

# Historic Environment Record Consultation Report

## Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

231/21

Date completed

19/11/2021

Address of site

Greywethers, The Village, Alciston, East Sussex,  
BN26 6UN

Grid Reference

550778 105889

Development type

Householder

### 1. Scheduled Monument (SM)

The site is: Please see below

#### *Description of the Scheduled Monument*

There are no Scheduled Monuments within 250m of the site.

**Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:**

**[www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)**

## 2. Listed Building

Please choose the most appropriate option: **The building is listed**

### **Description of the Listed Building(s)**

#### **1353257 Greywethers, Robin Cottage**

*Grade II. One building. Timber-framed building with the timbering and red brick infilling exposed to the north wall but refronted with red brick in C18. Tiled roof. Casement windows. Modern porch. Two storeys. Three windows. Modern L-wing to north west not of special interest.*

There are three listed buildings within 100m of the site

#### **1043364 No. 33, The Square**

*Grade II. C17. Two storeys. Two windows. Red brick and grey headers. Upped thatched roof with 2 "eyebrows". Casement windows.*

#### **1043335 Nos. 53 and 54**

*Grade II. C18. Two storeys and attic. Two windows. Two hipped dormers. Red brick. Tiled roof. Casement windows. Gabled porch.*

#### **1353261 No. 57**

*Grade II. C18. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Sash windows with glazing bars intact.*

There are an additional 8 listed buildings within 250m of the site.

**Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice\* of the local planning authority before submitting a planning application or listed building consent (LBC) application.**

**Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.**

**Where works will affect a Grade I or II\* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:**

**[www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)**

\*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

## 3. Conservation Area

The site is: **Inside a Conservation Area**

### ***Description of the Conservation Area***

The site lies within the Alciston Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold\*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: [www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Information can be found on the relevant planning websites

### **4. Registered Park and/or Garden (RP&G)**

The site is: Please see below

### ***Description of the Registered Park and / or Garden***

There are no Registered Parks and / or Gardens within 250m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold\*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II\* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: [www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Information can be found on the relevant planning websites

### **5. Historic Battlefield**

The site is: Please see below

### ***Description of the Historic Battlefield***

There are no Historic Battlefields within 250m of the site.

Where a Historic Battlefield has been identified (above) the applicant should familiarise themselves with any information the LPA may hold\*, in order to consider any impact on the Historic Battlefield or its setting, prior to submitting the application.

Where the application site is within a Historic Battlefield, adjacent to or within 100m of and could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

[www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Information can be found on the relevant planning websites

## 6. Archaeological Notification Area (ANA)

The site is: Inside an ANA

### *Description of and reason for the ANA*

The site is located within an ANA associated with the medieval and post-medieval village of Alciston.

For further information about the ANA please contact the County Archaeology Team [REDACTED]

## 7. Locally Listed Heritage Asset

(including buildings, structures, parks and gardens)

Please choose the most appropriate option: Please see below

### *Description of locally listed heritage asset*

There are no locally listed heritage assets within 250m of the site

Not all Local Planning Authorities hold a Local List of Heritage Assets. Where a Locally Listed Heritage Asset has been identified (above) the applicant should familiarise themselves with any information the Local Planning Authority may hold\*, in order to consider any impact on the Heritage Asset or its setting, prior to submitting the application.

\*Information can be found on the relevant planning websites

## 8. Other Non-Designated Heritage Assets

(including ANAs, buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

**Please choose the most appropriate option:**  The site contains a Non-Designated Heritage Asset

### ***Description of non-designated heritage assets***

A building dating to the Post-Medieval period is recorded within the boundary of the site. It is depicted on the Alciston tithe map, and was demolished in the c.1930s. [1]

Historic mapping for the site records a building on a similar footprint to the present (2021) Greywethers from the mid-19<sup>th</sup> century through until the early/mid 20<sup>th</sup> century. The tithe map dating to the c.1840s recorded a building to the north-west of Greywethers, which has been demolished by the mid-20<sup>th</sup> century. [2]

An archaeological evaluation excavation was carried out on land adjacent to The Rose Cottage Inn, approximately 100m south-west of the site. No archaeological features were encountered, with only modern deposits being present above the natural. However towards the street frontage, the footings of a post-medieval building, possibly dating to the 17<sup>th</sup> century, cut into the top of the natural and post-medieval material dating to the early 19<sup>th</sup> Century was recovered from the fill of the footing cut, suggesting it had been demolished by this date.

Excavations at Garden Cottage and The Studio, approximately 185m south-west of the site, revealed no archaeological features at either site, but a small finds assemblage represents activity in the area from the Early Post-Medieval onwards.

A geophysical survey undertaken on land adjacent to the A27 between Lewes and Polegate, although no anomalies of archaeological potential were observed. [3]

The site lies within the shrunken Medieval village of Alciston, which is recorded as *Aelfsige's tun* in the Domesday book of 1086. A number of the surviving buildings in the village date to between the c.15<sup>th</sup> and c.18<sup>th</sup> centuries. [4]

Approximately 150m south of the site is an undated, but extant, outfarm which is formed of a regular courtyard of L-plan. The farmstead is located within or in association to a hamlet, with one or more of the structural elements dating to the 18<sup>th</sup> century. All the traditional buildings remain extant. [5]

## 9. HER data sources

- [1] East Sussex Historic Environment Record database
- [2] Tithe map and OS historic mapping (ESRO)
- [3] a) Atkin, D. (2011) Land Adjacent to the Rose Cottage Inn, Alciston: Evaluation CBAS Project No. CBAS0238
- b) Chuter, G. (2008) Garden Cottage, Alciston: Watching Brief East Sussex County Council Archaeology Team
- c) Walsh, E. (2019) The Studio, The Village, Alciston: Watching Brief CBAS Project No. CBAS1015
- d) Webb, A. (2021) A 27 East of Lewes Additional Working Areas (Western Section), Polegate: Geophysical Survey Headland Archaeology
- [4] Bannister, N (2008) Historic Landscape Characterisation of Sussex report
- [5] Edwards, R. (2004) East Sussex Farmstead Characterisation Project

## 10. Further Information

**The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development**

Guidance with regard to development and historic farmsteads can be found at: <https://historicengland.org.uk/images-books/publications/south-east-farmsteads-character-statement/> and also by discussion with the LPA.

**The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.**

Map of HER data

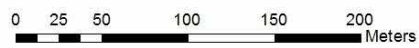
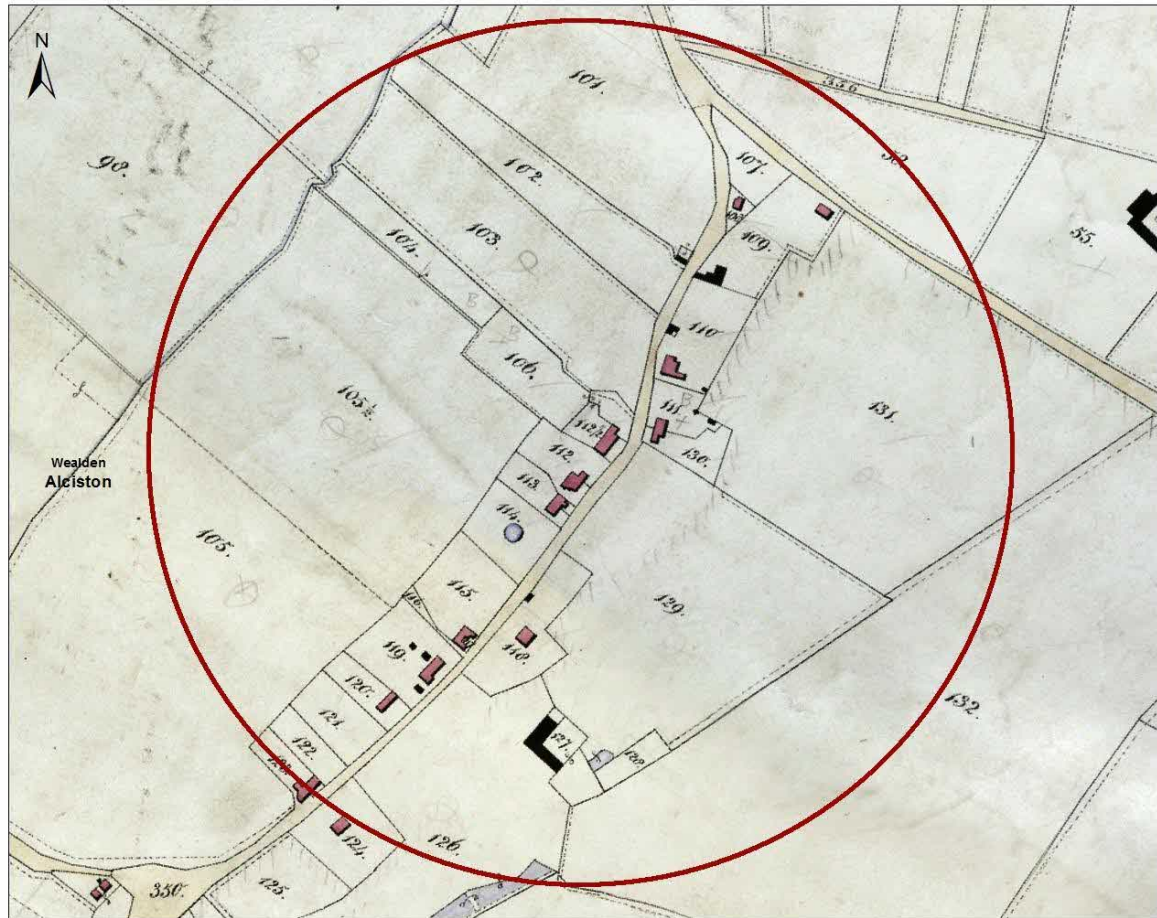


0 25 50 100 150 200 Meters

1:2,000 @ A3



# Tithe Map dated to the 1840's



1:2,000 @ A3



## **Further information**

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the East Sussex Historic Environment Record (ESHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the East Sussex Historic Environment Record Team. This report identifies heritage assets recorded in ESHER that are located within the development site or within 250m of the development site.\* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, 2021) **Section 194** 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.

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **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).

*\*The information in the East Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and ESHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*