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.

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	X
2. Appendix 1 completed	X

Heritage Statement

Site name	Dolphin Cottage
Address of site (including postcode)	14 Brewers Yard, Storrington, West Sussex, Rh20 4DN
Grid Reference	TQ 08820 14340

1. Schedule of Works

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

Improvement to existing property

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

Replacement windows, like for like

2. Pre Application Advice

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 consulted the West 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:

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 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) and/or Area of Character	☒
4. Registered Park and Garden (RPG)	☐
5. Locally Listed Heritage Asset (LLHA)	☐
6. Archaeological Notification Area (ANA)	☒
7. Other Non-Designated Heritage Asset (including below ground archaeology)	☐

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

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.**

Listing Description:
Malthouse converted into five dwellings. Early C19. Consists of a tall central block of three storeys and two windows with high blocked vehicle arch in the centre and side portions of two storeys and two windows each. Stone rubble with red brick dressings and quotas. Tiled roof. Casement windows. First floor of the south end of the west front faced with weather-boarding.

No further information on the history of the building

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

Please tick the relevant boxes

HER	☒
West Sussex Record Office	☐
Map regression (historic maps)	☐
Historic Buildings Survey	☐
Historic England sources	☐
Museum or Library (please provide details)	☐
Other (please state) **Historic Town Survey of Storrington** – see link below	☒

(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')?

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.)

It is part of the c.19th century brewing industry of Storrington.

Taken from Storrington Historic Town Survey:
The area was used as a brewing site in the 17th century. Brewing is in evidence from the 17th century, with Alice Grantham recorded as having an alehouse in 1646; Thomas Batcock was a brewer in Storrington in 1647; and Thomas Tickner had an alehouse in 1649-50. It seems to have expanded in the 19th century. A lease of 1803 recorded a brewhouse and cooper's shop opposite the White Horse. A brewhouse in Brewer's Yard may have been built in 1818, but evidently this area was already used by the industry.
Although the topography of the late medieval town is by no means certain, it does appear that there was little large-scale reorganization of Storrington between 1500 and 1800. Detailed maps from 1788 onwards may reflect a relatively recent change in focus from Church Street towards the High Street and its continuation along Manley's Hill and West Street.
The post-medieval expansion of industries – especially brewing and tanning – may have been a significant element in any postmedieval expansion of building in the High Street and the Manley's Hill area. This represents the

core of the distinct settlement nucleus that had emerged by the 17th and 18th centuries and this either represents the centre of medieval Storrington or, perhaps, a slightly northwards shift of the focus of the settlement away from the church. Early 19th-century buildings include the stone-built brewery buildings of Brewer's Yard – the former maltings (now residential) and associated terraced housing.
(Harris, R: 2005 Historic Towns Survey of Storrington p15, 17, 20, 27 - https://www.westsussex.gov.uk/media/1748/storrington_eus_report_and_maps.pdf)

6. How will the proposals impact on the significance of the heritage asset(s) including 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 a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)**

No impact, as proposal is like for like

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including 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 a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

Like for Like

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

Wealden District Council: planning@wealden.gov.uk

Rother District Council planning@rother.gov.uk

Hastings Borough Council dcenquiries@hastings.gov.uk

Eastbourne Borough Council customerfirst@eastbourne.gov.uk

Lewes District Council planning@lewes.gov.uk

South Downs National Park Planning@southdowns.gov.uk

Appendix 1

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 **her@westsussex.gov.uk**	
HER Consultation report attached – **ALREADY IN YOUR POSSESSION**	☒
HER Consultation report not considered necessary as confirmed in attached email from HER	☐
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are:	
- 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	☐

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)