

# Nick Adams Architects

www.nickadamsarchitects.co.uk

Doc no: 2333\_240122\_DAHS  
Doc name: D&A Heritage Statement  
Date: March 2024

## DESIGN, ACCESS & HERITAGE STATEMENT

### 1. Introduction

21 South Street is a terraced house in Lewes, East Sussex. It is not listed but is within Lewes Conservation Area, which is subject to an Article 4 Direction.

The proposals are for a small single storey extension off the existing outrigger to provide additional function space and a ground floor accessible bathroom.

### 2. Assessment of Heritage Significance

#### 2.1. The Site

21 South Street and neighbouring 23 South Street were originally a single house. They were converted into two houses, with a new front elevation and rear outrigger extensions in the mid to late 19<sup>th</sup> Century.

The front elevation is built with vitrified grey brick in header bond, single glazed timber sash windows with red brick dressed surrounds and gauged heads and a round arched entrance with recessed door.

The rear elevation is a mixture of white painted stucco render and white painted brick.

The Victorian outrigger has been extended and there is a loft dormer, both completed circa 1980.

#### Surrounding Conservation Area

South Street is a varied mix of historic and modern, mostly terraced, houses and cottages. There are several groups of unlisted mid to late 19<sup>th</sup> Century buildings of townscape merit, in particular no's 36-40, notable for Gothic detailing and polychromatic brickwork.

#### 2.2. Archaeology

There are no recorded non-designated heritage assets within the site boundary. Historic mapping for the site records a building on a similar footprint to the current 21 South Street from the mid-19<sup>th</sup> century through until the early/mid 20<sup>th</sup> century.

Please also refer to the HER report attached as an Appendix to this statement.

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## 3. Assessment of Impact

### 3.1. Scale, form and appearance

South Downs Local Plan Policy SD31 states that 'Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where:

- a) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30%.
- b) The proposal respects the established character of the local area; and
- c) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

### 3.2. Floorspace

The GIA (floor area) of the original house as it stood in December 2002 is:

Ground floor = 45.2m<sup>2</sup>(Inc pre Dec 2002 extensions)

First floor = 34m<sup>2</sup>\*

Second floor = 18m<sup>2</sup>\*

(\*approx. site measure)

Total = 97.2m<sup>2</sup> (Inc pre Dec 2002 extensions)

Total GIA as proposed:

Ground floor = 48.7m<sup>2</sup>

First floor = 34m<sup>2</sup>\*

Second floor = 18m<sup>2</sup>\*

(\*approx. site measure)

Total = 100.7m<sup>2</sup>

The total uplift of the GIA is just under 4%. Because the proposed GIA uplift is so small, significantly less than 30%, a site measure has been provided for the upper floors to avoid the extra cost of measured survey plans for these unaffected floors.

### 3.3. Small and Medium sized dwellings

The latest South Downs Technical Advice note states that a small or medium sized dwelling in the South Downs is typically considered to have a GIA of less than 120 m<sup>2</sup> and/or have 1, 2 or 3 bedrooms.

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According to the Local Plan, this house is classed as a small to medium sized dwelling.

The house remains a 3 bedroom house of circa 100m<sup>2</sup>, therefore there is no loss of small to medium sized dwelling.

## 3.4. Materials and massing

The proposed windows are timber framed double glazed. The half pitch roof will be clay tiles to match existing, the flat part of the roof over and parapet coping will be lead sheet. The external walls will be imperial brick to match existing.

## 4. Privacy

There is no impact on privacy to neighbouring properties.

## 5. Daylight

The proposed extension is kept to a similar height as the existing boundary wall and trellis, so there should be no negative impact on daylight amenity to the neighbouring property.

## 6. Accessibility

There is an improvement in accessibility due to the enlargement of the ground floor shower room and provision of an accessible level threshold shower area.

## 7. Dark Night Skies

The site lies within Zone E1b, Transition Zone.

The roof window will be fitted with a light sensor and integral blind which will close at night to minimise light pollution to nearby residences.

## 8. Flood Zone

There is no impact on the flood zone. See separate statement and map.

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## PHOTOGRAPHY



1. Rear elevation showing area of extension.

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## APPENDIX 1: HER REPORT

# 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.

251/23

Date completed

12/03/2024

Address of site

21 South Street,  
Lewes,  
BN7 2BT

Grid Reference

542237 110214

Development type **Full**

### 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: **Please see below**

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

There are nine listed buildings within 40m of the site:

**1043697, 11 South Street, Grade II :** Cottage. C18. Channelled render with boxed eaves to plain tiled roof with central flat-headed dormers and brick stack to left. 2 storeys and attics; irregular single window front, sashes. Panelled door to right with pilastered surround and corniced hood.

**1374933, 13 and 15 South Street, Grade II :** House pair. Early C19. Rendered to left, stuccoed to right on plinth, with central pilaster strip and moulded cornice to plain tiled roof. End stack to right and stack to rear left. 3 storeys and basement; regular 2 window front, shallower on second floor, glazing bar sashes. Paired central entrances with panelled doors with inset toplights in primitive Doric-columned surrounds with entablature hoods. 2 basement windows appear above pavement level.

**1043698, 17 South Street, Grade II :** House. Early C18, refronted in early C19. channelled stucco on plinth with rendered parapet to plain tiled roof. Rendered end stacks and two flat-headed dormers. 2 storeys and attics with basement to left; regular 3 window front, glazing bar sashes in open boxes. Central entrance with panelled door up three steps, pilastered surround and entablature hood. Basement to left with small opening at pavement level only.

**1043699, 25 South Street, Grade II :** House. Mid C18. Red brick with some blue brick. Moulded wooden eaves cornice to plain tiled roof with 2 brick stacks to rear. 2 storeys; regular 3 window front, margin-light sashes in open boxes. Central fluted pilastered surround with flat entablature hood over and panelled door with overlight, now partially hidged by gabled glazed conservatory porch.

**1192899, 14 South Street, Grade II :** House. Late C18 or early C19. Incised stucco with plain tiled roof. Ridge of wing to rear appears over main ridge to left of centre. One segment-headed dormer to right. 2 storeys and attic; regular 2 window front, shallow glazing bar sashes in open boxes. Central half-glazed door in architrave surrounds with leaded segmental hood on brackets over.

**1374935, 16 South Street, Grade II :** Cottage. Late C18 or early C19. Incised stucco with plain tiled roof. Brick stack on ridge to right. 2 storeys; single window front, shallow glazing bar sashes in open boxes. Fall-glazed door to left in architrave surround with flat hood on brackets over.

**1043701, 18 South Street, Grade II :** House. Early C19. Stuccoed and rusticated on ground floor, channelled on first floor, with platband between. Wooden eaves soffit to Slate roof with two stacks at right end. 2 storeys; single window front, glazing bar sashes, segment-headed on ground floor. Panelled door with glazed toplights to left, in wooden pilastered surround with flat cornice hood on brackets over.

**1192902, 30 South Street, Grade II :** House. Mid C18. Roughcast on brick plinth with leaded parapet to slate mansard roof, half-hipped to right. 2 pedimented dormers. 2 storeys and attics; 4 window front, wide glazing bar sashes in open boxes with moulded surrounds. Arched entrance in second bay from left with moulded architrave surround, panelled reveals and radiating fan- light over panelled door with glazed top panels.

**1043902, 8 and 9 Chapel Hill, Grade II :** *Cottage pair. Early C19. Front elevation: channelled stucco on ground floor with mathematically-tiled first floor. Bracketted eaves cornice to low hipped plain tiled roof. 2 storeys; single window front, glazing bar sashes. Entrance to left with glazed door in reveals; pilastered wooden surround with open triangular pediment, (no 8). Right return front: channelled stucco on ground floor to left with red brick to right. Slate-hung first floor. Plain tiled roof with central ridge stack. 2 storeys; irregular fenestration of 3 windows on first floor and 2 on ground floor with one to right between floors. Small windows in semi-basement to right. Mixture of casements and glazing bar sashes. Glazed door to left of centre in wooden pilastered surround with triangular pediment, (No 9).*

There are 51 further Listed Buildings between 40m and 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 is within the Lewes 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 Saxon, Medieval and Post-medieval town of Lewes.

For further information  
Archaeology

## 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: A Non-Designated Heritage Asset has been identified within 100m from the site

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

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site [1]

Historic mapping for the site records a building on a similar footprint to the current 21 South Street from the mid-19<sup>th</sup> century through until the early/mid 20<sup>th</sup> century. [2]

A number of archaeological investigations have taken place in the area, many of which have encountered post-medieval remains. At 2a Chapel Hill, 70m to the north-northwest of the site, the remains of an 18<sup>th</sup> or 19<sup>th</sup> century brick built cellar was found. Several investigations along Cliffe High Street have found assemblages of post-medieval pottery, while investigations at Timberyard Lane, 70m to the southwest, between 2014 and 2017 recorded the remains of the 19<sup>th</sup> century gasworks. Test pits along the River Ouse, associated with a flood alleviation scheme in 2003 recorded no archaeological features. [3]

The site lies within the suburb of Cliffe, a distinct suburb of Medieval Lewes. The Church of St Thomas, 110m to the north-west of the site, was established by the 12<sup>th</sup> century, and the Archbishop of Canterbury was granted the right to hold a market in Cliffe in 1345. The exact location of the market is unknown. A number of medieval and early post-medieval buildings survive along the High Street. The site lies to the south of the medieval core and likely represents 18<sup>th</sup> and 19<sup>th</sup> century expansion of the suburb. [4]

## 9. HER data sources

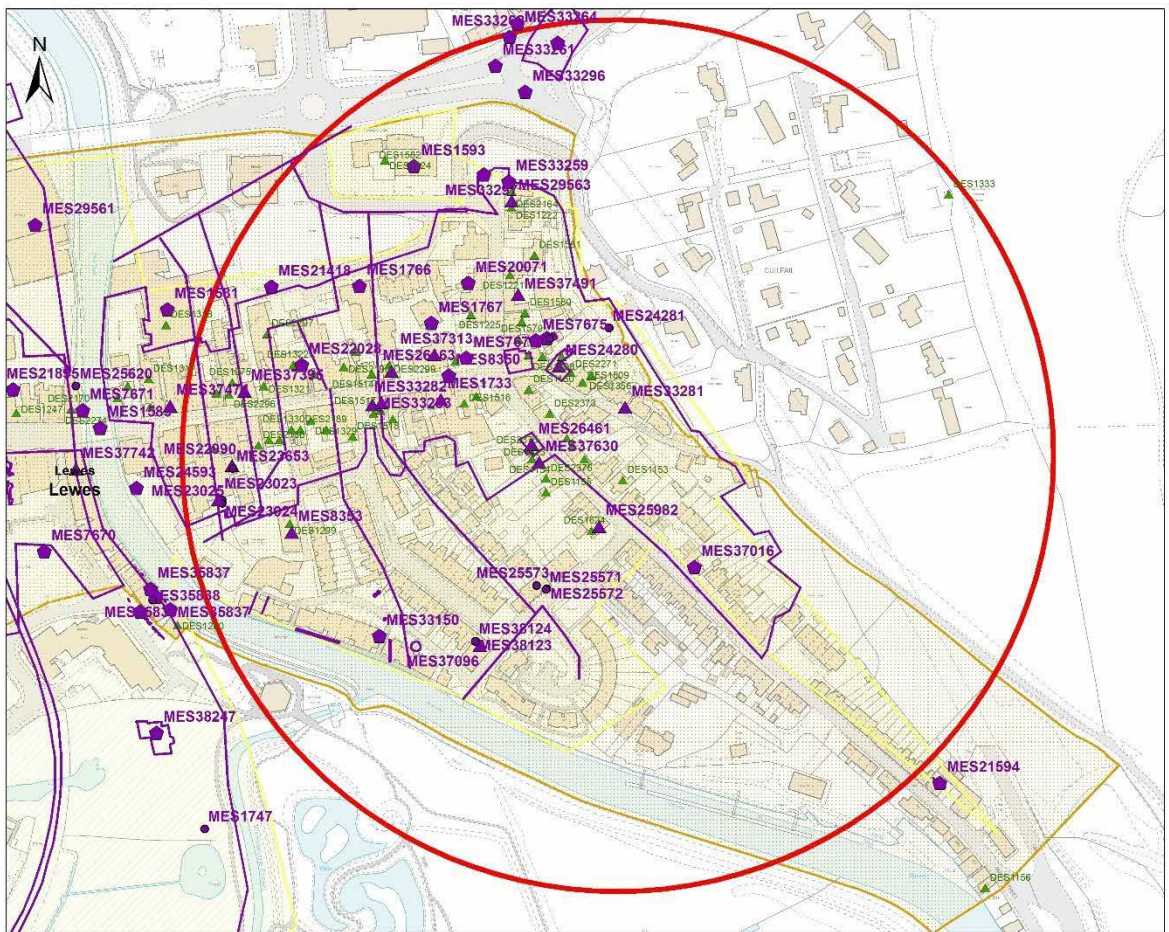
- [1] East Sussex Historic Environment Record database
- [2] Tithe map and OS historic mapping (ESRO)
- [3] a) Douglas, C. and Shapland, M. (2016) 2a Chapel Hill, Lewes, East Sussex, Historic Building Assessment & Archaeological Evaluation. ASE Report 2015441
- b) Atkin, D. (2013) Archaeological Watching Brief at Cliffe High Street, Lewes, East Sussex, CBAS Report 0200
- c) Atkin, D. and Butler, C. (2015), Archaeological Watching Brief at Timberyard Lane (Formerly Chandlers Yard, Lewes, East Sussex), CBAS Report 0468
- d) Greatorex, C. (2003), The Archaeological Recording of Test-Pits Associated with the River Ouse Tidal Reaches Flood Alleviation Project, Lewes, East Sussex. C.G. Archaeology Report 03/02
- [4] a) Bannister, N (2008) Historic Landscape Characterisation of Sussex report
- b) Harris, R.B (2005), Lewes, Historic Character Assessment Report: Sussex Extensive Urban Survey (EUS).

## 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**

**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

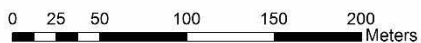


ESHER

HER 251/23  
21 South Street  
Lewes  
BN7 2BT

**Legend**

- FS
- MON
- ▲ LB
- ▲ BLD *Historic Building*
- ⊕ LND
- PLA
- \* MAR
- Monuments (line)
- ▭ Monuments (poly)
- ▲ Listed Buildings (point)
- ANA Tier 1
- ▭ Conservation Areas (poly)



1:2,000 @ A3

Drawn by: Archaeology Team  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. AC000080855. 2024

**Tithe Map dated to the 1840's  
There is no Tithe Map for this Area**

## **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*