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.

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.

Please read the **Guidance notes** provided with this report to help you fill in the form correctly.

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)

Appendix 1 relates to the Historic Environment Record (HER) Consultation Report. Here 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 Officer)
- 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 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.

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

National Planning Policy Framework (NPPF)
The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 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

Heritage Statement

Site Name	Newlands
Address of site (including postcode)	11 Friday Street Warnham Horsham West Sussex RH12 3QY
Grid Reference	689651.98 m E 5648970.66 m N

1. **Schedule of Works**

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

Ground floor rear extension, with flat roof construction and roof lantern.

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

Flat roof construction
New roof window (lantern style)
Glazing to north and east elevations
Double patio doors to north elevation

2. Pre Application Advice

Have you consulted the West Sussex Historic Environment Record?
✓ Yes ☐ No

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)

1: Scheduled Monument (SM)	☐
2. Listed Building (LB)	✓
3. Conservation Area (CA)	☐
4. Registered Park and Garden (RPG)	☐
5. Historic Battlefield (HB)	☐
6. Locally Listed Heritage Asset (LLHA)	☐
7. Archaeological Notification Area (ANA)	☐
8 Other Non-Designated Heritage Asset (including below ground archaeology)	☐
9. None of the above	☐

4. What is known about the affected heritage asset(s)?

4.1. 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 add any research material as an appendix to this report after Appendix 1.***

Old Priors

Since 1959 when the listed building (Old Priors) was first listed, there has been little/no change to the landscape in the nearby area or surrounding village.

A 17th century cottage located in a kink in the B2116 on the eastern edge of Partridge Green. The property seems to have gone through a number of name changes over the years. It was named 'Sharpe's' on the 1875 OS map, 'The Poplars' on the 1897 and 1911 editions and finally its current name by the 1938 map.

2.C17. Two storeys. Four windows. Red brick and grey headers on ground floor, tile-hung above. Hiped tiled roof. Casement windows. Modern porch.

The historical significance of this heritage asset is unknown.

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

Please tick the relevant boxes

HER	☐
The Keep (West Sussex Record Office)	☐
Map regression (historic maps)	✓
Local Planning Authority sources	✓
Historic England sources	✓
Museum or Library (please provide details)	☐
Other (please state)	☐

(Please add any research material as an appendix to this report after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified in Section 3. Please see the guidance under 'further information' on page 1 on what a heritage asset is and how to define significance.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

There are only two heritage sites in the within 0.5 miles of the property, as listed below.

DEANS COTTAGE, HIGH STREET
KEEPERS MEAD
OLD PRIORS, HIGH STREET

Deans Cottage (107m) and Keepers Mead (85m) are located a greater distance away from Newlands where the proposed works is due to take place, so as to not be adversely affected by this development.

Whilst Old Priors is neighboring the Newlands property, due to the minor nature of the proposed works it is believed that there is not impact on the listed nature of this heritage asset.

Noting the above, it has been established that there is no heritage impact.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

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 separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

No impact.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

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 separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

The materials used for this build will be in keeping with the rest of the existing property, using brick and block wall construction, glazing and black EPDM roof material for the flat roof.

Contact details:

Historic Environment Record
https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/

Historic England
www.historicengland.org.uk

Local Planning Authority

Horsham District Council: planning@horsham.gov.uk

Appendix 1 – Supporting Information

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	
HER report/supporting information attached	☐
HER report not considered necessary as confirmed in attached email from HER	☐
HER report not relevant for reasons indicated below. - 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 (e.g. foundations or excavation) or demolition works are proposed and - The application is for change of use	✓ ☐ ☐

West Sussex Archaeological Notification Areas

Newlands is not located within an Archeological Notification Area.

