

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

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

Appendix 1 is stating whether or not supporting data from the HER is required. There are 3 options:

- HER report attached
- 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	X
2. Appendix 1 completed	x

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:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Heritage Statement

Site name

Leaf Hall

**Address of site
(including postcode)**

51 Seaside
Eastbourne
BN22 7NB

Grid Reference

TV6193399348

1. Schedule of Works

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

Installation of stairlift

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

Installation of stairlift to staircase
No alterations required to the existing

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record?

☐ Yes ☒ No

If Yes, please attach any correspondence to this Heritage Statement
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.

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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.

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3. What heritage assets are affected by the proposals? (Please tick the relevant boxes below)

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

4. What is known about the affected heritage assets?

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

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

Appendix 3 - The Listing status summary, designation, history, and architectural detailing has been extracted from the
<https://historicengland.org.uk/listing/the-list/list-entry/1447081>

Historic England, in the December edition of Architects Journal, sited Leaf Hall as one of the most unusual buildings Listed in 2017.
<https://www.architectsjournal.co.uk/news/historic-england-reveals-most-unusual-places-listed-in-2017> The principal reasons for the Listing are as follows: • Degree of survival: little altered externally. • Historic interest: Social history and building use, much of which is still on-going to this day. • Rarity of building type: One of a small number of working men's institutes listed nationally.
The works will not impact the building but will provide a much needed disabled access to the first floor of this community building

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

Please tick the relevant boxes

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

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

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

Use this space to describe the significance of the heritage assets identified in Section 3. Please see the guidance for further information on what a heritage asset is and how to define significance. Other information can be found at: <https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

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

The foundation stone stated the building's purpose was "to promote the social, moral and spiritual welfare of the working classes of Eastbourne". The hall's facilities included a coffee room, lending library and reading room, smoking room, skittle yard and a lecture room capable of seating 200 people. https://en.wikipedia.org/wiki/Leaf_Hall Whilst some of the uses may now be slightly different and largely more inclusive, little has changed in the layout and purpose of the building.

This link with social wellbeing resonates loudly with society today and merits the level of heritage asset protection given by the Listed status and the works proposed.

The building has changed very little, with minor internal alterations at ground level. The conservation of this heritage asset is very much focused on maintaining the building in a way that enhances its welfare significance. The works proposed are designed to enhance that significance and seeks to manage change in a sensitive and appropriate way.

The proposed works do not result in a loss of the building's historic significance but are solely aimed at making accessible for all and making it a true community centre. The works will enable the building to further contribute and enhance local community support and development. It is further hoped this essential work will encourage further funding and investment to ensure the building is maintained and as a heritage asset it continues to support the work of the groups who use and need the hall as a place in the future.

6. How will the proposals impact on the significance of the heritage assets?

Please discuss what impact the proposals have on the heritage asset 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.)**

The works proposed have a positive impact on the significance of the heritage asset. Whilst some minor disturbance of the fabric is inevitable, this far outweighs the potential loss if these essential works do not proceed. The works will not impact or change the setting and relationship between the building and its setting. However, they shall ensure the building continues to be maintained for the benefit of the public.

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

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. 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 proposed work will be done by qualified contractors

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 relevant boxes	
HER report attached	<input type="checkbox"/>
HER report not considered necessary – email attached from HER	<input type="checkbox"/>
HER report not required by the Local Planning Authority as detailed on the relevant website	<input checked="" type="checkbox"/>