
Heritage Statement

Land at Patcham Court Farm, Brighton

On behalf of Royal Mail Group Ltd

June 2022

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Project Ref:	33070/A5/P2/HS	33070/A5/P2/LK/SO
Status:	Draft	Final
Issue/Rev:	01	02
Date:	June 2022	June 2022
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Ref: 33070/A5/P2/LK/SO
File Ref: 33070.P1.HS.LK
Date: June 2022

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1.0 INTRODUCTION

Purpose and Scope

- 1.1 Barton Willmore, now Stantec is instructed by Royal Mail Group Ltd to prepare a Heritage Statement to accompany the planning application for the *Demolition of existing buildings, and erection of storage and distribution building (Use Class B8) with associated access, parking, landscaping, re-grading of land, enclosures, and infrastructure works including two substations and an express vehicle maintenance facility* (the 'Proposed Development') on land at Patcham Court Farm (the 'Site'). The Site location is shown on **Figure 1: Site Context Plan**.

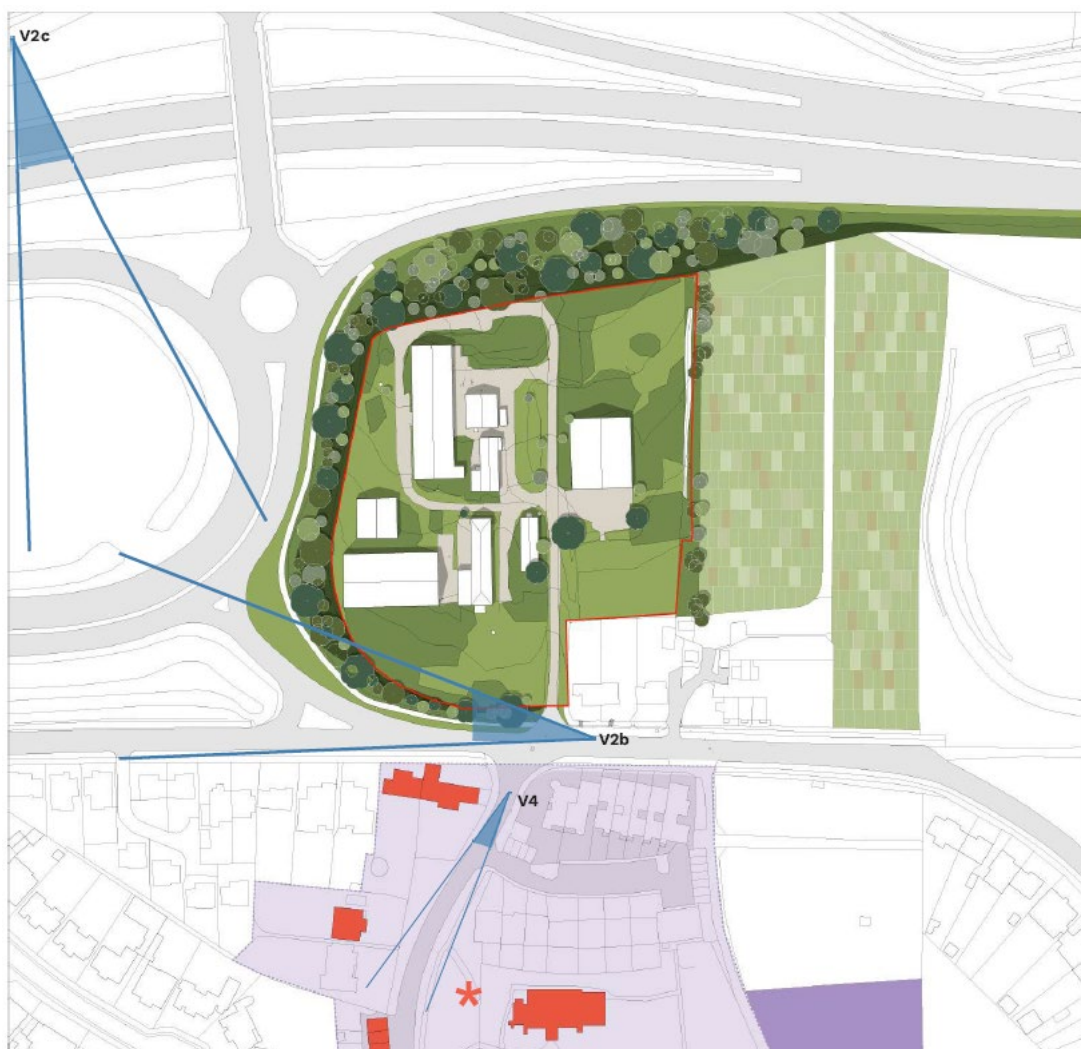


Figure 1: Site Context Plan (Heritage) HLM Architects

- 1.2 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.

Methodology

- 1.3 This document will set out a brief history of the site and its surroundings together with a statement of significance of those heritage assets affected by the proposals. It will go on to consider the potential impacts of the proposed works within the legislative and policy context.
- 1.4 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, artistic, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance.' The assessment of significance is informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 1.5 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).
- 1.6 The scope of this Heritage Statement appraises the heritage significance of the built structures. It does not consider the known or unknown archaeological potential of the site.

Policy & Legislation

Legislation

- 1.7 The following section outlines a summary of the relevant heritage legislative and planning policy framework. The full policy text is provided at **Appendix 1**.

- 1.8 Listed Buildings and Conservation Areas are afforded statutory protection under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires the decision maker to have special regard to the desirability of preserving their heritage significance and in the case of listed buildings, any contribution that their setting when exercising their planning functions. Section 72 requires that the decision maker must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The setting of conservation areas is protected through local and national planning policy.
- 1.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework, 2021

- 1.10 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 1.11 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

Local Planning Policy

City Plan Part One 2016

- 1.12 The Brighton & Hove City Plan Part One provides an overview of the strategic aims of Brighton and Hove until 2030. Policy CP15 Heritage is relevant to the Site.

Brighton and Hove Local Plan 2005 (Retained Policies 2016)

- 1.13 The Brighton and Hove Local Plan 2005 (Retained Policies 2016) is also relevant for the Site. Chapter 8 Managing change within an historic environment is relevant to this assessment. Policies HE1 Listed buildings, HE3 Development affecting the setting of a listed building, HE6 Development within or affecting the setting of conservation areas, HE10 Buildings of local interest and HE12 Scheduled ancient monuments and other important archaeological sites are relevant to this scheme.

Emerging City Plan Part Two

- 1.14 The council formally submitted the Proposed Submission City Plan Part Two, together with the supporting documents, to the Secretary of State for examination on 13 May 2021. Examination hearings took place in November. In May 2022, Main Modification consultation comments were sent to the Inspector for examination. Policies DM26 Conservation areas, DM27 Listed buildings, DM28 Locally listed buildings, DM29 Setting of heritage assets and DM31 Archaeological interest are relevant to the Site. Whilst the City Plan has yet to be adopted, it is at an advanced stage and therefore holds some weight within the planning process.

Material Considerations

- 1.15 The following documents are also a material consideration in the planning process:
- Patcham Conservation Area Appraisal

Consultation

- 1.16 Pre-application advice was sought from Brighton and Hove City Council for the Site (PRE2019/00093). Comments were given in relation to three options by both the Case Officer and Conservation Officer. The Conservation Officer highlighted the potential for development on the Site to impact Patcham Court Conservation Area, Patcham Court Farm, All Saints Church and the locally listed 120-124 (even) Vale Avenue. This pre-application advice has been considered in shaping this assessment.

2.0 SITE ANALYSIS

History of the site/area

- 2.1 The village of Patcham formed a small agricultural settlement from the medieval period with the original settlement centred around the church, farm, and mill. Patcham Court farm and the surrounding agricultural land was historically owned by the Abergavenny family since 1439. Most of the agricultural fields were farmed as open land in the medieval period, with much of this being enclosed in the 16th century.
- 2.2 The village is positioned along the London-Brighton Road which proved fruitful in its expansion during the 19th century with the increase of through traffic. Increasing traffic led to the re-routing of the A23 around the village in 1926, which diverted traffic from what is now the Old London Road, and therefore away from the village centre.
- 2.3 In 1928, the Brighton City boundary was extended to include Patcham. During this period Patcham Court Farm was sold off with its land being sold to developers. Vast urban expansion followed in the 1930s, creating suburbs of Brighton which now form the wider setting of Patcham.

Historic Map Regression

- 2.4 The 1811 map of the Patcham Place Estate (**Figure.2**) for the Abergavenny family does not depict the Site; however, it shows the Church Yard and the extent of the settlement at this point. The map does indicate that the Site was owned by the Earl of Abergavenny.



Figure 2: 1811 Plan of the Patcham Place Estate (ESRO AMS 3434). Image taken from the Patcham Conservation Area Character Statement.

- 2.5 The 1842 Tithe Map (**Figure.3**) depicts the Site and village during this period. The Site is shown as an enclosed field and Patcham Court Farm and the surrounding agricultural buildings are visible on the map. All Saint's Church is also present on the map. The village settlement is of a small scale, more widely surrounded by agricultural fields.

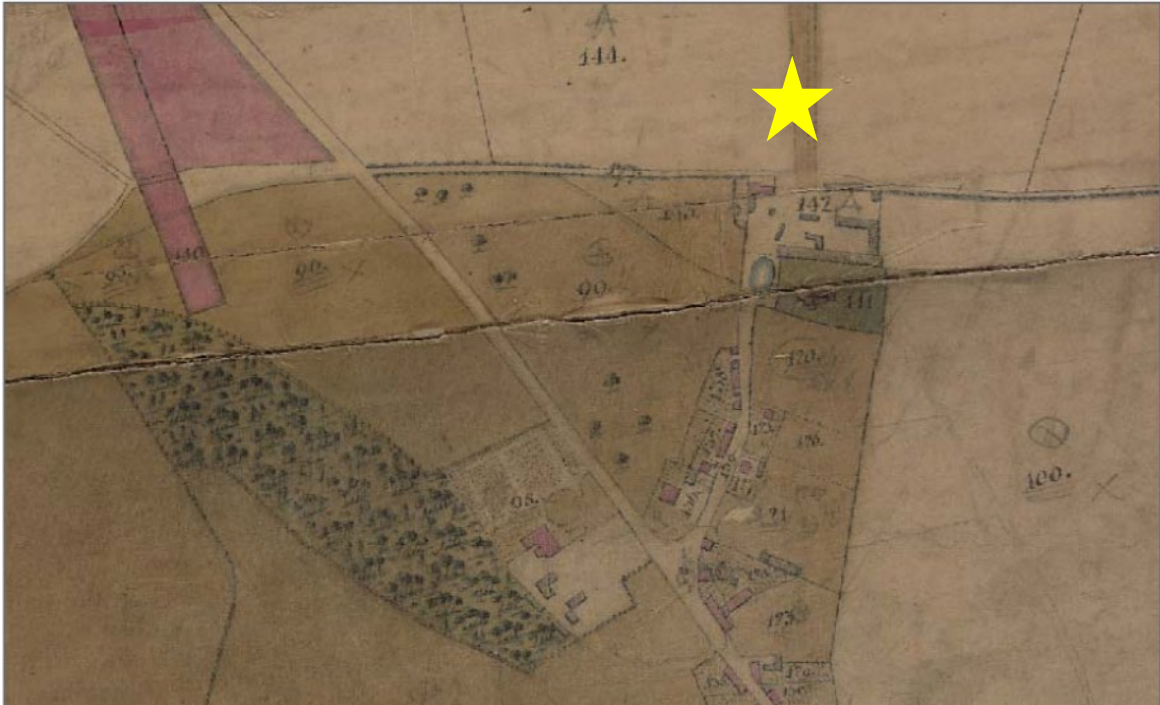


Figure 3: 1842 Tithe Map, accessed via Patcham Conservation Area Character Statement.

- 2.6 The Ordnance Survey (OS) map of 1875 (**Figure.4**) depicts the Site prior to any development. It is shown as an enclosed field, north of a road which forks off to the right of the London to Brighton Road. A track also runs down the east of the Site, a pond is located along this track. To the south of the Site is 'Patcham Court Farm' and All Saints Church. The farmhouse and Dovecot are visible on the map, alongside a complex of farm buildings making up the farmstead, including the long form barn to the north of the church. The village of Patcham is depicted further to the south of the Site and includes a pond at the centre of the village next to the church. The built form of the village is centred around Church Hill. The Site is more widely surrounded by enclosed fields.
- 2.7 There is little change to the Site and surrounding area in the subsequent OS maps until the 1930 OS Map (**Figure.5**) which depicts further division to the larger field within which the Site is located. The cottages lining Vale Avenue are visible to the east of the Site.



Figure 4: OS Map of Sussex, surveyed 1874, published 1875.

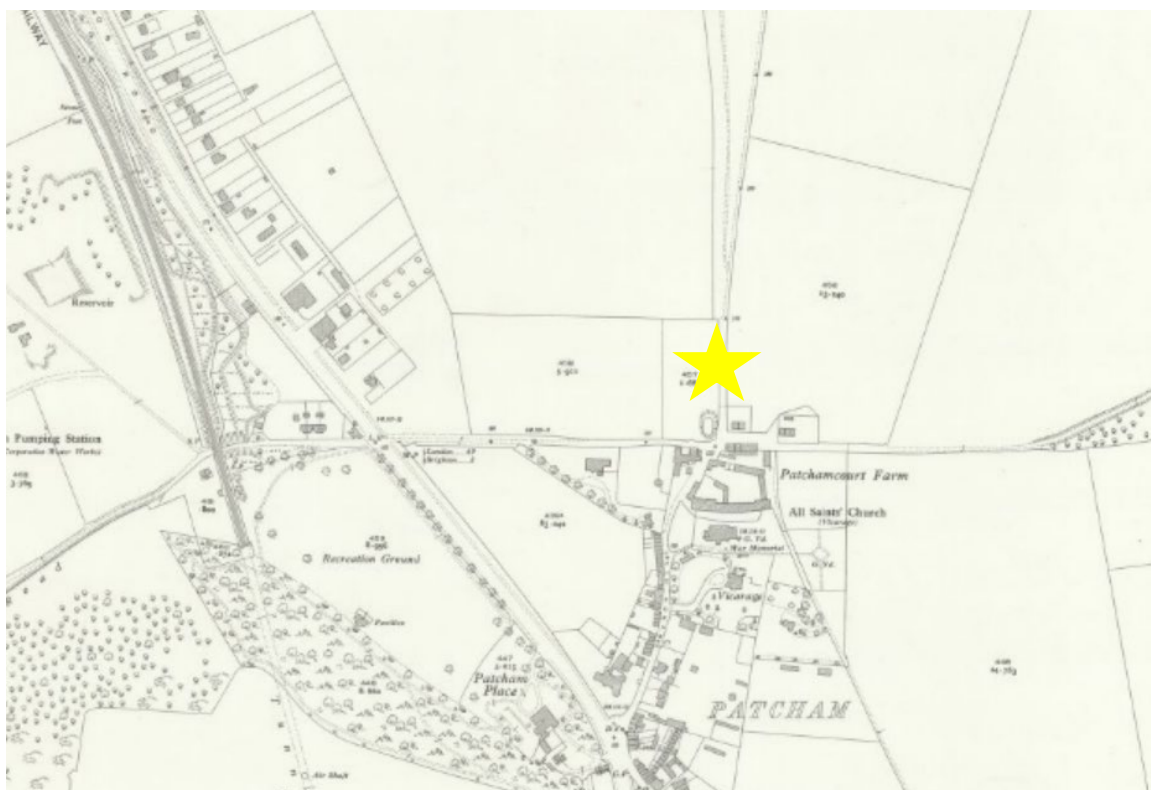


Figure 5: OS Map of Sussex, revised 1929, published 1930.

- 2.8 The subsequent OS map published 1947 (**Figure.6**) depicts a small element of built form on the Site, linked to the farm to the south. The surrounding area has changed with the expansion of the village to the south and east. The 20th century streets are shown laid out to the east.

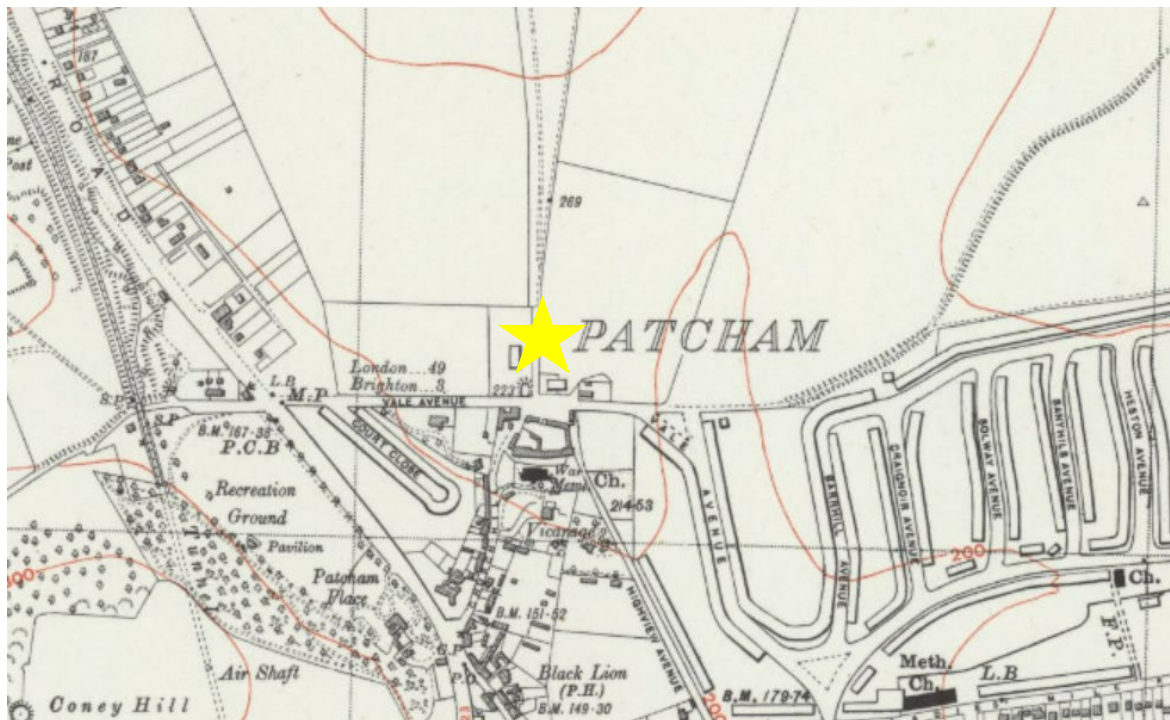


Figure 6: Sussex OS Map, revised 1938, published 1947.

- 2.9 The OS Map of 1953 (**Figure.7**) depicts the built form on the Site in further detail, the pond area in the corner is no longer present. The surrounding development set out in the previous map has now been infilled. The map also depicts a 'Recreation Ground' and 'Allotment Gardens' created to the east of the Site. The map shows further built form to the east of the Site along Vale Avenue.



Figure 7: OS Map of Sussex, surveyed 1949-51, published 1953.

3.0 STATEMENT OF SIGNIFICANCE

Heritage Designations

Designated Heritage Assets

- 3.1 A desk-top search identified several heritage assets within a study area of 500m from the red line boundary, these are listed in **Appendix 1** and shown on the Heritage Assets Plan (**Figure 8**) below.

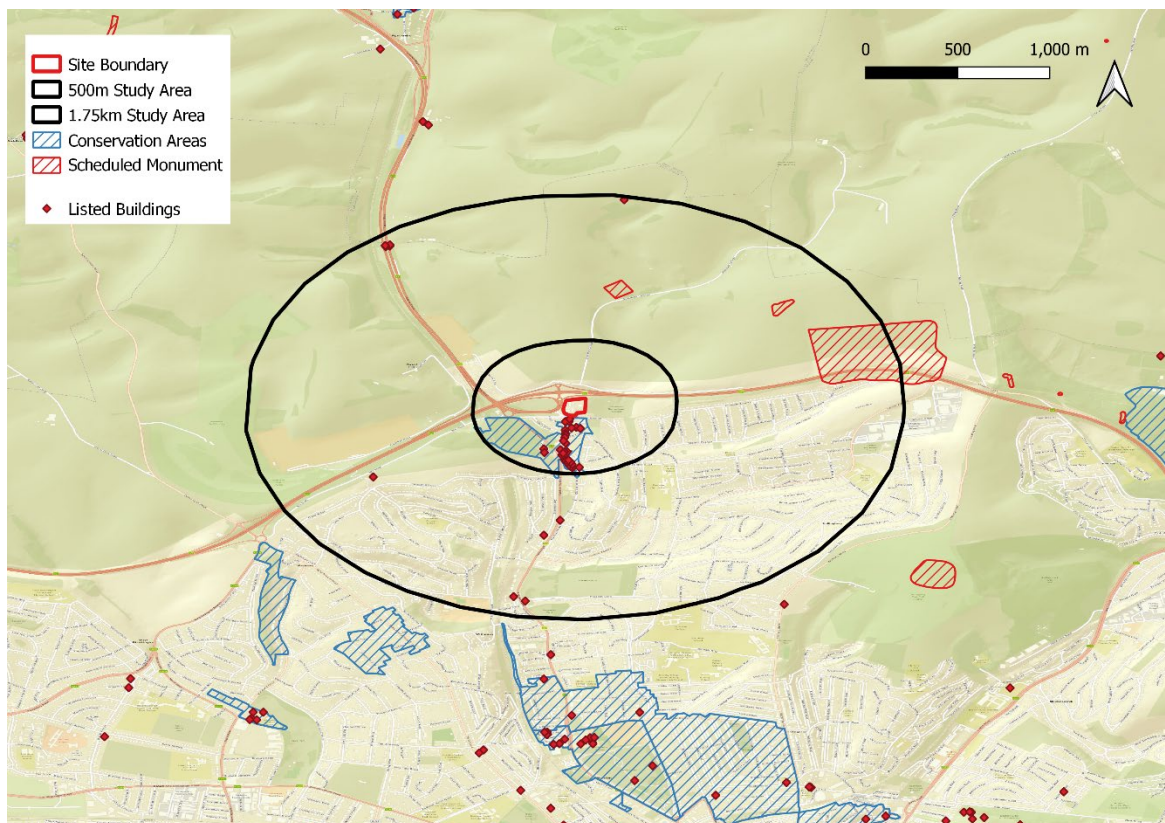


Figure 8: Heritage Assets Plan

- 3.2 The designated heritage assets listed below have been identified through desk-top research as having the potential to be affected by the proposed development. Details of the designation entries are provided in full at **Appendix 3**.

- Patcham Conservation Area
- Patcham Court Farmhouse - Grade II
- Walls To Patcham Court Farmhouse and The Dovecot - Grade II
- Dovecote At Patcham Court Farm, 80m Northwest of All Saints Church - Grade II and Scheduled Monument
- Church Of All Saints - Grade II*

- 3.3 At a further distance of 1.72km is the Grade II listed 'The Chattri' which was identified by the LPA as having the potential to be affected by the scheme given its elevated position within the landscape.

Non-designated Heritage Assets

- 3.4 Brighton and Hove City Council has a Local List of Heritage Assets. Buildings and structures included on the Local List are 'non-designated heritage assets' as defined in the PPG. There are six entries within the 500m study area, listed in Appendix 1.
- 3.5 An online search of the East Sussex Historic Environment Record (HER) identified several entries within 500m of the Site. These relate to isolated find spots and buildings already protected through National Designation or the Local List. There are several entries for Vale Avenue relating to archaeological features dating to the Middle Saxon period, these will be assessed within the accompanying Desk Based Archaeological Assessment.
- 3.6 The only non-designated heritage asset taken forward for assessment is Nos. 120-124 even Vale Avenue, as a result of the proximity of the building to the Site boundary.
- 3.7 In accordance with Step 1 of the methodology recommended by the Historic England guidance (GPA 3), most heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the proposed development, in terms of material change to their setting or significance. The scoping out of assets is based on the distance of the asset from the Site, the asset's location, scale and orientation, and the nature, extent, and scale of intervening built form, vegetation and topography between the asset and the Site as well as the scale of the proposals.

Significance Assessment

Definitions

- 3.8 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2019) (NPPF) as:

"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."

3.9 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic, or historic. The definitions below are provided in the updated Planning Practice Guidance (PPG).¹

3.10 The setting of a heritage asset is described in Annex 2 of the NPPF as:

“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 may be neutral.”

3.11 The heritage interests of the assets identified as having potential to be impacted by the proposals are considered below:

Patcham Conservation Area

3.12 The special interest of the Patcham Conservation Area is set out within the Conservation Area Character Statement. It reads:

Patcham Conservation Area comprises a historic downland village, which, from the 18th century onwards, occupied a strategic position on the route from Brighton to London. The area contains a large concentration of historic buildings, many of which are listed. Patcham Place, Patcham Court Farm and All Saints Church are the main prestigious buildings in the area, whilst the majority of the building stock comprise more modest vernacular cottages, which are also of architectural and historic interest. The varying architectural styles evident in the village reflect its piecemeal development, yet cohesion is provided through the use of traditional materials; predominantly flint. Roofs are generally tiled, although some are covered with slate. Buildings and walls form a hard edge to the streetscape, creating a strong sense of boundary. Despite some alteration and development, and the encroachment of

¹ Paragraph: 006 Reference ID: 18a-006-20190723

Brighton's suburbs to the south, the historic village survives largely intact.

Areas of green, open space in and around the conservation area help distinguish the area from the surrounding suburban development and preserve a rural setting. Across the physical barrier of the A27, views to the open downland to the north remain, emphasising the village's agricultural antecedents.

In summary, Patcham Conservation Area forms a characteristic historic downland village.

3.13 The adopted conservation area appraisal notes that:

"The currently vacant buildings on the Patcham Court Farm site are of poor quality and have a negative impact on the conservation area. Any future development of the site should preserve its function as part of the green buffer around the conservation area...

The derelict state of the 1950s Patcham Court Farm site detracts from the character area".

Setting

3.14 The conservation area is set within the historic centre of Patcham. It is more widely surrounded by residential built form which relates to the 20th century expansion of the village. Vale Avenue creates a definitive boundary of the conservation area to the north. Further to the north, is the A27 and the woodland area along Vale Avenue and Coney Wood helps to create a rural setting to the conservation area.

Contribution of Site to significance

3.15 Historically there was an associative connection between the conservation area and the Site, with the land having been owned by the Abergavenny family. The Site forms part of the historic agricultural setting of the conservation area, having formerly been part of Patcham Court Farm. However, as acknowledged in the conservation area appraisal, the

Site is considered to be a negative feature within the setting of the conservation area, and makes little, if any, contribution to its heritage significance.

Patcham Court Farmhouse, Walls to Patcham Court Farmhouse and The Dovecot

- 3.16 The farmhouse dates to the early 17th century and has undergone a series of alterations and extensions, including several in the 1970s by former owner John B Denman. Its heritage significance is derived from its architectural and historic interest.
- 3.17 The house is built in flint with brick dressings and clay roof tiles, it is two storeys with the earliest element of the building in an 'L' shape. There are architectural features of note including a flat-arched entrance way with an architrave detailed with bolection-moulding and a panelled door; sash windows and an area of tile-hanging on one wing.
- 3.18 The Dovecot within the grounds is both listed and a scheduled ancient monument, likely dating from the 17th century. It is of a similar construction to the farmhouse, using flint and brick. It is circular in shape with supporting buttresses and a low flat-arched entrance and a conical roof, elements typical of a historic dovecot. The building is said to hold around 550 nesting boxes.
- 3.19 The flint boundary walls are individually listed and hold group value with the buildings, demarcating the historic boundaries of the farmhouse plot and highlighting the vernacular character of the rural built form.
- 3.20 There is historic interest in the assets for their 17th century date and importance as a farmhouse with adjacent farm buildings which can help us to understand the evolution of the local area and farming landscape from the 17th century.

Setting

- 3.21 The farmhouse and dovecot are immediately surrounded by green space forming a private garden which is enclosed by a low flint wall. The house is set back from Vale Avenue, behind further green space, creating a verdant character to its immediate setting. A series of roads joining at a large roundabout is located to the north-west of the asset group transforming the once rural setting into one dominated by highways infrastructure. The farmhouse group is more widely surrounded by residential built form of varying dates relating to both the historic Patcham village and more recent infill of development.

Contribution of Site to Significance

- 3.22 The Site is located immediately to the north of the asset group. Whilst the assets and the Site are within c.20m, Vale Avenue and the dense trees surrounding the Site to the southern boundary creates a degree of separation, minimising visibility between the two. The Site was previously part of a much larger area of agricultural land associated with Patcham Court Farm, as shown on the historic maps and therefore has historic links with the listed farmhouse. However, the construction of the A27 and the selling of land to developers led to the segregation and separation of the farmstead. The existing agricultural buildings on the Site date from the 1950s and make no contribution to the significance of the designated heritage assets.

Church Of All Saints

- 3.23 The church dates to the 12th century, with a tower added in the 13th century, chancel in the 14th century and various restorations through the 19th and 20th centuries. It is built in flint with stone dressings, the walls are largely rendered, it has clay roof tiles and slates to the roof tower. There are various architectural features of note on both the exterior and interior of the church which help us to understand the evolution of the building and its high architectural importance. Features include a curvilinear tracery on the windows, reused stones from a Norman doorway and a 13th century wall-painting of Christ in Judgement.
- 3.24 There is high historic interest in the church for its importance within the community, and early date which can help us to understand the phasing and stylistic evolution within an Anglican church as well as how the community evolved around the religious focal point.

Setting

- 3.25 The church is immediately surrounded by a graveyard, bounded by a flint wall, creating an enclosed setting. The church is set back from the road 'Church Hill' with a grassy bank creating a degree of separation and forming a green, rural setting to the church. The church is more widely surrounded by built form, notably the converted farm buildings to the north and flint cottages to the south-west which form historic context to the church.

Contribution of Site to significance

- 3.26 The Site is located c.100m to the north of the asset. There is no functional or associative relationship between the Site and the church. Due to the intervening built form, mature

trees there are limited views between the asset and the Site, and the Site does not currently contribute to the heritage significance of the church.

The Chattri

- 3.27 The Chattri monument is a memorial, built in 1921, designed by ED Henriques under supervision of Sir Samuel Swinton Jacob. The Chattri Monument is built in the exact location where the funeral pyres were constructed for the crematorium of the 53 Indian soldiers who died during the First World War in Brighton, its location is intrinsically linked to its significance. It is built using white Sicilian marble, with a darker stone for the base. The base is square in plan with an octagonal pavilion on top carrying a dome with wide eaves and profile of an Indian chattri. The base is inscribed, in English and Hindi, 'TO THE MEMORY OF ALL THE INDIAN SOLDIERS WHO GAVE THEIR LIVES IN THE SERVICE OF THEIR KING-EMPEROR THIS MONUMENT ERECTED IN THE SITE WHERE THE HINDUS AND SIKHS WHO DIED IN HOSPITAL IN BRIGHTON PASSED THROUGH FIRE, IS IN GRATEFUL ADMIRATION AND BROTHERLY AFFECTION DEDICATED.' There is architectural interest in the memorial for its Indian chattri design and its architectural significance as a memorial.
- 3.28 There is high historic interest in the monument for its use as a memorial to the Indian soldiers who lost their lives during the First World War. Injured Indian soldiers were hospitalised in the Royal Pavilion, Dome and Corn Exchange which gives the memorial a poignant local connection as well as a wide-reaching international importance. There is further historic interest in the monument for its connections to ED Henriques, a young Indian architect who was under supervision of Sir Samuel Swinton Jacob and English architect responsible for many buildings in India and pioneer of the Indo-Saracenic architectural style.

Setting

- 3.29 It is positioned within the South Downs, 150m above Brighton and overlooks the city and sea. The monument is orientated towards the south-east, with views down the valley towards the seafront. The monument is an important landmark within the landscape and whilst there are outward views, it has an enclosed character, created by the trees to the south-west and fenced in nature of the memorial. The location is isolated and peaceful, located within the rural downs, only accessible via a path. Immediately to the south of the Chattri is Chattri Down Site of Nature Conservation Importance (SNCI) which helps to create a green, rural setting.

Contribution of Site to Significance

- 3.30 The Site is located c.1.72km to the south of the asset. As a result of the orientation of the monument, the dense woodland area surrounding it to the south-west, and the topography of the landscape, there are limited views towards the Site. The Site simply forms part of the outskirts of the city of Brighton below and makes no contribution to the heritage significance of the monument.

120-124 even, Vale Avenue, Brighton

- 3.31 The building is two storeys with an attic, forming a terrace of three houses. The building is red brick with string course, pitched tile roof and two prominent chimney stacks. It is built to a symmetrical design with a central gable to the road that features a central doorway flanked by casement windows, two windows to the first floor and a further window to the gable. The house incorporates the monogram 'A' for 'Abergavenny' and the date 1909. Both end houses have a single casement window to each floor, with their front doors set within the outer bay. Each doorway has a matching open-sided porch. Whilst the building is of a simple design, there is some architectural interest in the building for as an example of a 20th century terrace of worker's houses. There is historic interest in the houses as they were built as farmworker's cottages for the Abergavenny estate.

Setting

- 3.33 The houses are set slightly back from the road, behind a grassed bank. Whilst they were once set alone within their own plot, as shown on the historic maps, today they are located within a terrace of new build houses. There is a series of allotments to the rear of the plot, encroaching on the former agricultural space. The setting of the houses is much altered, and they are no longer experienced within their agricultural setting which once helped us to understand them as former agricultural workers houses.

Contribution of Site to Significance

- 3.34 There was a historic connection between the Site and the non-designated asset as they formed the worker's houses for the Abergavenny Estate of which the Site historically formed part of. Through the split in ownership and function, in addition to the surrounding development the Site no longer contributes to how the worker's houses are experienced and appreciated.

4.0 HERITAGE IMPACT ASSESSMENT

- 4.1 The application seeks full planning permission for the '*Demolition of existing buildings, and erection of storage and distribution building (Use Class B8) with associated access, parking, landscaping, re-grading of land, enclosures, and infrastructure works including two substations and an express vehicle maintenance facility*'.
- 4.2 This section should be read in conjunction with the accompanying Design and Access Statement, prepared by HLM Architects, Planning Statement and LVA, prepared by Barton Willmore, now Stantec.
- 4.3 The proposed development comprises the removal of the existing buildings and clearance of the Site prior to the construction of a new storage and distribution centre for use by the Royal Mail Group. The new building would sit to the western part of the Site with staff parking to the south with the operational yard to the east of the building.
- 4.4 Only those assets considered to be impacted by the proposals have been assessed in this Statement. This assessment has been undertaken with reference to Assessment Step 3 of the Historic England setting guidance.

Proposed Development

- 4.5 The scheme provides 4,142m² of accommodation for Royal Mail operations and has been designed in response to the following principles which seek to minimise and mitigate any potential heritage impact:
- Building is set back from the conservation area in order to minimise any potential impact.
 - The landform has been incorporated into the design response in order to reduce the overall height of the proposals.
 - Elevational treatment has been designed to respond positively to the adjacent conservation area, including the use of stone and timber cladding.

Patcham Conservation Area

- 4.6 The Site is located to the north of Patcham Conservation Area and as noted above, whilst the Site historically formed part of the agricultural land around Patcham, today it is

derelict and makes no contribution to the heritage significance of the conservation area, other than forming part of its landscape setting.

- 4.7 The Site is well screened from the conservation area by the existing mature boundary, with only glimpsed views of the existing buildings possible when viewed from the south. The demolition of the modern agricultural barns, which are in a derelict state, would not result in any harm to the setting of the conservation area.
- 4.8 The proposals would introduce built form of a large-scale within the Site; however, the tallest element of the building would be approximately 1m taller than the existing barn on the Site. The scheme has been designed to utilise the existing landform and mature vegetation to minimise any potential impact on the nearby conservation area. The proposed landscaping throughout the Site, particularly that to the south, has the potential to enhance the current setting of the conservation area.
- 4.9 The southern elevation of the building has been designed to respond positively to the adjacent conservation area with the use of natural stone and flint. The entrance to the building is lower in height with soft landscaping to the front of the building. The majority of the existing boundary planting will be retained along the southern boundary of the Site, with the access road taken from the southwest corner of the Site.
- 4.10 The proposals will see the redevelopment of a currently vacant and derelict site on the edge of the conservation area as well as a change in character to land within its setting. The scheme has been carefully designed to respond sensitively to the conservation area to the south, including the potential use of flint in the front retaining wall. Whilst there will be glimpsed views of built form from views within the conservation area, it is not considered that this would result in a notable change to the current baseline.
- 4.11 For the reasons set out above, it is not considered that the proposed development would result in any harm to the significance of the conservation area through change within its setting.

Patcham Court Farmhouse, Walls, and Dovecot

- 4.12 The significance of the assets at Patcham Court Farm is derived from their group value as part of the early development of Patcham in the 17th century. The Site is located to the north of Patcham Court Farm, beyond Vine Avenue and historically formed part of the land holding associated with the farm. However, in its current condition, the Site makes

a limited contribution to the significance of the assets, with all the buildings being of modern construction.

- 4.13 The redevelopment will result in a change in character to the Site, which has the potential to impact the significance of the heritage assets through the loss of their agricultural setting. However, the proposed development has been designed to respond positively and sympathetically to the character of Patcham village, including the listed Patcham Court Farm. The use of flint and stone is characteristic of the historic group of buildings and the wider context. In views from Patcham Court Farm, the building will, in the most part, be screened from view; however, where views are possible, the dark materiality of the roof profile will mean that the building will not appear prominently within these views.
- 4.14 View 2b within the conservation area appraisal is looking west from 132-134 Vale Avenue towards Patcham Court Farm. Within this view, the low catslide roof of the Farm is visible in the middle-distance and the Site appears to the right and the current buildings are visible at the edge of the view. The eastern elevation of the building will be visible within this view with acoustic fencing and new planting along the boundary with the adjacent properties.
- 4.15 Overtime, it is anticipated that planting to this boundary will help to soften this elevation; however initially the materiality of the building will assist in ensuring that the building does not appear visually prominent within this view. The use of steel cladding and flint on this elevation reflects the agricultural character of the Site and is considered appropriate for its context.
- 4.16 The change in character to the Site and the scale of the proposed building could be considered harmful to the setting of the designated assets at Patcham Court Farm. However, the overall enhancements to the Site, through the removal of the derelict buildings and high-quality architectural design that responds to its context, are considered to outweigh any harm and the development would at worst have a neutral impact on the setting of these designated heritage assets, preserving their heritage significance.

Church of All Saints

- 4.17 The Church of All Saints is located to the south of the Site and the accompanying LVA assesses the view northwards from the church (Viewpoint 12). From the church, the proposed development will be almost entirely screened behind the existing vegetation. The set back of the building within the Site, and the proposed materials means that there will be glimpsed views of the roof line will be possible.

- 4.18 Given the enclosed nature of the churchyard, alongside the intervening built form and landscaping, it is not considered that the proposed development would result in any meaningful change to the setting of the church, nor would it result in harm to its heritage significance.

The Chattri Monument

- 4.19 The Chattri was identified by the LPA during pre-application discussions as having potential to be impacted by the proposed development. However, following the site visit it was confirmed that due to the orientation of the monument and the existing topography and tree belts, the Site was barely perceivable when viewed from the monument.
- 4.20 The visual relationship between the monument and the Brighton coast is the most significant element of the landscape setting of the listed building. The Site is located to the southwest of this view and glimpsed views of the roof may be visible when travelling on the public footpath to the monument. However, the proposed materiality and existing mature trees which surround the Site mean that any impact will be negligible. It is therefore not considered that the proposed development would have any meaningful impact on the setting of the Chattri Monument or its heritage significance as a war memorial.

120-124 Vale Avenue

- 4.21 The significance of Nos.120-124 Vale Avenue is derived from their association with the Abergavenny Estate, having been built as worker cottages in the early 20th century. There is no functional relationship between the Site and whilst historically there was an associative relationship between the two, this is no longer the case.
- 4.22 The immediate setting of these non-designated heritage assets has been altered through the construction of modern terraced housing to the east and west, such that the buildings now form part of a larger streetscene. As a result of the intervening distance and the built form now present in the setting of these properties, it is not considered that the proposed development would result in any harm to the significance of Nos.120-124 Vale Avenue.

5.0 CONCLUSIONS

5.1 The proposals offer a clear opportunity for enhancements to the existing Site. As set out in Section 3, several heritage assets were identified as having potential to be affected by the development. However, following the site visit and a detailed desk-top review, it is considered that by virtue of the separation distances, intervening built form and existing townscape features, that the development will only impact the setting of those assets assessed in this Statement.

Church of All Saints, Chattri Monument, and 120-124 Vale Avenue

5.2 The development of the Site in the manner proposed will result in the introduction of new, large-scale built development within the setting of these assets; however, given the degree of separation and the intervening townscape, it is not considered that the proposed development would result in any harm to the setting, or by extension the significance of the listed Church of All Saints and Chattri monument or the non-designated properties at Vale Avenue.

Patcham Conservation Area and assets at Patcham Court Farm

5.3 Whilst the proposed development would impact the setting of Patcham Conservation Area and the assets as Patcham Court Farm, the building has been designed to result in a high-quality architectural design which responds positively and sympathetically to the adjacent heritage assets. When compared against the current baseline condition of the Site, the proposals will deliver significant improvements to the Site which in turn will enhance the setting of these assets.

Summary

5.4 The proposals reflect, in a contemporary manner, the surrounding historic environment and responds appropriately to the context in which the Site is located. Through the architectural design, materiality and layout, any perceived harm has been successfully mitigated through the use of a high-quality architectural response.

5.5 Any potential impact to the significance of the heritage assets would arise through the introduction of built form within their setting, at a greater scale than is currently present. However, the scale and positioning of the proposed building has been carefully considered

to ensure that it does not appear prominent within the context of the conservation area or listed buildings.

- 5.6 Overall, it is considered that the development of the Site will deliver significant improvements when compared to the current baseline conditions and that the scheme has been designed in such a way as to minimise any impact on the setting of the assets, such that their heritage significance is preserved. As such, the proposals are considered to meet the statutory test set out in the 1990 Act, as well as the requirements of both local and national planning policy.

APPENDIX 1

Decision Making Framework

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (2021) sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

Paragraph 194 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.

Paragraph 197 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.

Paragraphs 201 and 202 set out two decision-making tests where proposals would lead to substantial and less than substantial harm, respectively. Paragraph 202 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.

Paragraph 206 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

Local Planning Policy

City Plan Part One 2016

The City Plan provides an overview of the strategic aims of Brighton and Hove until 2030. Policy CP15 Heritage is relevant to the Site.

CP15 Heritage

The council will work with partners to promote the city's heritage and to ensure that the historic environment plays an integral part in the wider social, cultural, economic and environmental future of the city through the following aims:

The city's historic environment will be conserved and enhanced in accordance with its identified significance, giving the greatest weight to designated heritage assets and their settings and prioritising positive action for those assets at risk through, neglect, decay, vacancy, or other threats. The council will further ensure that the city's built heritage guides local distinctiveness for new development in historic areas and heritage settings.

Where proposals are promoted for their contribution to mitigating climate change, the public benefit of this will be weighed against any harm which may be caused to the significance of the heritage asset or its setting; and

The Conservation Strategy will be taken forward and reviewed as a framework for future conservation area management proposals; to provide criteria for future conservation area designations and other local designations, controls, and priorities; and to set out the council's approach to dealing with heritage at risk.

Brighton and Hove Local Plan 2005 (Retained Policies 2016)

The Brighton and Hove Local Plan 2005 (Retained Policies 2016) is the relevant Development Plan for the Site. Chapter 8 Managing change within an historic environment is relevant to this

assessment. Policies HE1 Listed buildings, HE3 Development affecting the setting of a listed building, HE6 Development within or affecting the setting of conservation areas, HE10 Buildings of local interest and HE12 Scheduled ancient monuments and other important archaeological sites are relevant to this scheme.

HE1 Listed Buildings

Proposals involving the alteration, extension, or change of use of a listed building will only be permitted where:

the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and b. the proposal respects the scale, design, materials and finishes of the existing building(s) and preserves its historic fabric.

HE3 Development affecting the setting of a listed building

Development will not be permitted where it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design, or use.

HE6 Development within or affecting the setting of conservation areas

Proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show:

a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms.

the use of building materials and finishes which are sympathetic to the area

no harmful impact on the townscape and roofscape of the conservation area.

the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area.

where appropriate, the removal of unsightly and inappropriate features or details; and

the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shopfronts and small-scale architectural details such as mouldings which individually or cumulatively contribute to the character or appearance of the area.

Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted.

HE10 Buildings of local interest

The planning authority will seek to ensure the retention, good maintenance and continued use of buildings of local interest. Whilst not enjoying the full protection of statutory listing, the design and the materials used in proposals affecting these buildings should be of a high standard compatible with the character of the building.

HE12 Scheduled ancient monuments and other important archaeological sites

Development proposals must preserve and enhance sites of known and potential archaeological interest and their settings. Proposals that are likely to have an adverse impact on the archaeological interest, character or visual amenity of such sites and their settings will not be permitted. Exceptions will only be made where:

in the case of Scheduled Ancient Monuments and their settings, the development would provide for an essential national need for which no alternative site is available, and the archaeological remains are to be preserved, as far as practicable, in situ and the adverse impacts minimised; or

in the case of other archaeological sites and their settings, the planning authority, in considering the relative importance of the site against the need for the proposal, is satisfied that the adverse impacts are to be minimised and the need for the proposal outweighs the likely harm to be done.

All proposals must be accompanied by an appropriate assessment of their archaeological implications. In considering whether an exception should be made, the planning authority may

require the applicant to provide a further assessment of the significance of potential archaeological remains before the application is determined. This might form part of an Environmental Impact Assessment.

If the planning authority is satisfied that the value of the archaeological remains is outweighed by the need for the development, it will seek to preserve archaeological remains in situ as far as possible. If preservation in situ is not practicable, the applicant may be required to make provision for archaeological recording and/or specialist excavation before and during development; the conservation and storage of artefacts; and the dissemination of results.

The planning authority will also require appropriate enhancements, mitigation, and compensatory measures to be undertaken.

Planning conditions may be imposed, or a planning obligation sought, in order to secure these requirements.

APPENDIX 2

Designation Descriptions

PATCHAM COURT FARMHOUSE

Grade	II
List Entry No	1381069
Date first listed	13 October 1952
Statutory Address	Patcham Court Farmhouse, 133 Vale Avenue
Details	

Farmhouse. Early C17, altered and enlarged, notably by the extension of the southern range westwards in 1971, to the designs of the owner, John B Denman. Flint with brick dressings, tile-hanging, roof of tiles. EXTERIOR: 2 storeys. The earlier part of the building is L-shaped, the longer, entrance wing running east-west, with a shorter, north-south wing at its western end. Brick quoins and brick dressings. Flat-arched entrance in north front, whose architrave is detailed like an elaborate bolection-moulding; panelled door with glazed upper panel; 2 flat-arched windows with casements to this front on ground and first floors; the cross-wing has only an oculus on its east front, and the gabled north front is blank apart from brick quoins and brickwork detail of central stack. On its west front this wing has 2 sash windows on both floors. The extension, facing north, has a flat-arched entrance to ground floor with moulded architrave, broken pediment and panelled door with glazed upper panel; brick banding to the flint at ground floor level; 2 sash-windows to the first floor and then a tile-hung half-hipped wing with 3 sash-windows facing north and a half-hipped dormer facing west; small, half-hipped garage west of that. East front is tile-hung and half-hipped with 2-span hipped-roofed garage. On the south front, there is a catslide roof to the east end over a flat-arched window, with one half-hipped dormer; and the rest of the range is of flint with brick dressings to the ground floor, with sash windows, with a jettied tile-hung first floor having casement windows; 2 stacks in the slope of the roof, one end stack. INTERIOR: not inspected.



WALLS TO PATCHAM COURT FARMHOUSE AND THE DOVECOT

Grade	II
List Entry No	1380384
Date first listed	26 August 1999
Statutory Address	Walls to Patcham Court Farmhouse and the Dovecot, Vale Avenue
Details	

Includes: Walls to Patcham Court Farmhouse and the dovecot VALE AVENUE Patcham. Walls extending southwards for approx 40 metres on the east side of Patcham Court Farm, Vale Avenue (qv) and on at least 3 sides of the dovecot (qv). Flint with cement coping.



DOVECOT AT PATCHAM COURT FARM, 80M NW OF ALL SAINTS CHURCH

Heritage Category	Scheduled Monument
List Entry No	1019243
Date first listed	21 October 1938
Statutory Address	
Details	
<p>Dovecotes are specialised structures designed for the breeding and keeping of doves as a source of food and as a symbol of high social status. Most surviving examples were built in the period between the 14th and the 17th centuries, although both earlier and later examples are documented. They were generally freestanding structures, square or circular in plan and normally of brick or stone, with nesting boxes built into the internal wall. They were frequently sited at manor houses or monasteries. Whilst a relatively common monument class (1500 examples are estimated to survive out of an original population of c.25,000), most will be considered to be of national interest, although the majority will be listed rather than scheduled. They are also generally regarded as an important component of local distinctiveness and character.</p> <p>The dovecote at Patcham Court Farm, 80m north west of All Saints Church, is a good example of a post-medieval, functional dovecote. It survives well, mostly in its original condition, and retains much of its internal integrity including, unusually, its wooden potence. Its construction as part of a contemporary farm complex provides a valuable insight into the growing popularity of dovecotes amongst the non-manorial landowners at this time.</p> <p>The monument includes a dovecote, situated within the garden of Patcham Court Farmhouse, on the northern outskirts of Brighton. The dovecote, which is a Grade II Listed Building, has been dated to the 17th century, and is considered to be contemporary with the surrounding buildings which formed part of Patcham Court Farm. The circular building has a diameter of about 6m and is built on gently sloping ground. Its substantial, flint faced walls are supported on the southern, downhill side by three flint and brick-built buttresses. It is topped by a conical, clay tiled roof, lit by a dormer window on its western side and surmounted by a small pitched roof above the flight hole. Access for humans is through a low doorway on the north eastern side. Three brick steps lead down to the floor level, around 1.5m below the surrounding ground surface. Internally, the lime washed walls are lined with about 550 brick-built, square nesting boxes. Additional boxes have been infilled during past repairs to the walls. Human access to the nesting boxes is by way of a rotating wooden framework, or potence. Its central post is raised about 0.4m above the ground by a vertical oak plinth on which it pivots. Those parts of the later garden boundary walls which abut the northern and southern sides of the dovecote, and which fall within its 2m protective margin, are excluded from the scheduling, although the ground beneath them is included.</p>	

DOVECOT IN THE GROUNDS OF PATCHAM COURT FARMHOUSE

Grade	II
List Entry No	1380383
Date first listed	13 October 1952
Statutory Address	DOVECOT IN THE GROUNDS OF PATCHAM COURT FARMHOUSE, CHURCH HILL
Details	

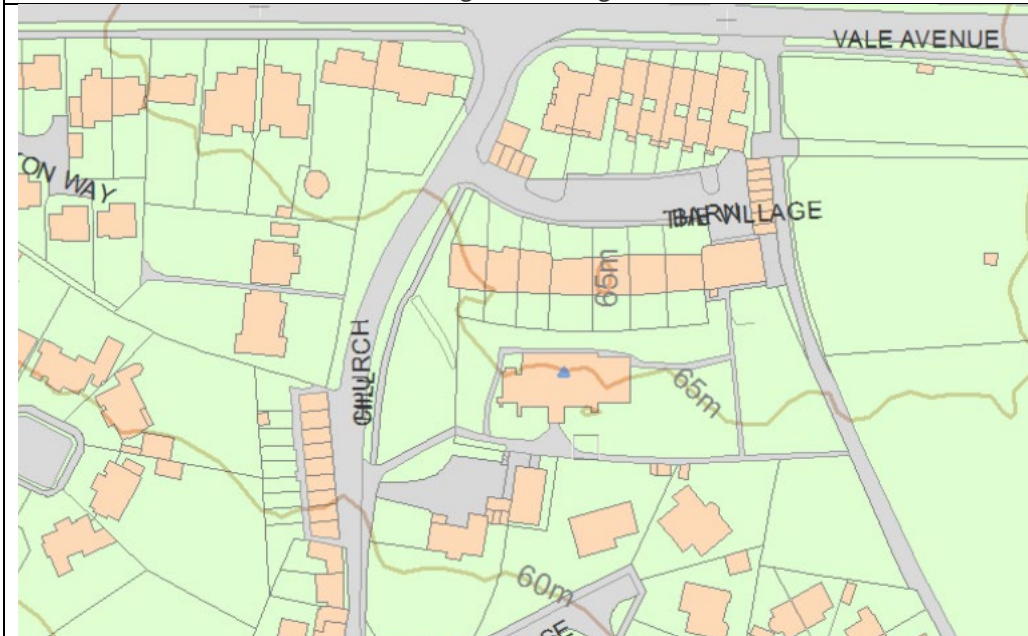
Includes: Dovecot in the grounds of Patcham Court Farmhouse CHURCH HILL Patcham. Dovecot. Probably C17. Flint with some brickwork, roof of tiles. Circular, with buttresses to east, and whole of south side buttressed. Low flat-arched entrance to north east; wooden dormer to south-west and tiled lantern at apex of conical roof. Said to contain about 550 nesting boxes and its potence. (Carder T: The Encyclopaedia of Brighton: Lewes: 1990-).



CHURCH OF ALL SAINTS

Grade	II*
List Entry No	1380264
Date first listed	13 October 1952
Statutory Address	CHURCH OF ALL SAINTS, CHURCH HILL
Details	

Anglican church. Nave C12. tower C13 and chancel C14; restorations 1824-5, 1856, 1883, 1898 and 1989; north aisle and vestry added 1898. Flint with stone dressings, the walls all rendered except for the north aisle and vestry, which are of flint with brick bands and dressings; roof of tiles except to tower which is slated. Chancel, nave, north aisle, west tower, south porch and vestry. EXTERIOR: east window of 3 lights with curvilinear tracery under a hoodmould; 2 lancets with trefoiled heads on south side of chancel; 2-light window with similar detailing to nave, east of porch; then a 2-light window with ogee heads under a flat hoodmould between porch and tower; east and west angles of the nave buttressed; east window to north aisle of 3 lights with curvilinear tracery, and a louvre window in apex of gable; 3 north windows, the easternmost as for east window of north aisle; the 2 western windows are of 3 lights with cinquefoil heads under a flat hoodmould, and one dates from the first half of the C19; stones from what appears to be a Norman doorway are in the north wall of the aisle; west window of north aisle curvilinear. West tower with massive angle buttressing at south-west corner; 3 narrow lancets in west face of tower and splay-footed spire. Gabled south porch with C14 pointed-arched entrance. INTERIOR: chancel reordered 1989, leaving a panelled dado at the east end and part of the side walls, of 1883 apart from the 'reredos', made from choir stalls dismembered in 1989; north wall has the chalk monument of Richard Shelley (died 1594) with grave-diggers flanking the family arms; chancel roof boarded and panelled; the chancel arch is round-arched with replacement impost blocks (1964) and a C13 wall-painting of Christ in Judgment remaining in part above it, and revealed in 1879; nave of 3 bays: octagonal piers with simplified water-leaf capitals supporting pointed arches with an inner order of stone, chamfered, and an outer order of moulded brick; queen-post roof to nave, probably of late C16 date; the level of the chancel floor extends into the nave following reordering in 1989.



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