subject building is outlined in yellow.

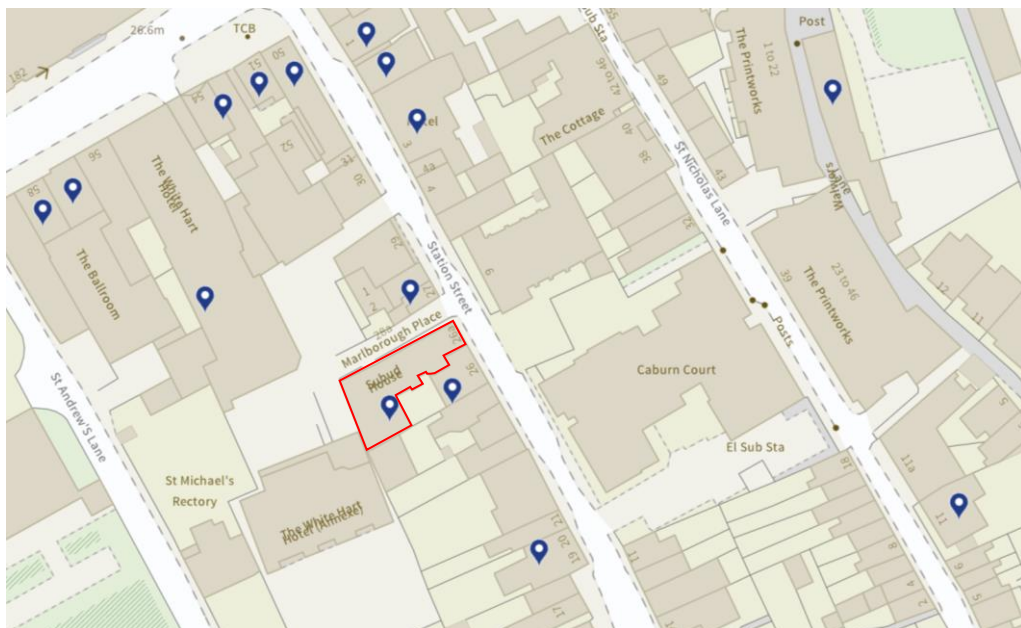


Figure 3: Heritage Asset Map with Site location (26A Station Street) outlined in red. Listed buildings are denoted by the blue pins. Source: Historic England on-line map search.



Figure 4: Nos. 26 & 26A Station Street viewed from the north

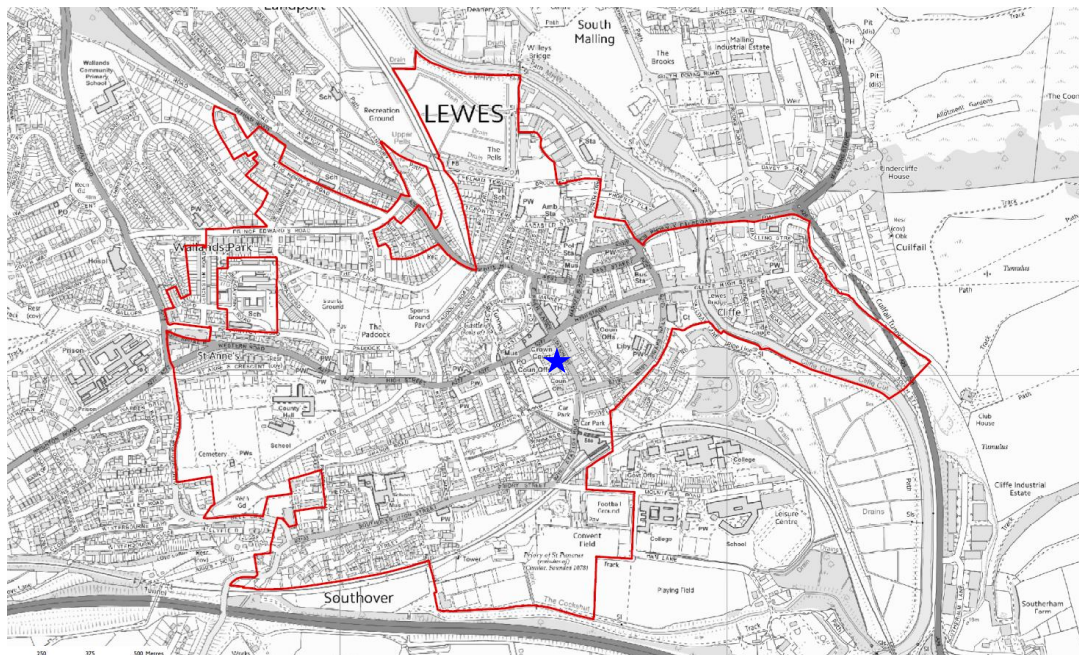


Figure 5: Map of Lewes Conservation Area. The Site is outlined in blue. Source: <https://www.lewes-eastbourne.gov.uk/>

## The Context

- 1.3** The proposals for conversion of the existing Class E premises to form 2 no. self-contained apartments with the hall retained as lettable space have been the subject

of pre-application engagement with LDC, with two options considered.<sup>1</sup> LDC confirmed that the conversion of the original house back to residential use is acceptable in principle and indicated that the 2-bedroom single house option was more likely to be supported than the 2-apartment scheme. The latter was considered to result in some less than substantial harm due to some loss of historic fabric and changes to plan form. The advice is summarised as follows:

*"Generally speaking proposals which would create new openings (e.g. doorways) through original walls are not likely to be supported. This is because such works alter the plan form and the layout and proportions of rooms, and also result in the loss of original fabric.*

*For these reasons I would opt for the proposal which requires the least intervention in this regard, which would be 2-bed dwelling and retention of community hall."*

**1.4** The proposals have been amended with the above advice in mind and informed by a detailed understanding of the building's significance and the effect of the proposals on this.

**1.5** The proposals have been assessed in light of the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2023 and local planning policy and guidance.

## Purpose of this Statement

**1.6** The purpose of this document is to provide sufficient information to allow the Council to understand the effects of the proposed change of use and associated works of alteration upon the historic built environment in order to gauge their suitability in heritage terms. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.

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<sup>1</sup> Pre-application reference: SDNP/23/01244/PRE



- 1.7** In compliance with paragraph 194 of the NPPF this report describes the significance of any heritage assets which have the potential to be affected by the proposed scheme. It also assesses the capacity of these assets to absorb change.
- 1.8** The heritage assets considered likely to be affected have been observed and assessed by the author following a site visit made in September 2023. These assets comprise the listed building itself (No. 26A Station Street) and the Lewes Conservation Area. The preparation of this report has also been informed by desk-based archival research.
- 1.9** An assessment of the below ground archaeological potential of the Site lies outside the scope of this report. The Historic Environment Record has nevertheless been consulted via the Heritage Gateway website and other online datasets and resources have provided background information on the site and surrounding assets, they are referenced within the following text where relevant.
- 1.10** This report should be read in conjunction with the full drawn submission prepared by Annette Peters Design (APD).

## 2. Relevant Planning Policy Framework

### Legislation and National Planning Policy

- 2.1** Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>2</sup> The presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas. The meaning and effect of these duties have been considered by the courts in cases since the legislation came into effect, including the Court of Appeal decision in relation to South Oxfordshire DC v SSE & J Donaldson (March 1991, CO/1440/89). The Court found that section 72 requires attention to be directed to the effect on the conservation area as a whole rather than on particular parts of it.
- 2.3** In the present instance, the Site falls entirely within the Lewes Conservation Area. As such the duty under Section 72(1) is engaged.
- 2.4** For the purposes of this statement, preservation equates to an absence of harm.<sup>3</sup> Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.<sup>4</sup>
- 2.5** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF – 2023) as being made up of four main constituents: architectural, historical, archaeological and artistic interest. The assessments of

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<sup>2</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

<sup>3</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>4</sup> Conservation Principles, 2008, paragraph 84.

heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

- 2.6** Paragraph 197 of the NPPF underlines the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,<sup>5</sup> and reiterates the well-established concept that new development can make a positive contribution to local character and distinctiveness.
- 2.7** Paragraph 195 indicates that harm should be avoided or minimised and that which remains requires clear and convincing justification (Paragraph 200).
- 2.8** Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.
- 2.9** According to paragraph 206 local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.10** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- "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."*
- 2.11** The NPPF requires the impact on the significance of designated heritage assets<sup>6</sup> to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 201 and 202 of that document. National Planning

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<sup>5</sup> *Conservation* (for heritage policy) is defined in Annex 2 of the NPPF as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

<sup>6</sup> The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.<sup>7</sup> The Scale of Harm is tabulated at **Appendix 1**.

**2.12** Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.<sup>8</sup> Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."*

## Local Policy

### Lewes District Local Plan

**2.13** The LDC Local Plan was adopted in February 2020. Policies relevant to this application are include **Policy DM33: Heritage Assets**. This policy includes the following statement:

*"Development affecting a heritage asset will only be permitted where the proposal would make a positive contribution to conserving or enhancing the significance of the heritage asset, taking account of its character, appearance and setting."*

## Guidance Documents

**2.14** The Lewes Conservation Area Character Appraisal (April 2007) has been taken into consideration in the preparation of this assessment.

<sup>7</sup> Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

<sup>8</sup> The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

## National Planning Practice Guidance (NPPG)

**2.15** The National Planning Practice Guidance (NPPG; ref: 18a-018-20190723; updated July 2019) provides advice on enhancing and conserving the historic environment in accordance with the NPPF.

**2.16** NPPG notes that public benefits can be heritage based for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. The guidance goes on to note that examples of heritage based public benefits include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

## Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015) (GPA 2)

**2.17** This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

## 3. Background and Development

### Historic Development – Lewes

- 3.1** This section summarises the historic background and evolution of the area around the Site. It draws on the detailed summary of the history of Lewes provided in Appendix 1 of the Lewes Conservation Area Appraisal Document including relevant extracts of historic maps where pertinent.
- 3.2** The town of Lewes is generally accepted as dating back to the 9<sup>th</sup> century, when King Alfred established it as one of a series of 'burghs' or fortified settlements prior to his conflict with the Danes. The area around the Site is within the historic core of the Town which is of Saxon origin. The line of pre-Conquest road is traced by the existing High Street, connecting the Saxon town to Cliffe to the east of the River Ouse. The Saxon town probably only extended to the top of School Hill.
- 3.3** The long curve of Friar's Walk represents extent of medieval town, on the edge of the flood plain, with an 'Eastgate' at the bottom of School Hill;
- 3.4** Grey Friars monastery (Franciscan) was established between the town ditch and the river by 1241. This foundation was dissolved in 1538 and a new town house built on the site by John Kyme; this was rebuilt by Thomas Pellatt in 1673. Part of the former Grey Friars estate sold off for development in 1823.
- 3.5** During the 18<sup>th</sup> century Beard's Brewery started operating from a site in Fisher Street and during the 18<sup>th</sup> and early 19<sup>th</sup> centuries prestigious town houses built facing School Hill and Albion Street (**Figure 6**).

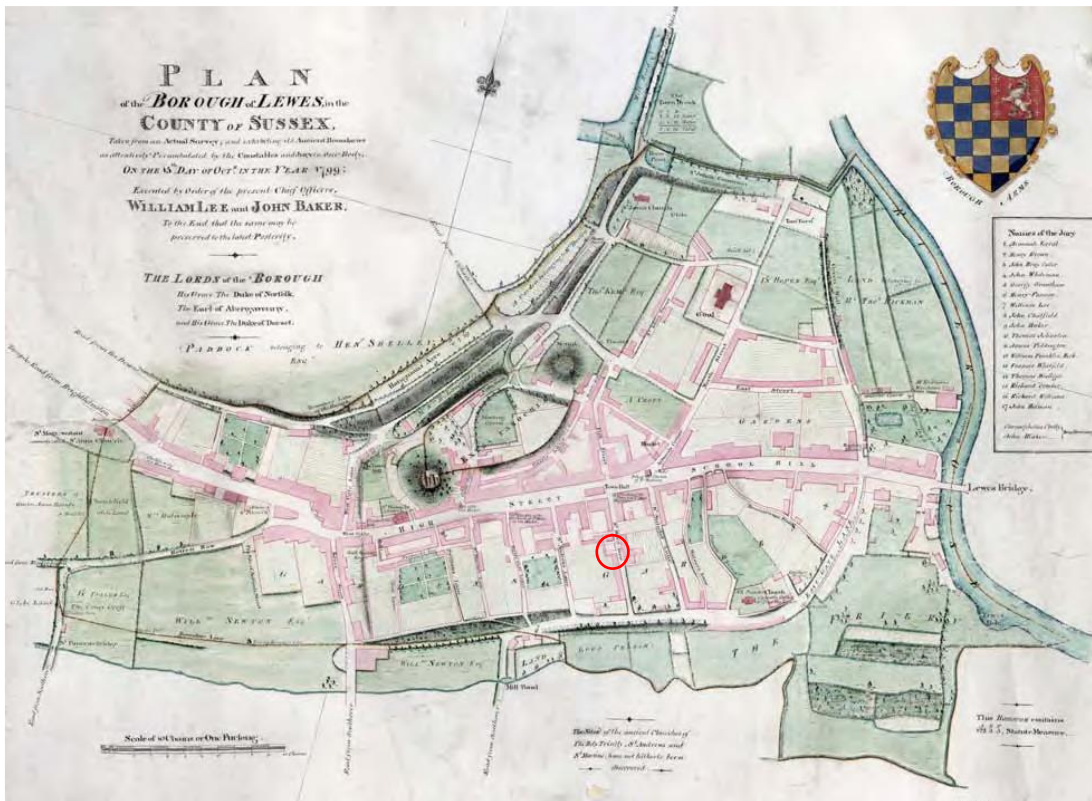


Figure 6: John Edwards Map of Lewes of 1799. The Site is circled in red. Source:



Figure 7: 1844 Tithe Map of the Parish of St John Under the Castle of Lewes. The Site is outlined in blue. Source: <https://www.thegenealogist.co.uk/>

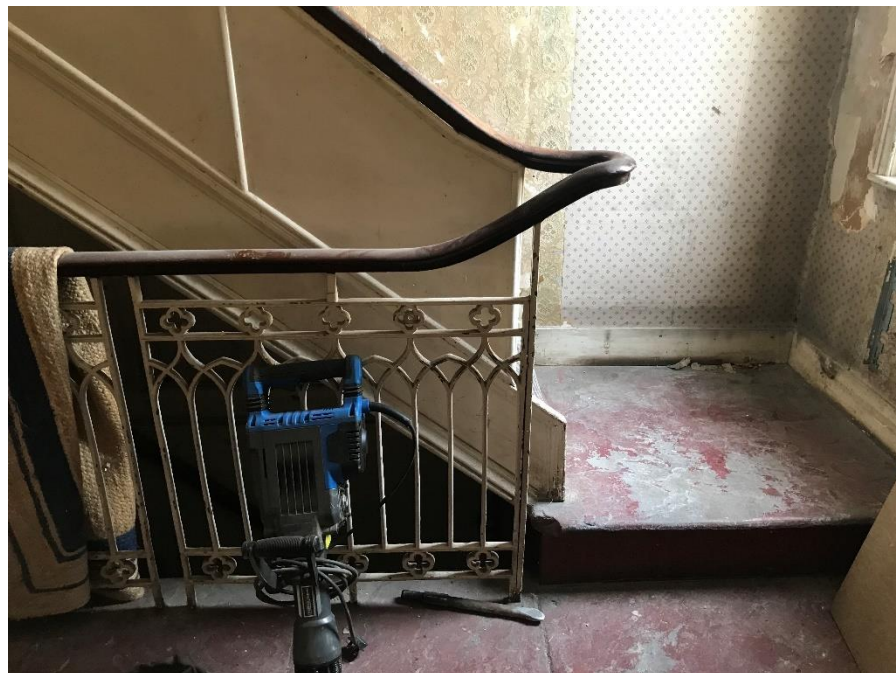


## The Site

- 3.6** The 1844 Tithe map of the Parish of Lewes, St John Under the Castle of Lewes (**Figure 7**) shows the Site morphology already established to the south of Marlborough Place and the houses at 26 and 26A were present in something like their existing form. Station Street was then known as St Mary Lane (No. 26 is still called St Mary's House) becoming Station Street only after the Brighton Line and first station at Lewes, then a terminus, first opened in the town in 1846.
- 3.7** In 1844 the single storey northern range of No. 26A did not then extend to the rear of the plot with separate outbuildings to the rear of both Nos. 26 and 26A. The outbuildings to the rear of the White Hart Hotel then abutted the rear boundary, and which remained the case until the mid-late 20<sup>th</sup> century (**Figures 15 & 16**).
- 3.8** The 1844 apportionment for this plot of land (210) indicates that it was owned by Rev Peter Guerin Crofts (Glebe) and occupied by John Elliott. Contemporary evidence suggests Nos. 26 with 26A may have originally been one house with No. 26A added as an annexe. They were clearly adjoined until fairly recently at basement level and the plasterwork to the ground floor front room (**Figure 8**) was possibly contiguous with the entrance / stair hall of No. 26 (**Figure 9**). The attic of No. 26 also 'flies over' the first floor of No. 26A indicating that the houses were likely built at the same time and then subsequently divided.



*Figure 8: Truncated mouldings to the ground floor front room suggest possible communication with the stair hall in No. 26*



*Figure 9: An anomalous threshold step to the main stair of No. 26, another indication of possible opening between front room of 26A and stair hall of No. 26.*

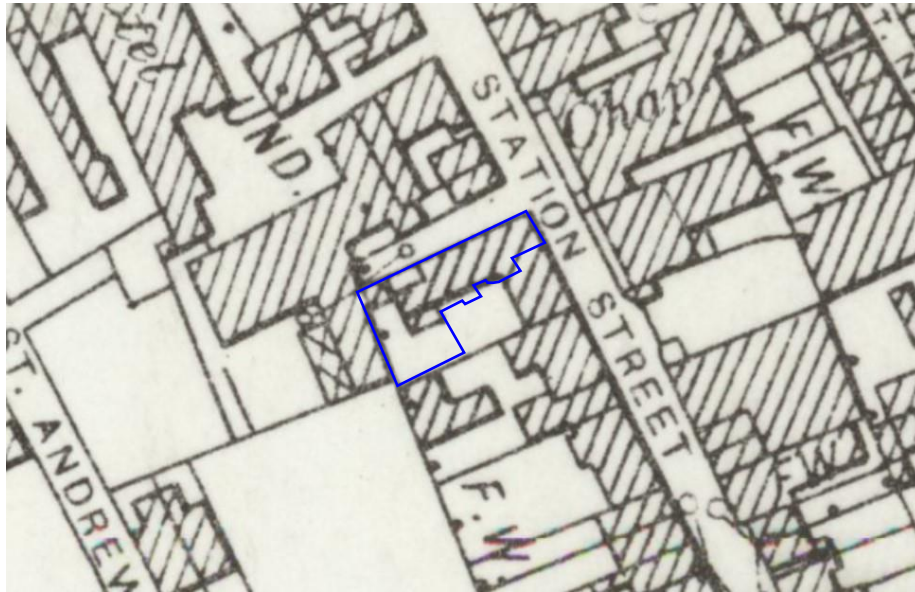


Figure 10: 1898 OS Map. Reproduced with the permission of the National Library of Scotland

### 3.9

By 1898 some additions had been made, including small extensions to the service range and demolition of the larger outbuilding to the southwestern part of the Site (**Figure 10**). The existing multi-use hall was only added after 1932, first appearing on the 1938 OS Map (**Figures 11** and **12**).



Figure 11: 1932 OS Map. Reproduced with the permission of the National Library of Scotland

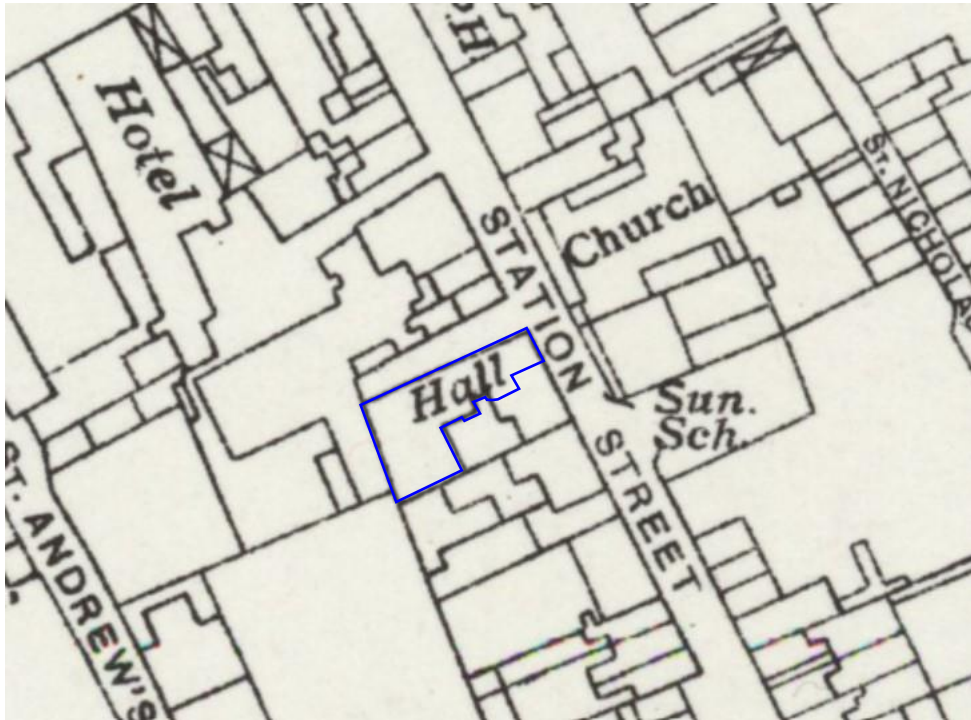


Figure 12: 1938 OS Map (published 1945). Reproduced with the permission of the National Library of Scotland

**3.10** Changes to the interior of 26A including a new staircase and addition of an attic room above the central part of the north range as well as other partitions to the first floor were implemented after 2000 in line with planning and listed building consent refs: LW/00/0648 and LW/00/1643. The curved quadrant rear porch door (**Figure 13**), a feature of 1930s date but possibly salvaged from another building, and some of the windows appear to have been replaced at this time. The mouldings of the glazing bars and stiles (Grecian ovolo) do not match the originals (ogee) – **Figure 14**.



*Figure 13: Curved quadrant bay window to the southwest corner of the original house at 26A.*



*Figure 14: Internal elevation of the curved quadrant bay window – the door and right-hand sash window are modern replacements within what appears to be a 1930s addition to the building.*



Figure 15: Aerial view from the south taken in 1949. Source: Britain from Above website



Figure 16: Aerial view from the southeast taken in 1949. Source: Britain from Above website

**3.11** On the basis of on-site evaluation and presence of modern plaster board and stud walls it seems the main staircase in the mid part of the north range (**Figure 17**) was inserted as part of the 2000 era consent and partitions to form the new landing

and first floor rear office space (**Figure 18**) are also post 2000 in origin. These elements do not possess and historical or architectural interest and tend to occlude or obscure the asset's significance. The staircase in particular creates a convoluted layout and dilutes the hierarchical nature of the historic layout by giving primacy to the 1930s hall rather than the original house.



*Figure 17: View of ground to first staircase inserted after 2000.*



Figure 18: Post 2000 era roof extension looking east (left) with modern partitions to form the staircase landing and anteroom, and view west (right).

**3.12** In summary, comparatively little of the historic plan form survives in No. 26A, the historic fabric being confined to the form of the basement (staircase down is modern – mid 20<sup>th</sup> century – **Figure 19**), the front ground floor room (**Figure 20**) – though partitioned when the basement stair was installed, and the SW room with the rounded entrance porch to the garden (**Figures 21**). The front first floor room is also of historic interest along with the chimney breast which separates the front and middle rooms at both levels (**Figures 22 & 23**).





Figure 19: Basement stair of mid-20<sup>th</sup> century date (left), the basement was originally accessed from No. 26 (right).



Figure 20: View of ground floor front room with mid 20<sup>th</sup> century partition to right, inserted to form the basement stair (right) the upper part of which retains the original cornicing of the ground floor room



Figure 21: Southwest ground floor room



Figure 22: first floor front room with 19<sup>th</sup> century fireplace retained



*Figure 23: chimney breast to ground floor front room.*

- 3.13** In terms of heritage value, the building is of comparatively modest architectural and historic interest and would seem to fall into a similar category of being listed for group value only, along with No. 26 due to the extent of alterations which have occurred over time. The significance of the listed building is described in more detail in Section 4.
- 3.14** The existing condition of the listed building is fair, however, there is a high level of damp infestation at basement level which is negatively affecting the condition of the ground floor room. The basement is currently not in a habitable state. The west side of the building is heavily overgrown with ivy (**Figure 27**).

## 4. Statement of Significance

- 4.1** The determination of the significance of the relevant heritage assets is based on statutory designation and/or professional judgement against the four headings of 'interest' identified within the NPPF / NPPG: architectural, historical, archaeological, and artistic interest. In addition to its physical presence the significance of a heritage asset can also be derived from its setting.
- 4.2** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets, and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets.
- 4.3** Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected (paragraph 194 of the NPPF) is therefore fundamental to understanding the scope for and acceptability of change.

### No. 26A Station Street

- 4.4** This building was added to the National Heritage List for England on 29<sup>th</sup> October 1985. The list description was amended on 30<sup>th</sup> June 1988 to read:
- "House. C18. Stuccoed with band. Slate roof, pyramidally hipped, with tall stack to rear. Flat-headed dormer in centre of roof. 2 storeys, attic and basement; 2 window front, glazing bar sashes on first floor, margin-light sashes on ground floor. Entrance in right return front, panelled door, with doubled half-glazed doors closer to the rear of the building."*
- 4.5** This cursory description is for the purpose of identification only. With reference to the four categories of interest defined by the NPPG, the significance of No. 26A Station Street can be described as follows.
- 4.6** **Architectural Interest:** Significance derives from the architectural value of the building as an example of late 18<sup>th</sup> century domestic architecture, though subsequently adapted during the 20<sup>th</sup> century to accommodate different uses,

including significant alterations to plan form after 2000. The interior of No. 26A consequently has a rather inchoate quality, having previously been part of a larger dwelling with No. 26. There is some good period detailing in the form of moulded plasterwork to the ground floor front room, the provenance of which is likely to be early-mid 19<sup>th</sup> century. The basement retains its original brick paved floor and some vaulted storage exists to area below the central chimney breast.

- 4.7** The changes to plan form include 20<sup>th</sup> century access to the basement (originally accessed from No. 26 only). This intervention disrupts the detailing within the ground floor front room, providing an opportunity for enhancement. The post 2000 era main staircase, and the creation of a modern first floor landing with stud partitions and a modern attic space to the central part of the north range are the other principal changes to the historic fabric. The staircase in particular erodes the heritage interest of the building by turning its back on the main entrance from Marlborough Place and giving pre-eminence to the 1930s era hall.
- 4.8** The Hall to the rear part of the listed building is of modest architectural value but retains original sash windows and the lower part of the main skylight. The frame and glazing of the skylight were replaced in the late 20<sup>th</sup> century, this being of timber with fixed lights but originally would have been of metal framed construction with top hung opening lights operated by a rack and pinion / ratchet system.
- 4.9** Historic window joinery survives to the Station Street elevation, with the windows to the south (rear) elevation dating from the early 20<sup>th</sup> century, including from post 2000 era replacement windows. Where historic fabric and finishes survive evidential values will be retained enabling a detailed ongoing understanding of past construction techniques, materials and methods from the 18<sup>th</sup> century.
- 4.10** **Historical Interest:** The building's historical value derives from its distinctive typology as a purpose-built townhouse, possibly adapted from an earlier arrangement of dwellings, with No. 26 (adjacent) providing a relatively unaltered example of a mid-status residence of the late-Georgian period.
- 4.11** No. 26A has illustrative historic interest providing a direct link to the past development of this area in the late 1700s. There is a degree of communal value derived from the building's use as a hall of some description from the 1930s onwards.

- 4.12** Internally the building has illustrative historic interest pertaining to domestic history and provision at this period, the retention of chimney stacks and fireplaces gives evidence, for example, of the means for heating such houses and the function of different rooms, such as the main reception room and living room to the ground floor and bedroom to the first floor.
- 4.13** As detailing varies through the house this reflects social hierarchy with greatest detailing at ground floor and lack of any embellishment at first floor level. This illustration of a social system, albeit altered and eroded over time, has an element of historic interest.
- 4.14** **Archaeological Interest:** Where physical evidence remains of changes to the building, and in the surviving historic fabric, there is some archaeological or evidential interest that retains potential for detailed understanding of the development of the property over time.
- 4.15** **Artistic Interest:** The ornamental plasterwork to the ground floor front room is of some artistic value and interest. The inherent craftsmanship of the original construction also has some artistic merit.

#### *Setting and Contribution to Significance*

- 4.16** The building's setting comprises the adjacent stretch of Station Street and Marlborough Place to the north, which predates the building, and the adjoining terraced properties to the north and south on Station Street (**Figures 24 and 25**), a number of which are grade II listed. Those which are not statutorily listed are buildings of townscape merit (*cf.* **Figure 28**). The building has no domestic curtilage of its own, the rear garden belonging to No. 26 (**Figure 26**). The latter may be accessed from the hall and the centre ground floor room with the curved bay.<sup>9</sup>

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<sup>9</sup> An agreement with the owners of No26 ensures access to this space will be retained for emergency exit escape purposes only.



Figure 24: View south along Station Street with the Site to the right



Figure 25: View north up Station Street with the Site to the left



Figure 26: View of the rear part of No. 26A from the garden of No. 26 Station Street.



Figure 27: View southwest from the conservatory Terrace of the White Hart Hotel showing the prominence of the poor-quality fibre cement tile roof covering.



**4.17** The immediate context has altered comparatively little since the house was first built and provides an important lens through which the listed building can be seen, appreciated and understood. This is very much in conjunction with No. 26 with which it forms part of a larger and coherent architectural composition which overlaps at different levels. The setting thus makes an important contribution to significance, having been established before the house was built in the late 1700s, and is illustrative of the varied and ancient history of Lewes.

## Lewes Conservation Area

**4.18** The Lewes Conservation Area Character Appraisal (LCACA) is an in-depth document publicly available through the local authority web pages<sup>10</sup>. It provides information on the history and development, principal characteristics, and various sub areas that make up the conservation area which is focussed around the castle and Saxon town but extending to take in the much later residential suburbs on all sides. The Site falls within sub area 2 – Lower High Street (**Figure 28**).

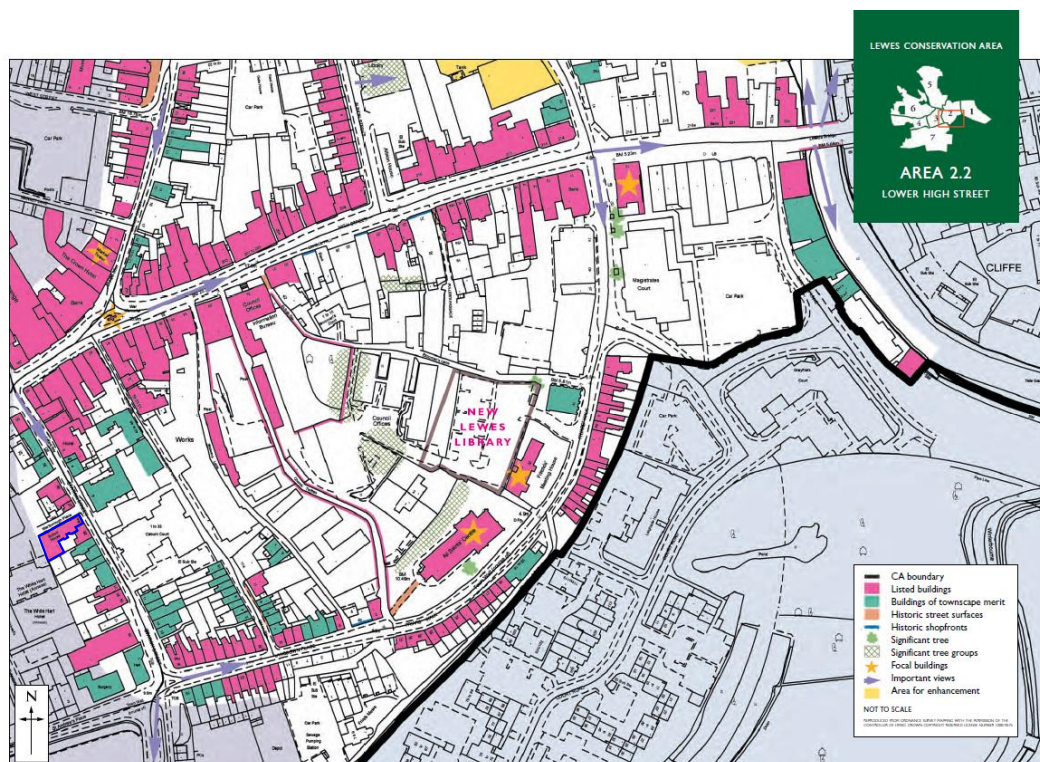


Figure 28: Map of Sub Area 2 of Lewes Conservation Area with the Site outlined in blue.

<sup>10</sup> <https://www.lewes-eastbourne.gov.uk/planning-and-building-control/conservation/conservation-area-appraisals/?p=5>

**4.19** The reason for the designation is succinctly summarised at para.2.2 of the introduction.

*"Lewes is a well preserved, County town, with rows of listed buildings lining the main streets. Its plan form reflects its Saxon, Norman and medieval history, with Lewes Castle providing an important focal point to the town. Its undulating topography and location on a gap in the South Downs, over-looking the river Ouse, adds to its many attractions. It is a thriving community, with a strong commercial core, surrounded by well preserved 19th century residential suburbs. Its many fine listed churches, one of them pre-Norman, are another worthy feature."* (LCACA 2007, p.9).

**4.20** Further detail on the key characteristics of the Conservation Area is provided in the box at section 2.1 which covers both physical traits but also more ephemeral and intangible features such as major annual events held by the town or the smell of the town's brewery.

#### KEY CHARACTERISTICS

*The special character of the Lewes Conservation Area derives from the following features.*

- *Setting in a gap of the South Downs;*
- *Location on the River Ouse;*
- *Undulating topography providing stunning views in almost every direction;*
- *Roman, Saxon and Norman influence on town layout;*
- *Remains of Lewes castle and medieval priory;*
- *Nationally important collection of buildings in the town centre, Southover and Cliffe;*
- *Notably intact streetscape, featuring long rows of varied listed buildings;*
- *Domestic, small-scale buildings for most of conservation area;*
- *Varied roof heights in principal streets with gables, parapets, and pitched roofs facing the street;*

- *Wide variety of building materials: flint (cobbles or knapped), clunch (chalk blocks), regional sandstone, imported limestone, timber-framing, timber boarding, render (often over 'bungaroosh'), brick (red, grey, and yellow), mathematical tiles (black glazed, yellow or red), handmade clay roof and wall tiles, Horsham stone slate, and Welsh slate;*
- *Well preserved Victorian and Edwardian suburbs;*
- *Brick pavements often with granite or traditional stone kerbs;*
- *Cast iron drain covers, kerb plates, coal hole covers, and bollards usually made by the Phoenix Ironworks and marked 'Everys';*
- *Thriving town centre and a strong sense of community;*
- *Activity provided by local government offices, the various Courts, offices of the police and various quangos, and a number of schools and colleges;*
- *Local specialist shops, such as antiques, books, clothes and gifts;*
- *Association with historical events and famous people;*
- *The smell of hops from Harvey's Brewery;*
- *The traditions of Bonfire.*

#### **4.21**

Around the Site the Conservation Area exhibits some of the above key characteristics more than others. The dominant features of this part of the conservation area include:

- Hilly location overlooking river and Cliffe;
- Survival of historic street plan including twittens;
- Curve of Friars Walk marks the line of the medieval town wall and ditch;
- Groups of continuous high quality listed buildings facing the principal streets;
- Timber-framed buildings (usually refronted) in School Hill and High Street;
- Georgian 'New Town' in East Street area;
- A number of significant municipal historic buildings including the Town Hall;
- All Saints Church, the Friends Meeting House and Eastgate Baptist Church are all important;

- Mixed uses in the School Hill area;
- Significant views down School Hill to Cliffe and beyond to the martyrs' obelisk;
- Some modern development has impinged.

**4.22** The Conservation Area derives significance from a complex combination of its architectural, historic, archaeological and general aesthetic qualities. Particular aspects of value that are key around the Site are the architectural characteristics pertaining to the medieval buildings of the High Street, re-fronted in the Georgian period and the 18<sup>th</sup> – 19<sup>th</sup> century periods of growth and redevelopment to the east and south of the ancient core. Views along Station Street enable a distinct sense of history and the past evolution of the town to be appreciated.

#### Contribution of the Site to Significance

**4.23** The Site makes a positive contribution to the special character and appearance of the heritage asset in conjunction with No. 26 Station Street and the group value of the buildings along the length of the road. The listed building is not singled out for particular mention in the LCACA and is not a key building, but nonetheless forms part of a particularly well-preserved sequence of 18<sup>th</sup> and 19<sup>th</sup> century buildings and is an integral element of the townscape value and architectural interest of Station Street. The view south along Station Street is identified as an important view within the LCA.

## 5. Heritage Impact Assessment

**5.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Steps 2, 3, 4, & 5 of GPA2, which has a close connection with Step 1. This chapter should be read in conjunction with the preceding chapter.

### Summary of the Proposals

**5.2** The proposals are for change of use and associated alterations to create 2 self-contained apartments with retention of the multi-use hall as lettable space. Alterations are largely internal, with external alterations limited to the insertion of a new entrance door for the hall, replacement of the fibre cement slates to the northern range with natural slate, replacement railings and bin / bike storage areas and refurbishment of timber sash windows to the hall and associated kitchen space.

**5.3** The following amendments to the pre-application scheme have been incorporated into the finalised proposals further to a thorough examination of the building's special interest. These changes have been made in order to maximise the potential for enhancement and to minimise harm:

- Within Apartment 1 (Ground and basement) a winder staircase from ground to basement level has been inserted within the NW corner of the ancillary space with the partition removed to reinstate the proportions of the ground floor front room. The interrupted plaster cornices will be made good. A winder staircase is more in keeping with the age and character of the property and takes inspiration from the winder stair within No. 26, with which the building is closely associated.
- The post year 2000 main stair from ground to first level within Apartment 2 is now reversed, rising from east to west. The existing arrangement detracts from the hierarchy of the historic plan form and the change provides a sympathetic remedy to how the original house will be experienced. The stair incorporates a quarter turn at the top to fit into the space, providing a much more welcoming entrance to Flat 2 with bikes accommodated alongside the

entrance hall and ample storage beneath the staircase. The new configuration enables a larger disabled WC for the hall premises in line with DDA requirements.

- At landing level, the modern partitions have been removed to create layout this is more consistent with the historic plan from, with new partitions for bedrooms and en-suites formed within the modern attic space that is not sensitive in heritage terms.
- The kitchen in apartment 2 is to the front room allowing the modern roof space to the centre of the building to be subdivided to form bedrooms / bathrooms, as noted above.
- Opening rooflights to the hall lantern is to be reinstated as part of a replica Edwardian style roof lantern fabricated in cast metal. The existing timber shutters to the underside of the lantern are to be retained and made operable to limit 'light pollution'. This change will secure a minor enhancement of the building's special interest.
- The tripartite sash windows to the Hall and associated Kitchen are to be repaired with matching joinery and adjusted to accommodate 14mm heritage double glazed units which incorporate traditional hand drawn glass to the outer pane. All the remaining windows are to the property are to be similarly upgraded by means of retrofitting or matching replacement joinery, apart from the curved windows to the ground floor bedroom of Flat 1 which are to be retained as existing, though with suitably detailed secondary glazing installed.
- The door between the Apartment 1 bedroom and the en-suite has been shifted to the north slightly to avoid breaking into the masonry pier supporting an encased timber or steel beam running east-west into this wall.
- The fibre cement slates to the two lower double pitched roofs of the north range are to be replaced with natural slate. The existing roofing material is highly unattractive and negatively impacts important views from the rear of the White Hart Hotel (**Figure 27**), which is a public building. Replacement in natural slate will enhance both the listed building and the conservation area.
- A suitable method of damp proofing to the basement is proposed (e.g., a cavity drainage system). This will allow the historic masonry to breathe and

will remedy the existing poor condition of the basement, returning this part of the heritage asset to beneficial use. Any existing brick pavers to the floor are to be retained and reinstated above a damp-proof course.

**5.4** The proposals are illustrated at **Appendix 2**.

**5.5** The impact of each element of the scheme is assessed in turn below with a summary of the overall impact on the building's special interest and heritage significance thereafter.

## Assessment of Impact

**5.6** With reference to **Appendix 1**, along with the most important considerations relating to the impact of the proposals on the setting of the heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence<sup>11</sup>), value-based judgements on the impact of the proposals on significance have been set out below.

### Impact on the significance of No. 26A Station Street

**5.7** The reversion of the majority of the building to domestic use (as two self-contained apartments) is considered a heritage benefit in principle, since the character and history of the building as a purpose-built residence will be reinforced.

**5.8** The associated internal alterations include the removal of modern partitions and staircase and their replacement with a new staircase and fewer partitions in the more sensitive parts of the building. These changes will better reveal interesting architectural detail and elements of plan form which have been obscured or lost during the 20<sup>th</sup> century and since 2000. The appreciation of original volumes and proportion of the principal ground floor room will be noticeably enhanced, yielding a further appreciable heritage benefit.

**5.9** The upgrading of thermal insulation within the property with the existing sash windows throughout upgraded to a heritage specification of double glazing within the existing frames will greatly enhance the building's sustainability over the long term. This proposed change will yield an overall heritage benefit.

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<sup>11</sup> Historic England's guidance on setting GPA3

- 5.10** The opening proposed to the north side of the chimney breast at ground level to connect the living room and bedroom involves the removal of a small amount of historic brickwork. However, this has been identified as later infill, concealed by modern plasterboard. The proposed opening would read as a niche to the right of the chimney breast within the front room, and likewise to the left of the chimney breast within the bedroom. Furthermore, the opening would be concealed in the form of a jib door. The level of harm resulting from this change is considered to be very slight and would be decisively outweighed by the array of heritage benefits secured through the proposal on the basis of an internal heritage balance.<sup>12</sup>
- 5.11** In terms of modernisation of the living accommodation to create bathrooms, kitchen, adequate ventilation and insulation to the roof covering, the existing plan form has not been eroded in order to achieve the associated upgrade in habitable quality of the building. These new elements will be introduced sympathetically in order to minimise any impact on the historic fabric and to ensure that the long-term sustainability of the dwelling is both realistic and consistent with the building's proper conservation. Besides the upgrading of windows noted above no further changes to the building's external joinery are proposed, other than where new openings are formed or existing modern entrance doors are replaced with better detailed timber doors. The latter change constitutes a further enhancement both of the listed building and conservation area alongside the enhancement delivered through the re-slating of the northern range double pitched roof.
- 5.12** Externally, the replacement railings are a significant improvement on the existing scaffold pole style railings and will create defensible space for neat bin store pens, of painted timber and space for bike storage. The new railings will enhance the listed building's setting, while the impact of the bin and bikes stores would be neutral.
- 5.13** Further opportunities to enhance the listed building that would secure heritage benefit include removal of the invasive ivy to the west boundary wall and external redecoration of the painted render finishes in a suitable mineral based breathable masonry paint.

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<sup>12</sup> R (Palmer) v Herefordshire Council [2016] EWCA Civ 1061 established that where proposed development would affect a listed building or its settings in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting.



## Summary of effects

- 5.14** The proposed scheme of conversion and adaptation to form two self-contained apartments with the retention of the hall as lettable space will preserve the listed building for the purposes of the decision maker's duty under Sections 16(2) and 66(1) of the Act.
- 5.15** The restoration of plan form to the ground floor front room and reconfiguration of staircases to be in sympathy with the historic layout and function of the domestic building, as well as damp proofing works to the basement to restore beneficial use and external works of enhancement, would have an appreciable beneficial impact on the listed building's significance. Upgrading the building's resistance to damp and habitable quality in conjunction with more thermally efficient windows, would improve the building's sustainability and in turn enhance its long-term conservation without significant loss of historic fabric or erosion of the heritage values identified in Section 4.
- 5.16** The identified heritage benefits of the scheme are substantive and would decisively outweigh any potential low level of less than substantial harm that may arise from the introduction of a new opening between the living room and bedroom at ground floor level of Apartment 1. By way of internal heritage balance there would be no residual harm resulting from the proposed scheme.
- 5.17** In summary, there would be no erosion of the building's significance which would be sustained in compliance with paragraph 197 of the NPPF. Accordingly, Paragraphs 201-202 of the NPPF are not engaged and there would be preservation for the purposes of the decision maker's duty under Sections 16(2) and 66(1) of the Act. The Scale of Harm tabulated at **Appendix 1** does not apply.

## Effect on Lewes Conservation Area

- 5.18** Architectural interest: The proposed development will enhance the architectural interest of the Lewes Conservation Area, with the identified listed building improved and enhanced in its external appearance and returned to residential use in keeping with its original function and design intent. The new residential use would be secured without any harmful effects to the architectural or historic interest of any individual heritage assets.

- 5.19** Historical interest: This will be entirely preserved by the proposed internal and associated minor external alterations to this grade II listed building.
- 5.20** Artistic interest: This element of interest will be entirely preserved by the proposal.
- 5.21** Archaeological interest: The below ground archaeological potential of the Site lies outside the scope of this report and is unlikely to be affected by the proposed scheme of development.
- 5.22** The effect of the proposal on the conservation area's significance would be beneficial as a result of the building's enhanced appearance due to the re-covering of the roof in natural slate where there are currently fibre cement tiles, and better-quality external joinery where doors are to be replaced. The removal of invasive ivy and repairs to masonry where needed will also enhance the appearance of the Site.
- 5.23** Accordingly, there is preservation for the purpose of the decision maker's duty under Section 72(1) of the Act. Paragraphs 201-202 of the NPPF are not engaged and the proposed scheme is considered compliant with local policy. The scale of harm table included in **Appendix 1** therefore does not apply.

### Summary of effects on Heritage Significance

- 5.24** In summary the Proposed Development will cause no residual harm to any heritage assets, designated or otherwise. Paragraphs 201-203 of the NPPF are not engaged. There is no harm for the purposes of paragraphs 199-200 of the NPPF or for the exercise of the statutory duty under sections 16(2), 66(1) and 72(1) of the Act. There would be no conflict with any local or regional policies relating to built heritage.

## 6. Conclusions

- 6.1** This Heritage Statement has been prepared by HCUK Group on behalf of the owner in relation to the proposed change of use to create 2 self-contained apartments with the multi-use hall retained as lettable space and associated works of alteration at the Site. The Site comprises a grade II listed former dwelling within the Lewes Conservation Area.
- 6.2** This report provides sufficient information on relevant assets in order for the local planning authority to gauge the suitability of proposed development in heritage terms, in compliance with paragraphs 194 and 195 of the NPPF. This document provides an overview of the historic development of the Site and its surroundings, a proportionate assessment of the significance of potentially affected heritage assets and an appraisal of the effects of the proposed scheme.
- 6.3** Alterations are proposed to the interior of the house to create two self contained apartments with minor external alterations which would have a beneficial impact on the heritage interest of the listed building and wider conservation area. The proposed scheme is illustrated at **Appendix 2**.
- 6.4** Further to the detailed assessment undertaken in Section 5 of this Report, it is concluded that the proposals will preserve the architectural and historic of the subject grade II listed property, with no residual harm resulting. There will be notable enhancement of the building's long-term conservation as a result of the restoration of historic plan form in part. Any loss of historic fabric would be both minimal and outweighed by the overall heritage benefit of the proposals. The retained use of the hall as lettable space is in line with the Council's pre-application advice.
- 6.5** The provision of a residential use is in itself a heritage benefit that will reinforce the building's historic and architectural values. The group value of the listed building in conjunction with No. 26 Station Street would be preserved in respect to the Section 16(2) and 66(1) statutory duties.
- 6.6** The significance of Lewes Conservation Area will be preserved for the reasons set out in Section 5 and for the purpose of the decision maker's duty under Section

72(1) of the 1990 Act. There will be no harm to any heritage assets (designated or otherwise) and paragraphs 201-203 of the NPPF are therefore not engaged.

**6.7** The Proposed Development complies with all local and regional policies relating to the historic environment and the Council is invited to consider the proposals favourably in compliance with paragraph 206 of the NPPF.

# Appendix 1

## *Scale of Harm (HCUK, 2019)*

The table below has been worked up by HCUK Group (2019) based on current policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It draws on various recent appeal decisions and reflects the increasing importance being put on the contribution of setting to significance and the need to create a greater level of clarity within the finding of less than substantial harm (see the NPPF, paragraphs 200-202). This has been proving more and more necessary and the table below goes some way to reflect the most recent updates (2019) to the guidance set out within the NPPG<sup>13</sup>

<b>Scale of Harm</b>	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

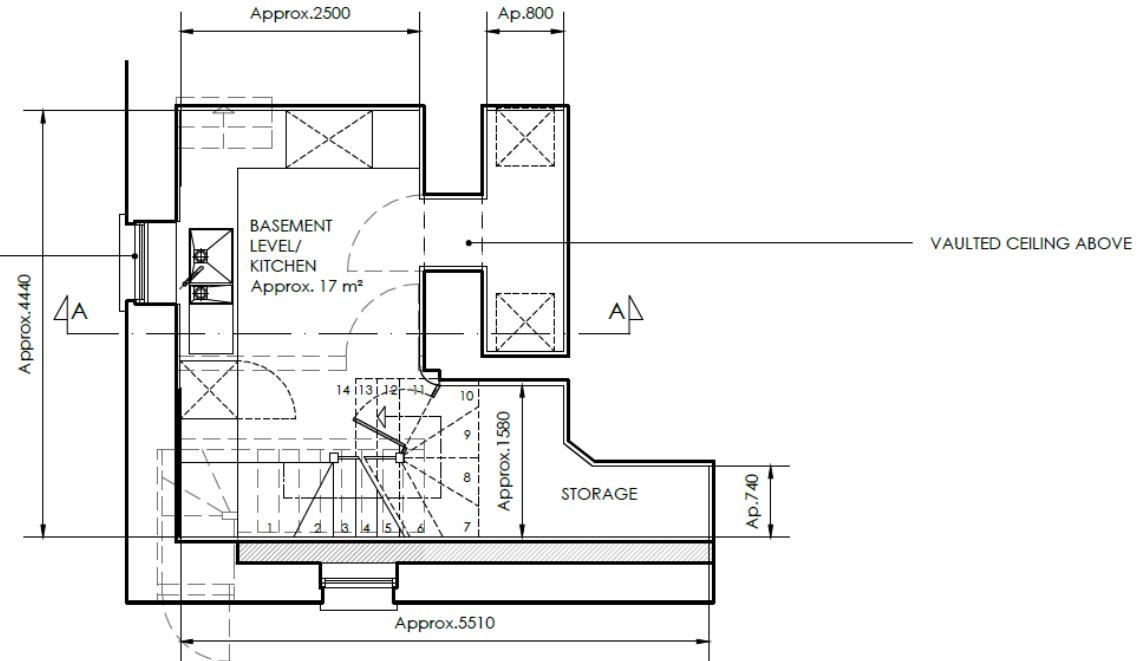
HCUK Group, 2019

<sup>13</sup> See NPPG 2019. Section: 'How can the possibility of harm to a heritage asset be assessed?'. Paragraph 3, under this heading notes that '*within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*'

# Appendix 2

## Proposed Scheme Details (Annette Peters Design - APD)

WINDOW TO BE REFURBISHED AS PER D&A STATEMENT. WINDOW (AREA 0.47 SQM) COMPLIES WITH BUILDING REGULATIONS FOR MEANS OF ESCAPE. (MIN. AREA 0.33 SQM AND MINIMUM 450H AND 450W.



Proposed Basement Floor Plan  
SCALE 1:100 @ A3

North

NOTES ON WINDOW REPAIRS:

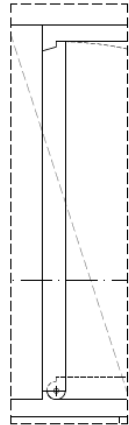
**FOR WINDOW NUMBERS: W01, W02, W03, W07, W08, W15, W16, W17:**  
 UPGRADING WORKS TO THE WINDOWS TO MAKE THEM DOUBLE GLAZED (AND THEREFORE RE-WEIGHTED), TO INCLUDE RETRO-FITTING AND REPAIR OF THE EXISTING FRAMES WITH HERITAGE REPLACEMENT OF ANY DECAYED ELEMENTS (EG. SILLS, STILES, MEETING RAILS AND GLAZING BARS, ETC.)  
 DOUBLE GLAZED UNITS TO CONSIST OF HERITAGE GLASS TO EXTERNAL PANE AND LOWE GLASS TO INTERNAL PANE.  
 N.B. ALL SIGHT-LINES AND EXISTING ELEVATIONAL ARRANGEMENT OF WINDOW PANE AND FRAMES TO REMAIN AS EXISTING.

**FOR WINDOW NUMBERS: W05:**  
 EXISTING MODERN STYLE WINDOW TO BE REPLACED WITH NEW OBSCURED OPENABLE WINDOW, LIMITED TO MAINTAIN PRIVACY AND PREVENT OBSTRUCTION.

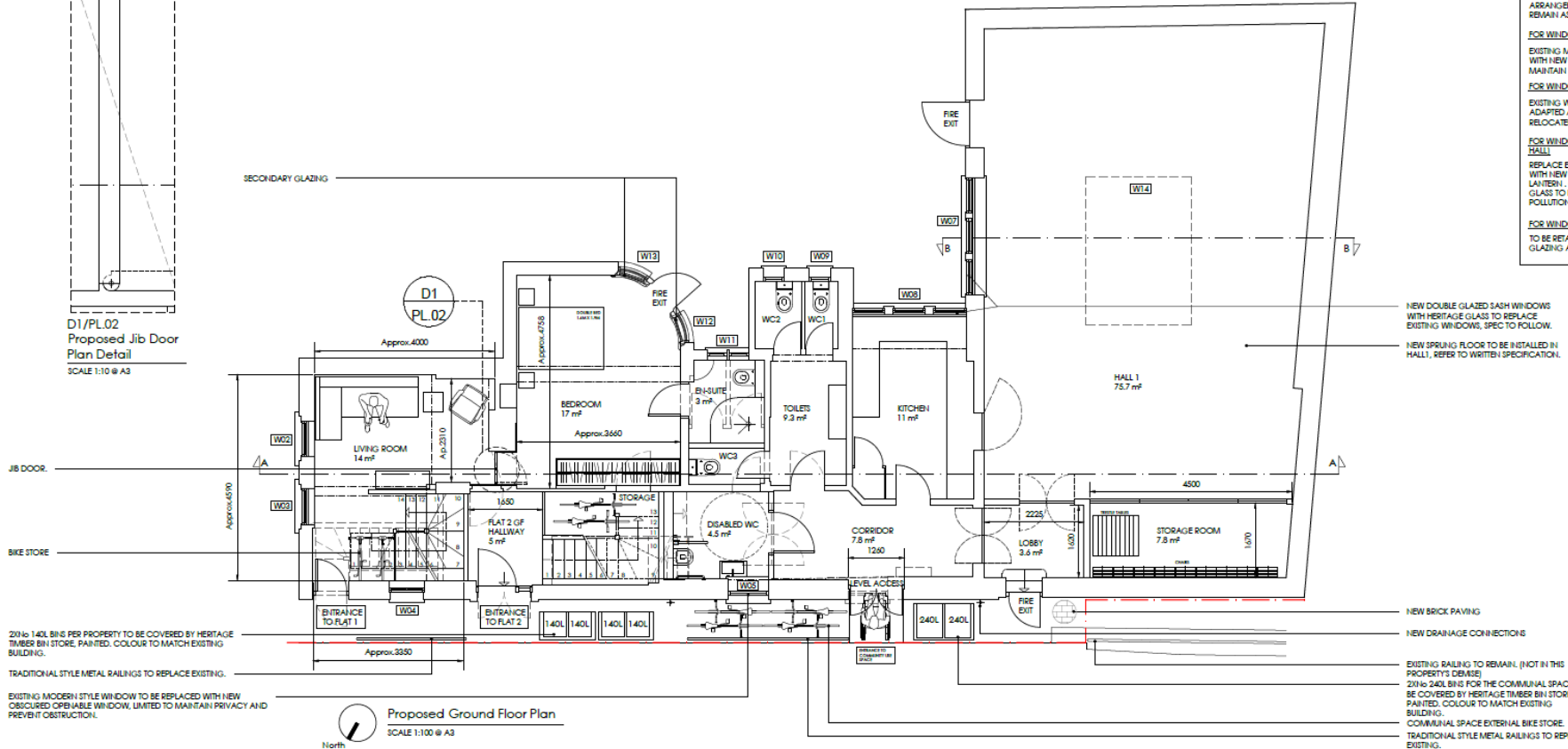
**FOR WINDOW NUMBERS: W06:**  
 EXISTING WINDOW TO BE REMOVED, OPENING ADAPTED AND EXISTING DOUBLE DOORS TO HALL TO BE RELOCATED TO THIS LOCATION, AS PER THE DRAWINGS.

**FOR WINDOW NUMBERS: W14 (ROOF LANTERN OVER HALL):**  
 REPLACE EXISTING TIMBER AND PLASTIC ROOF LANTERN WITH NEW METAL FRAMED AND DOUBLE GLAZED LANTERN - OPENABLE SECTIONS AS INDICATED. TINTED GLASS TO REDUCE SOLAR GAIN AND UPWARD LIGHT POLLUTION.

**FOR WINDOW NUMBERS: W12, W13:**  
 TO BE RETAINED, OVERHAULED AND SECONDARY GLAZING ADDED.



D1/PL.02  
 Proposed Jib Door  
 Plan Detail  
 SCALE 1:10 @ A3



Proposed Ground Floor Plan  
 SCALE 1:100 @ A3

- NEW DOUBLE GLAZED SASH WINDOWS WITH HERITAGE GLASS TO REPLACE EXISTING WINDOWS, SPEC TO FOLLOW.
- NEW SPRUNG FLOOR TO BE INSTALLED IN HALL 1. REFER TO WRITTEN SPECIFICATION.
- NEW BRICK PAVING
- NEW DRAINAGE CONNECTIONS
- EXISTING RAILING TO REMAIN. (NOT IN THIS PROPERTY'S DEMISE)
- 240x240 BRICKS FOR THE COMMUNAL SPACE TO BE COVERED BY HERITAGE TIMBER BIN STORE, PAINTED, COLOUR TO MATCH EXISTING BUILDING.
- COMMUNAL SPACE EXTERNAL BIKE STORE.
- TRADITIONAL STYLE METAL RAILINGS TO REPLACE EXISTING.

REV	DATE	DESCRIPTION
F	20.11.22	
E	20.11.22	
D	17.11.22	
C	15.11.22	
B	14.11.22	
A	08.11.22	

ADDRESS:  
 26a Station Street  
 Lewes  
 BN7 2DB

DRAWING NAME  
 Proposed Basement  
 & Ground Floor Plans

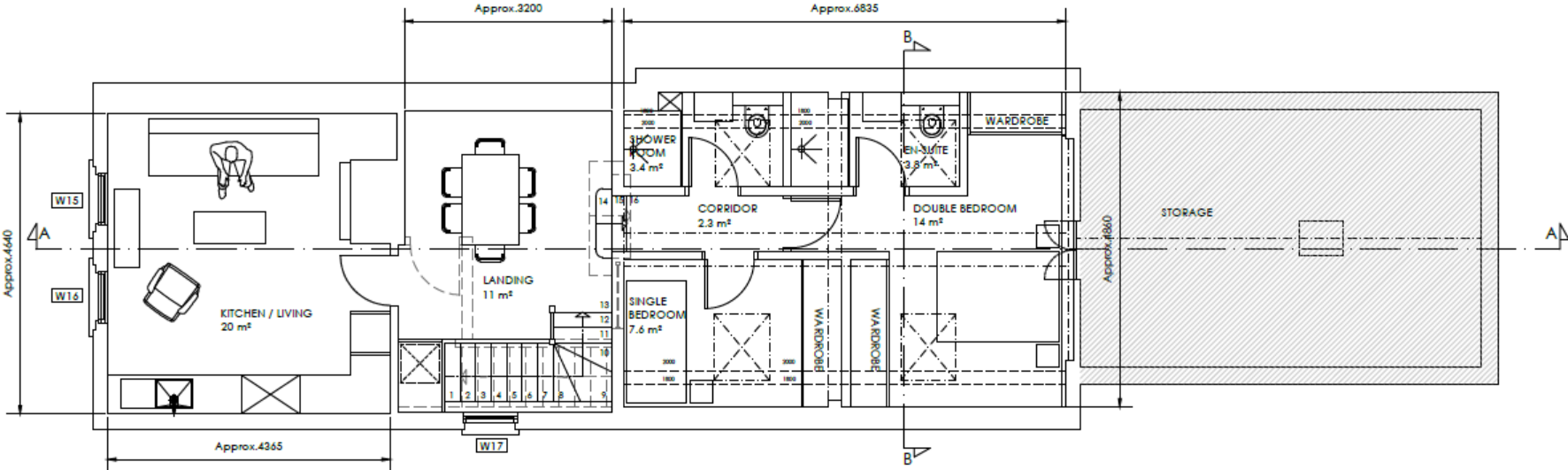
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Status: PLANNING Rev: F

FR: NOV 22 Scale: 1:100@A3

annette peters design  
 architecture & interior design

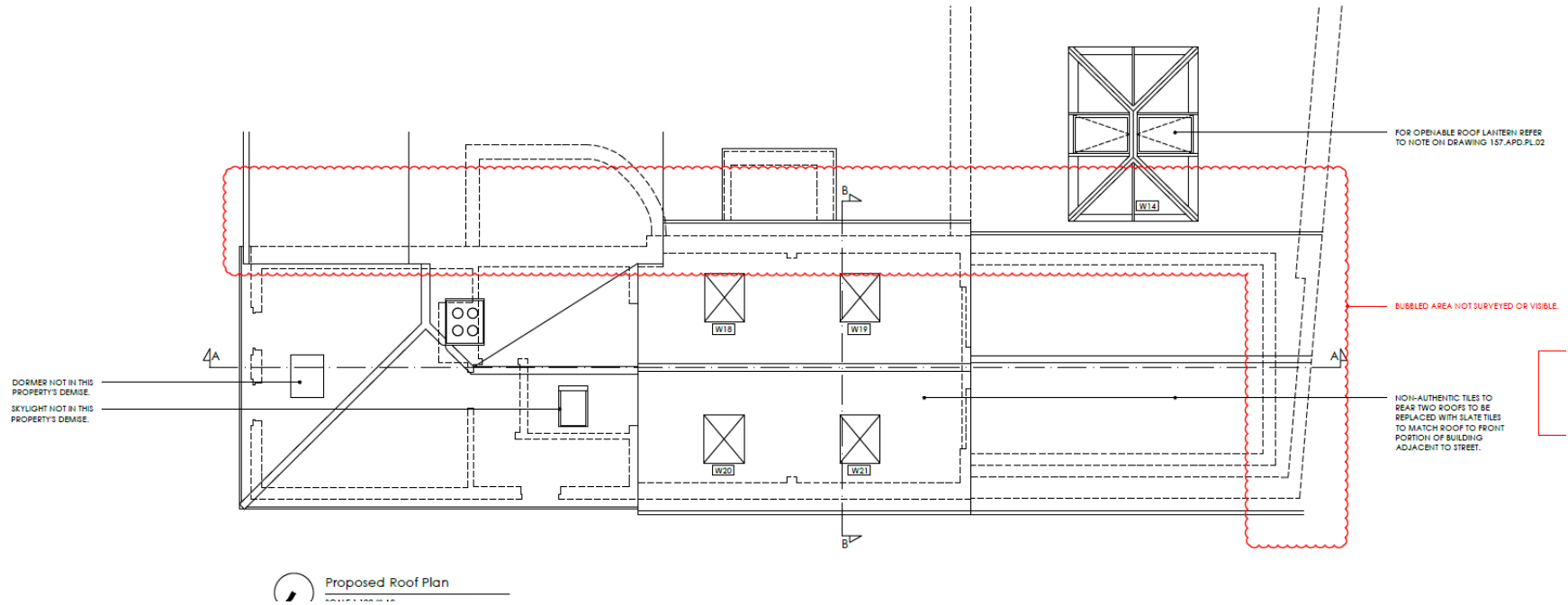
96 High Street Mews,  
 London SW19 7JG  
 T: 020 84711111  
 E: annette@annetpetersdesign.co.uk

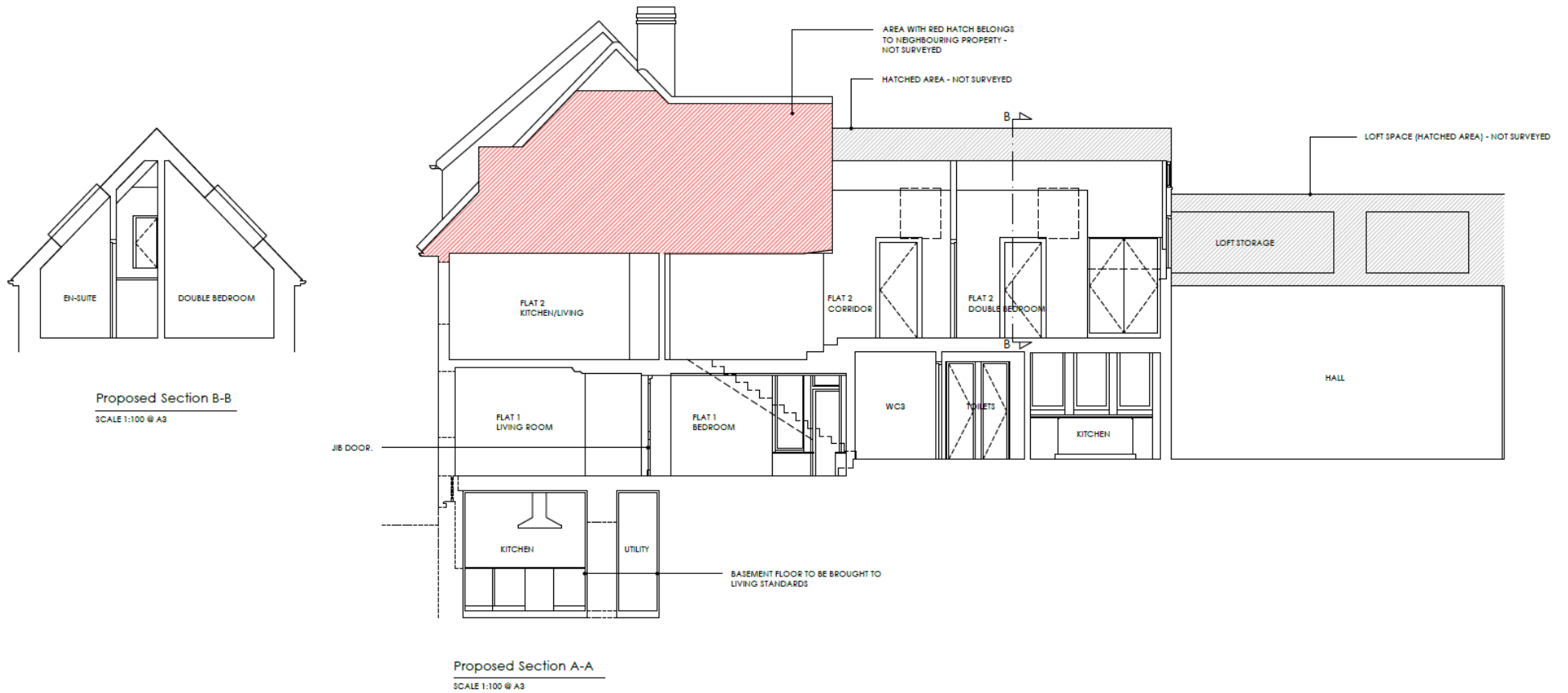


 Proposed First Floor Plan - Flat 2  
SCALE 1:100 @ A3









## *Standard Sources*

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

<http://magic.defra.gov.uk>

[www.history.ac.uk/victoria-county-history](http://www.history.ac.uk/victoria-county-history)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2023

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)