

Architecture of Calm.

a less determined, more composed form of practice

AoC

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0160 - Heritage Impact Assessment

Heritage statement

This statement has been prepared to guide applicants or their agents in the understanding of local heritage statements.

This statement is required to be submitted with the planning application as it could/may affect local heritage assets.

What is a heritage statement

This heritage statement identifies all heritage assets and their settings which may be affected.

It was produced early in the design process and demonstrated an understanding of how a heritage asset's significance has informed proposals (no impact).

In all cases we have included:

- 1) Assessment of heritage significance
- 2) Details of the proposed works
- 3) Assessment of Impact

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1. Site address

Rear of 8 High Street, Shoreham-by-Sea, West Sussex BN43 5DA

2. Is the application site (identify all that are applicable):

Heritage asset	Yes
A listed building (Grade II, Grade II* or Grade I)	N/A
Within a conservation area	X
A scheduled ancient monument	N/A
A registered park or garden	N/A
In the setting of or adjacent to one of the above?	N/A
Within an archaeological notification area	N/A
A locally listed heritage asset	N/A

3. In each case where you have answered yes in 2 above, identify the asset and its heritage designation (for example, the grade of listed building or conservation area name)

Adur Conservation Areas

Reference: ACA04, Shoreham-by-Sea

Designation Date: 1971-05

Ward: St Mary's

4. The significance of the heritage asset(s)

(i) Summarise what makes the heritage asset(s) special?

- Describe each asset, including its age, architectural style, materials, features of interest, history and how these contribute to significance
- If the building is listed, this may include both internal and external features.
- Where appropriate, you should also identify contribution of its setting to significance
- Photographs, archival materials (such as historic plans which may be available in the archives at the Keep should be attached (Appendix 2), where relevant.
- Find your conservation area
- It should be noted that the listing description on the Historic England website does not describe its significance - it is for identification purposes only.

- You may want to also search previous applications on your property or your neighbours.

Asset not applicable - this is for the proposed extension of the existing ground floor storage space ancillary to existing retail store (Use Class E(a)).

A partial conversion of the existing ground floor storage and office space plus proposed single storey upward extension to form 1no. dwelling unit (Use Class C3) in total.

All behind the High Street / Church Street, out of the public realm.

(ii) Features of historic significance

- You should identify those features of greatest significance to the building. These can include the overall appearance such as a single elevation or specific features such as staircases, fireplaces, joinery or cornices.
- For each feature identify its degree of significance and whether it is of special significance, neutral or negative.
- This list must include all the features of the building affected by the proposed development.

Feature	Degree of significance
N/A	N/A

(iii) List of proposed works and the impact on the features of significance.

- What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works where relevant.

Feature	Proposed work	Impact (harmful, neutral, beneficial)
N/A	Proposed extension of existing ground floor storage space ancillary to existing retail store (Use Class E(a)). Partial conversion of existing ground floor storage and office space plus proposed single storey upward extension to form 1no. dwelling house unit (Use Class C3) in total.	beneficial

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

Tick the relevant boxes:

HER (Historic Environment Record)	☐
The Keep (East Sussex Record Office)	☐
Map regression (historic maps)	☐
the Pevsner Architectural Guides to the buildings of the counties of England and the volumes of the Victoria County History	
Local Planning Authority sources (Local List, Conservation Area Statements, Article 4)	x
he Heritage Gateway	
Historic England sources (Selection Guides, Search the list, Historic England Archive)	☐
Museum or Library (e.g. records of statutory amenity societies)	☐
Other (please state)	☐

(Include or attach any research material to this Statement at Appendix 2)

5. Impact on significance

Considering the table above, we describe more fully how the proposals impact the significance.

- Describe the impact of the proposals on for example architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings
- What is the impact on views, the character or townscape of the wider area ?
- Explain how any harmful impacts been avoided or mitigated, including alternative options considered ?
- Where harm is identified, what is the level of harm that would result (substantial or less than substantial)?

There is no impact created by the proposed extension of the existing ground floor storage space ancillary to existing retail store (Use Class E(a)).

The partial conversion of the existing ground floor storage and office space plus proposed single storey upward extension to form 1no. dwelling house unit (Use Class C3) also has no impact.

6. Enhancement and Public Benefits (where applicable)

Describe how the proposals have been designed to enhance or better reveal the significance of the asset, for example, removal of later unsympathetic alteration.

Where harm is identified, will there be any public benefit as a result of the works? (Where harm has been identified, anything mentioned here may be considered to balance that harm)

We replace a felted flat roof with a single storey upward addition to allow for a bedroom with en-suite with sedum roofing proposed.

7. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted.

This is a development behind the street scene and out of the public realm with no views towards heritage assets to or from.

Appendix 1

Photographs

- You should include photographs of all those features affected by the proposed works















- Add a plan annotated with the locations of each photograph for example, showing the direction in which the picture is taken - refer to plans submitted.

Appendix 2

- Research material N/A

Glossary of terms

Heritage Asset

A building, structure, place, area or landscape positively identified as having a degree of historic significance meriting consideration in planning decisions. Heritage assets include designated heritage assets identified in the [Historic England register](#) (grade I, II* and II, scheduled ancient monuments,) as well as non-designated assets identified by the local planning authority during the process of decision-making or through the plan-making process ([including local listing](#)).

Designated Heritage Asset

[Listed buildings of Brighton & Hove](#)

[Registered Parks and Gardens](#)

[Conservation Area](#)

[Scheduled Monument](#)

Non-Designated Heritage Assets

Non-designated heritage assets are other buildings, statues, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for [designated heritage assets](#).

Proposals affecting unlisted buildings in conservation areas are assessed in term of their impact on the conservation area.

Setting

The setting is the surroundings in which a heritage asset is experienced or is visible from. Its extent is not fixed and may change as the asset and its surroundings evolve and does not relate to views only. 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. For advice on whether setting is affected you should seek specialist advice or use our pre-application advice service.

Significance

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. For further advice see [Historic England's "Historic Environment Good Practice Note 2: Managing Significance in Decision - Taking in the Historic Environment"](#).

Public Benefit

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework. Public benefits identified in a heritage statement should flow from the proposed development.

They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may 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.

Mitigation

Steps should be taken to avoid, minimise or mitigate any harm to the significance of the heritage asset(s) and should consider the following:

- Minimal intervention and reversible works: Are all the works absolutely required for the proposed use or function? Can new work be designed so that it can easily be installed and removed at some later date without causing damage to historic building fabric or archaeological deposits?
- Alternative methods of development: examining whether other options exist to meet the applicant's objectives. Could a less sensitive part of the building be used to accommodate a proposed use or function? Could a new building or extension be re-positioned so it is less detrimental to the setting of the asset?
- Sensitive design: examples include the installation of new services in a discreet manner so as not to compromise the qualities of a room, or skilfully designing an extension that takes account of the physical massing and scale in both the old and new work.

- Choice of materials: the careful selection of construction materials for new and repair works can avoid both visual and longer-term structural harm to a building.
- Recording: a programme for investigation and recording of architectural or archaeological features that would be obscured, damage or destroyed.

Sources of further information

Further information on how to assess significance and potential impact of a proposal on that significance, including setting:

- [Conservation Principles Policies and Guidance](#)
- [Historic England Advice Note 12 \(Statements of Heritage Significance\)](#)
- [Historic England Advice Note 16 \(Listed Building Consent\)](#)
- [Guide for Owners of Listed Buildings](#)
- [The Setting of Heritage Assets](#)

Further technical advice:

- [Historic England A-Z Guidance and Advice webpage](#)
- [The Society for the Protection of Ancient Buildings \(SPAB\) website](#)
- [Brighton & Hove City Council's planning web pages.](#)