

Heritage Statement

The **Heritage Statement** is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting. Please read the **guidance notes** provided at the back of this report to help you fill in the form correctly. <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements>

Appendix 1 relates to the **Historic Environment Record (HER) Consultation Report**. You must state whether or not supporting data from the HER is required.

There are 3 options:

- HER report attached (this must be completed by the Historic Environment Record Team)
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the **back of this form** as to which option applies.

Both the **Heritage Statement** and the **Historic Environment Record Consultation report (Appendix 1)** must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are **mandatory**. Failure to fully complete all fields may result in the form not being validated by the **Local Planning Authority (LPA)**.

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

Heritage Statement

Site name

Cardinal Newman Catholic School

**Address of site
(including postcode)**

The Upper Drive, Hove, East Sussex, BN3 6ND

Grid Reference

50°50'13''N 0°09'28''W

1. Schedule of Works

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

The extension to the existing link corridor to Lutwyche building and the link staircase to St Mary's building.
Porvision of an external canopy to link the Sacre Couer building, the new extension to the link corridor to Lutwyche building and Cashman block. Cashman block is noted as a locally listed heritage asset.

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

The extension of the existing link corridor to Lutwyche building to form a new lobby along with a new external canopy between the new extension, Sacre Couer and Cashman block. The canopy is generally supported on posts but will have some attachment to Cashman block due to the level differences.

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record, as the minimum requirement of the NPPF?

Yes No

If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

HER/LPA archaeological advisor or LPA validation team have not been consulted as the proposal is for the extension of elements of the school built in approx' 1967 and 1997. The existing link corridor joins Cashman block to the Lutwyche building and is a later addition. The canopy is external and will have minimal impact to Cashman block and will provide a covered link between Cashman block, the new extension and the Sacre Couer building. The extension is very simple and does not draw attention to itself as is the canopy. The proposed extension continues this simplicity and, in its context and being generally out of sight, is not thought to be contentious. The canopy is a simple addition is also out of sight and will provide a much-needed covered link between the buildings.

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below) (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-heritage-assets-are-affected-proposals>)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/>
3. Conservation Area (CA)	<input type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input checked="" type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

4. What is known about the affected heritage asset(s)? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-known-about-affected-heritage-assets>)

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please include / attach any research material as an addendum to this Statement after Appendix 1.**

Taken from the information on line:

Catholic secondary school. Originally built in 1877/78 to the designs of Frederick H Pownall as the Sacred Heart Convent girls school. The Chapel was added in 1879 and an east wing added 1901. It became Cardinal Newman Secondary School in 1972, when all Catholic secondary schools in the area were amalgamated. A dignified collegiate building of red brick and stone dressings with a strong sense of place. Neo Jacobean in style with a High Gothic style Chapel. Also of interest is the separate building to the north known as the Bishops House, dating from c1900-1910 and which originally housed a smaller school for poor children. The school sits within a substantial open setting of playing fields and trees and of special note are the high flint walls that enclose the site, particularly to the Upper Drive and Old Shoreham Road. These may pre-date the school, at least in part.

The existing link corridor was constructed around 1967 and the link staircase to St Mary's was constructed around 1997 and similarly St Mary's itself.

Original toilet block planning approval number BH2004/03221/FP.

An application was made and approved for a previous scheme for the corridor extension under planning approval number BH2023/01047 but the design has been slightly updated and the canopy added hence the new application.

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	<input type="checkbox"/>
The Keep (East Sussex Record Office)	<input type="checkbox"/>
Map regression (historic maps)	<input type="checkbox"/>
Local Planning Authority sources	<input checked="" type="checkbox"/>
Historic England sources	<input type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-important-about-affected-heritage-assets>)

Use this space to describe the significance of the heritage asset(s) including their setting (and any below ground archaeology) identified in Section 3. Please see the guidance notes on page 9 on what a heritage asset is and how to define significance.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

The building illustrates the key role that private church-led education played in the late 19th and early 20th centuries and the historic interest of the Upper Drive to Catholicism in Brighton and Hove.

The building's scale, architectural distinctiveness and open setting make it the most notable feature in the Upper Drive and, together with lengthy flint boundary walling, helps to give this road unique character.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-how-will-proposals-impact-significance-heritage-assets>)

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)**

The existing link corridor and proposed canopy location are in a location that is not visible from The Upper Drive. Whilst the extension and canopy are visible from above, the extension is a simple flat roofed construction surrounded by similar flat roof constructions and the canopy is a monopitch canopy not drawing any attention away from the older Cashman block. The proposed extension, to provide a much needed expansion to the toilet circulation area, continues this with matching scale and materials whilst the canopy provides a much needed covered link on a busy intersection of school buildings.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-how-has-proposal-been-designed-protect-significance>)

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

As noted in section 6 above, the proposal is to extend the existing link corridor with a similar scale and matching materials. The proposed extension and canopy are situated in the rear of the school and out of sight from any main views. In the context of Cashman block the proposed extension and canopy will have minimal impact. The canopy will have some connection with the Cashman block for support.

Contact details:

County Archaeology Team
County.archaeology@eastsussex.gov.uk

Historic Environment Record
County.HER@eastsussex.gov.uk

Historic England
www.historicengland.org.uk

Local Planning Authority

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

Appendix 1

<p>To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid For further help contact County.HER@eastsussex.gov.uk</p>	
HER Consultation report attached	<input type="checkbox"/>
HER Consultation report not considered necessary as confirmed in attached email from HER	<input type="checkbox"/>
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: <ul style="list-style-type: none"> - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use 	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Guidance Notes

The **Heritage Statement** should identify all **heritage assets** potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

The **National Planning Policy Framework (NPPF)** (Department for Communities and Local Government, July 2018) sets out the government's planning policies for England and how these are expected to be applied. The relevant section which relates to heritage is: **Section 189** which states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

For **further information** on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) **National Planning Policy Framework (NPPF)** (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) **Planning Policy Guidance (PPG)** (especially 18a, paragraph 001-063)
- Historic England (2015) **Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment**
- Historic England (2015) **Good Practice Advice (GPA) note 3 The Setting of Heritage Assets**

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2: Glossary)