

**24-25 East Street and 1-1a New Road,
Shoreham-by-Sea, West Sussex**

Archaeological Desk-Based Assessment

NGR: 521656 105073

**Prepared for
W Group**

**Project No. 250480
Report No. 2025200
WSHER ref. 20256-047**

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Summary

Archaeology South-East (Institute of Archaeology, UCL) was commissioned to carry out an archaeological appraisal in relation to a proposed conversion of a 19th and 20th century building on the corner of East Street and New Road, Shoreham, West Sussex (NGR: 521656 105073). It is proposed to convert the building for mixed residential and community use. Groundworks will be limited to localised additional wall foundations and external drainage.

The assessment has concluded that:

- *The Site has some hypothetical potential for deposits of geoarchaeological interest to be present – Head deposits;*
- *The presence/absence or thickness of such deposits is undetermined;*
- *The Site has a hypothetical potential for archaeological remains to be present;*
- *These are most likely to relate to the medieval and post-medieval periods, and may include structural evidence for earlier buildings.*
- *Previous impacts which may have impacted on geoarchaeological/archaeological remains have been identified. These arise from the previous and existing development of the Site;*
- *The extents of and degree of the truncation is undetermined at the present time*
- *Made ground of a varying thickness is assumed to be present;*
- *Archaeological remains are likely to be buried below the made ground;*
- *The development works which extend below the made ground are likely to impact upon surviving archaeological deposits within the Site;*
- *These are likely to be of a limited scale and impact.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (Institute of Archaeology, UCL) has been commissioned by the W Group (the client) to carry out an archaeological appraisal in relation to a proposed re-development at 24-25 East Street and 24-25 New Street, Shoreham-by-Sea, West Sussex (Fig. 1). This appraisal comprises a desk-based assessment and preliminary walkover survey as it pertains to heritage assets of archaeological interest, i.e. archaeological remains. A separate heritage statement is being prepared to consider the scheme in relation to built heritage assets.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their Standards and Guidance for historic environment desk-based assessment (CIfA 2020¹). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site measures approximately 0.5 hectares and is centred on National Grid Reference 521656 105073 (Fig. 1 & 2). It lies within the Shoreham-by-Sea Conservation Area (CA) and an Archaeological Notification Area (ANA) which encompasses the medieval core of the town (Fig. 1; WSHER Ref. Adur 06) It is currently occupied by a large building, the former St Mary's Church Hall of 19th century and early-mid 20th date, which fronts onto East Street (west) and New Road (south) with small yards to the rear, and is identified as a 'positive building' in the Conservation Area Appraisal².
- 1.4 For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. For the purposes of the archaeological assessment a wider Study Area of 500m radius has been considered to place the Site within its wider context (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the West Sussex Historic Environment Record (WSHER) and from the West Sussex Record Office. Listed Building and Conservation Area data was acquired from Historic England and Adur District Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.
- 1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains.

¹ [CIfA-SandG-DBA-2020.pdf](#), accessed September 2025

² Adur District Council, 2008, Character Appraisal and Management Strategy https://www.adur-worthing.gov.uk/media/Media_99434.smx.pdf Accessed August 2025

- 1.7 The Site is being considered for re-development, the scheme proposals seek to convert the existing buildings on the Site (Appendices 2 & 3).

2.0 SITE LOCATION, TOPOGRAPHY AND GEOLOGY

2.1 Location

- 2.1.1 The Site is located at the corner of East Street and New Road in Shoreham-by-Sea (also known as New Shoreham). It lies to the east of the parish church of St Mary de Haura (1) within the historic core of the town and port of 'New Shoreham', established towards the end of the 11th century. The main street pattern is one based on the medieval grid pattern running off the High Street, with East Street being one of these. New Road is a later addition, developing from an 18th century track.
- 2.1.2 The Site consists of a developed plot, almost entirely occupied by an 19th and early-mid 20th century building which was formerly known as St Mary's Hall.

2.2 Topography and Hydrology

- 2.2.1 Shoreham-by-Sea is situated on an area of low land set on the north bank of the River Adur at c.7m above Ordnance Datum (AOD). The River Adur to the west of the town flows in a southerly direction before diverting eastwards along the frontage of the settlement. The south bank of the river is formed by Shoreham Beach, a shingle spit formed through millennia by longshore drift.

2.3 Geology

- 2.3.1 According to the British Geological Survey 1:50,000 scale geological mapping available online³, the natural bedrock geology of the Site comprises deposits of the Newhaven Chalk Formation– Chalk. The mapped superficial geology comprises Head deposits. Some made ground can be anticipated given that the Site has been developed.
- 2.3.2 No geotechnical data was available for the Site at the time of writing. As such it is not known if the mapped Head deposits rest directly on the chalk bedrock or if there are any other strata between the two.
- 2.3.3 According to the BGS historic borehole viewer⁴, no historic boreholes are located in the immediate area of the Site.

³ https://mapapps2.bgs.ac.uk/geoindex/home.html?_ga=2.114348224.655277665.1756468380-404896815.1756468380 accessed August 2025

⁴ Ibid accessed August 2025

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 202 – 221)⁵ of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 202 and 203)⁶.
- 3.1.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'* (Section 16, paragraph 207)⁷.
- 3.1.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum⁸.

Local Planning Policy

3.2 Adur Local Plan (adopted 2017)

- 3.2.1 On 14th December 2017 Adur District Council adopted the Adur Local Plan⁹ which, with the exception of land within the South Downs National Park, sets out the strategic development and land-use priorities for Adur (outside the South Downs National Park) up to 2032, and contains the policies against which development management decisions within the area will be made. The following policy within that document pertain to heritage assets, including both built heritage assets and those of archaeological interest. Those elements of most relevance to this assessment are underlined

Policy 17: The Historic Environment

For All Heritage Assets:

Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances.⁵ Development should not adversely affect the setting of a Listed Building, Conservation Area, archaeological feature or Scheduled Ancient Monument [Scheduled Monument]

Listed Buildings:

⁵https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf, accessed September 2025

⁶ ibid

⁷ ibid

⁸ <http://historicengland.org.uk/advice/planning/planning-system/>, accessed September 2025

⁹ <https://www.adur-worthing.gov.uk/adur-local-plan/> Accessed September 2025

Planning permission and/or Listed Building consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historic character of the building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. In the case of extensions and alterations, materials used must be consistent with those originally used or typical of the locality. Changes of use may be considered which might normally be resisted on other grounds (subject to local access and environmental considerations) in order to secure the retention of a building of historic or architectural interest. New development which would adversely affect the setting of a Listed Building, in terms of design or materials, will not be permitted

Conservation Areas:

Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Where an application for planning permission or Conservation Area consent is submitted for the alteration, change of use, extension or repair of a building or feature in a Conservation Area, the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features will be sought.

Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of the Conservation Area Management Plans. The importance to the local area of key non-listed buildings within Conservation Areas will be a material consideration in assessing an application for their demolition or development.

Where in compelling circumstances the Council is minded to grant consent for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded.

Archaeological Features:

The Council will ensure where possible the preservation of archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes heritage assets of archaeological interest, an appropriate desk-based assessment will be required [i.e. this assessment] and a field evaluation where necessary.

3.3 Planning History

3.3.1 A past application in 2009 was submitted for:

Part demolition (retaining corner building no. 24) and mixed use development (four-storey building) to provide 10 flats (9 two-bedroom and 1 three-bedroom) above ground floor retail space (site incl. 1/1a New Road). ADC/0023/09 and ADC/0023/10

This was refused and a subsequent appeal dismissed, principally in relation to issues of living conditions and pressure on infrastructure. As far as can be ascertained from publicly accessible documents no objections were raised on archaeological grounds.

- 3.3.2 The current scheme is in the design and pre-application stages but will comprise the conversion of the existing buildings.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.4 and including additional heritage assets, where appropriate, identified from field survey. The identified heritage assets (WSHER Ref: 20256-047) have been assigned an identifying number shown in bold in the text, tabulated in Appendix 1 and shown plotted on Figs 1 & 2

4.2 Heritage Assets

- 4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset. This document is concerned with heritage assets (whether designated or non-designated) of archaeological interest (i.e. archaeological features and buried archaeological deposits). Built heritage assets are included in summary to provide archaeological/historical context as appropriate, but formal assessment of impact on them is beyond the scope of this document and will be discussed in a separate heritage statement.

Designated Heritage Assets

Listed Buildings and Conservation Area (Fig. 1)

- 4.2.1 None of the extant structures on the Site are Listed Buildings and there are 31 within the wider study area. Of these buildings the closest, and most significant, is the Grade I listed church of St Mary de Haura (**1**) which sits within its churchyard on the opposite side of East Street. It dates to c.1130 and 1170-1230 and later¹⁰. Its nave was ruined in the 17th century and pulled down in the early 18th century with the west end restructured. The extant building comprises the west tower (originally nave bay to west), transeptal chapels and aisled chancel (now nave and chancel)¹¹. Of the remaining Listed Buildings within the study area only Marlipins (**2**), lying c. 150m west-south-west of the Site, is of medieval date. This Grade II* building is of 12th century date with striking flint and limestone chequerboard façade and is understood to have been used as a toll or custom house for the port and markets, providing secure storage for the most valuable goods¹².
- 4.2.2 Queen Anne and Cuckoo Clock Restaurants [Queen Anne's House] (**3**) is of 17th century date and was originally a pair of cottages¹³. This is the oldest of the remaining

¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1192780?section=official-list-entry> Access September 2025

¹¹ Ibid

¹² <https://sussexpast.co.uk/attraction/marlipins-museum/> Accessed September 2025

¹³ <https://historicengland.org.uk/listing/the-list/list-entry/1027865?section=official-list-entry> Accessed September 2025

buildings within the study area, which are of 18th-19th century date (**4-30**) and a 20th century telephone box (**31**). All are Grade II and their locations shown on Fig.1.

- 4.2.3 All the listed buildings summarised above lay within the **Shoreham-by-Sea Conservation Area**¹⁴ which encompasses the historic core of the town and incorporating the River Adur to its south (Fig. 1).

Scheduled Monuments

- 4.2.4 There is a single Scheduled Monument within the study area, The Marplins which encompasses the plot around the extant medieval building (**2**).

Other

- 4.2.5 There are no Registered Parks and Gardens, World Heritage Sites or Historic Wrecks or Battlefields recorded within the Study Area.

Non-Designated Heritage Assets

'Locally Listed' Buildings

- 4.2.6 The conservation area appraisal notes that

*In addition to listed buildings, the conservation area contains a large number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area.*¹⁵

And that

*Those identified as 'positive buildings' are not afforded the same protection as listed buildings but their importance to the local area would be a material consideration in considering an application for demolition or redevelopment.*¹⁶

- 4.2.7 These 'positive buildings' include:

Nos. 24-25 East Street (St Mary's Church Hall)

*Comprises a former town hall building built in 1829 and a recently redundant church hall.[sic] Located on a prominent corner location opposite the Church of St Mary de Haura, its interest derives from its scale and treatment of the corner rather than any outstanding architectural qualities.*¹⁷

And that

Demolition of this building will only be acceptable if it is demonstrated that the proposed replacement/s are able to exhibit the same or greater qualities as the existing building does on this prominent corner site.

- 4.2.8 On the basis of the above the buildings on the Site (**33** and **34**) are considered to be heritage assets, and a material consideration in planning terms, but are not designated heritage assets. In considering the historic development of the Site and buildings (discussed in more detail below) the extant buildings comprise a 19th century building (**33**) which was the former National School for boys and the early 20th church hall

¹⁴ Adur District Council, 2008, Character Appraisal and Management Strategy <https://www.adur-worthing.gov.uk/media/Media,99434.smxx.pdf> Accessed August 2025

¹⁵ Ibid

¹⁶ Ibid

¹⁷ Ibid

building (34). The latter replaced the Old Town Hall (35) mentioned in the Conservation Area appraisal (4.2.4 above).

Archaeological Notification Areas

- 4.2.9 Archaeological Notification Areas (ANAs) are locally defined for the purpose of identifying where there are known, though not necessarily well-quantified, archaeological deposits. These areas are part of an alert system to local planning authorities and they should not be taken as comprehensive or an exhaustive analysis of areas of archaeological potential where field work and research have not hitherto been undertaken. Some areas may be expanded from known designated assets and others are based on non-designated assets, where experience has shown that archaeological sites and features etc. can come to light in areas where no features have previously been known. They are not to be used as an indicator for archaeological potential and they do not short circuit the need for a desk-based assessment as identified in the National Planning Policy Framework. They do not have any legal status.
- 4.2.10 The Site itself lies within an ANA which defines the historic core of 'New Shoreham', that is the central part of the historic town (ADUR 006). As it includes the medieval port and town it is considered to be a sensitive area for archaeology.

4.3 Historic Landscape Character

- 4.3.1 According to the Sussex Historic Landscape Characterisation (HLC) database curated by ESHER and WSHER, the Site is classified as an area of medieval settlement (WSHLC ref: HW23452).
- 4.3.2 The Shoreham Extensive Urban Survey¹⁸ (EUS), undertaken as part of a countywide programme in 2004-9, further refines the classification, and identifies the Site as being within an area of 'Regular Burgage Plots¹⁹.'

4.4 Archaeological Periods

- 4.4.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Figs. 1 and 2.

Prehistoric: Palaeolithic (c. 950,000 BC - c. 10,000 BC)
Prehistoric: Mesolithic (c. 10,000 BC - c.4,000 BC)
Prehistoric: Neolithic (c. 4,000 BC - c.2,500 BC)
Prehistoric: Bronze Age (c. 2,500 BC - c. 600 BC)
Prehistoric: Iron Age (c. 600 BC - AD 43)
Romano-British (AD 43 - c. AD 410)
Early Medieval (c. AD 410 - AD 1066)
Medieval (AD 1066 - AD 1540)
Post-medieval (AD 1540 to date)

¹⁸ <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-town-characterisation/> accessed September 2025 - Harris, R. 2009, *Historic Character Assessment Report*. Sussex Extensive Urban Survey

¹⁹ A burgage plot is a tenement within a borough held by customary rents and services from the Crown or lord.

4.5 Previous Archaeological Investigations

- 4.5.1 There have been no previous archaeological investigations undertaken within the Site boundary. Several archaeological investigations (evaluation/excavations/archaeological monitoring) are recorded on the HER within the wider Study Area. The closest comprises works undertaken just to the north of the Site where a desk-based assessment and evaluation²⁰ were undertaken in advance of development. These works identified medieval features.
- 4.5.2 Archaeological works undertaken to the south-west of the Site at John Street (ASE 2001) and off the High Street (MWS13377) have also identified medieval and later features. A programme of archaeological works was undertaken at the Ropetackle site on the western edge of the town, the first large scale archaeological investigation within the historic core²¹ identifying prehistoric, Romano-British, early medieval (Anglo Saxon), medieval and post-medieval remains. There have been limited numbers of other archaeological investigations, many of which have been small scale watching briefs.
- 4.5.3 The results of these and other archaeological investigations within the study area have been incorporated into the chronological narrative below where appropriate.

4.6 Prehistoric

- 4.6.1 The majority of the finds dating to the Palaeolithic period in the region are associated with the raised beaches in the Upper Coastal Plain – as at Boxgrove and Slindon. Finds from the lower Coastal Plain are much rarer. Palaeolithic evidence mostly derives from deep deposits, where they have been either redeposited or buried in the course of subsequent geological and climatic events. These deposits include river gravels and alluvium along ancient river terraces; colluvial and solifluction deposits in valleys, valley slopes and hollows; aeolian and loessic deposits, such as brickearth; and residual finds spots, mostly on higher ground and associated with clay-with-flint drift, which were either re-exposed through erosion or never covered by Pleistocene deposits.
- 4.6.2 The Mesolithic period, covering the time between the end of the last ice age and the introduction of farming to this country, is most frequently represented by flint scatters rather than settlement sites. This reflects the fact that the population was generally nomadic, following herds of animals and making use of seasonal resources when they became available. Hunting camps have been found at the rock shelters in the High Weald, in the Low Weald, on the clay-with-flints on the Downs and on the Coastal Plain. A distinctive type of tranchet adze known as the ‘Hassocks’ type, probably used for woodworking, is common across West Sussex. A cluster of Mesolithic flint scatters are known around the valley of the Arun as it cuts through the Greensand.
- 4.6.3 The Neolithic period saw a gradual move towards sedentism with the increasing adoption of agriculture and the clearance of woodland for cultivation. Evidence of Neolithic activity in West Sussex is often found in the form of flint scatters, causewayed enclosures and barrows, but little evidence of actual settlements currently exists. The most studied class of Neolithic site in Sussex is the causewayed enclosure, eight of

²⁰Border Archaeology 2023 & 2024

²¹ E.g. ASE 2004; <https://www.shorehambysea.com/archaeological-excavations-ropetackle-2003/> accessed September 2025

which are now known from Sussex occurring in two groupings on the South Downs. A variety of long barrows and oval barrows are also known in the county and mining of flint for both local use and probably extensive trading was clearly a major activity from the beginning of the Neolithic in Sussex (e.g. Bayliss *et al.* 2011).

- 4.6.4 Bronze Age activity in Sussex tends to focus on the South Downs and Coastal Plain. Although settlement evidence on the Coastal Plain was still sparse in the Early Bronze Age, the Downland was quite densely settled and by the Middle Bronze Age settlement started to spread. Settlements were both enclosed and unenclosed, and fieldwork has demonstrated the existence of extensive field systems of Middle and Late Bronze Age date. Bronze Age archaeology found on the Coastal Plain has included burial sites, burnt mounds and hoards.
- 4.6.5 The Iron Age saw a gradual expansion and elaboration of the communities founded in the Bronze Age. Activity in Sussex during the Iron Age continued the focus on the South Downs and coastal plains, towards more intensive systems of agriculture and the emergence of defended sites, notably hillforts.
- 4.6.6 The Historic Environment Record records few known archaeological remains of prehistoric date in the study area. Features are limited to those recorded at the Ropetackle site (**36 & 37**) where a pit of possible c.mid-late Iron Age date was recorded as well as residual finds. At Ship Street (**38**) archaeological investigations identified a ditch containing Mesolithic to Early Neolithic flint and a single sherd of late Iron Age/early Roman pottery. Other known remains of prehistoric date are limited to a Neolithic axe found c.1m down during gas main excavations in 1915 (**39**).

4.7 Late Iron Age and Romano-British

- 4.7.1 As one of the nearest parts of Britain to the Continent, Sussex experienced contact with Rome from an early date, first as trade and then as conquest. Following the Roman invasion of AD43, where the local tribes secured the flanks of the Roman advance and escaped the 2nd Legion's brutal assault, the region became heavily settled, particularly along the Downs. Fieldwork has identified an abundance of rural farmsteads across Sussex, particularly on the coastal plain and the Downs. The stable political conditions prior to the Roman invasion and the good relations which seem to have been in place between the local elite and the Roman Empire has led to the suggestion that the landownership and social structure of the region evolved out of the previous Late Iron Age system without replacing it wholesale. This included the construction of villas and the adoption of a more Roman way of life by existing Iron Age elite groups.
- 4.7.2 As with the earlier periods known archaeological remains of Late Iron Age-Roman date are limited. At the Ropetackle site (**36-7**; ASE 2009) several features containing Late Iron Age/early Roman pottery were identified along with elements of a field system delineated by rectilinear boundary drainage ditches and pits. The range of artefacts suggest that settlement, most likely a farmstead, existed in the vicinity. Additionally the low lying location of this site, along with the presence of small quantities of briquetage suggest that any settlement in the area was associated with salt production. Additionally, the presence of amphorae and finewares of probable Gallo-Belgic origin hint at continental trade. A ditch recorded at Ship Street (**38**) may be of the period.

4.8 Early Medieval and Medieval

- 4.8.1 The demise of Roman authority in Britain saw a return to older ways of life, with a gradual decline in both the economy and administration of the colony, and an influx of

settlers from Germanic lands across the North Sea. This migration of Germanic peoples introduced a new language and material culture into southern and eastern Britain.

- 4.8.2 West Sussex was the front line of the Saxon invasion in the 5th century, becoming the kingdom of the south Saxons. The densest Early Saxon settlement in West Sussex, identified by cemetery evidence, is to the east of the Arun, with a greater concentration between the Ouse and Cuckmere rivers. The Later Saxon period saw the establishment of a settlement pattern which has survived to the present day, comprising both nucleated settlements focused around churches and isolated rural farmsteads. The parishes of Old and New Shoreham were originally a single parish. The origin of the name *Shoreham* has not been firmly established but is generally considered most likely that the first element derives from an Old English word meaning slope, in this instance relating to the Downs, and the second element derives from Old English *ham* (settlement).
- 4.8.3 Old Shoreham, situated to the north of the Site (outside the study area) was established in the pre-conquest (1066) period, and its existence suggested by the inclusion of the tithes of Shoreham in the grant by William de Braose in c. 1073 to support a college of secular canons at Bramber castle²². Whilst the origins of the settlement are unclear it is likely it is evident that in the Late Saxon period it was an agricultural village. Whilst it had access to the river it is unlikely to have had any significance as a port. Throughout the medieval period Old Shoreham continued as an agrarian village which was separate from 'New Shoreham' (Shoreham-by-Sea).
- 4.8.4 New Shoreham was founded at the mouth of the River Adur shortly after the Norman Conquest to replace the minor port at Old Shoreham further upstream, and may perhaps be related to a rivalry between William de Braose and Fécamp Abbey. Various disputes meant that Fécamp Abbey had prevented de Braose from carving out a parish at Bramber and are likely to have driven William, or his son Philip, to found New Shoreham on an unchallenged site in preference to further development of Bramber (Harris 2009). The first documentary reference to New Shoreham is in 1151, and by 1235 the settlement is known as *Noua Sorham*, and by 1288 as *Nywe Shorham* (Mawer and Stenton 1929-30, 246-7). At the time of its founding the river is likely to have formed a broad tidal estuary, c.1 ½ miles wide, but perhaps afforded some protection by a shingle bar²³.
- 4.8.5 From documentary sources, it appears that the medieval port enjoyed great prosperity through the 12th century, although it seems to have gone into decline in the 13th or 14th century. It is possible that the decline was purely economic, the result of a French or Spanish raid, or due to silting of the harbour entrance, or more likely a combination of factors. It is noted that in 1348 the eastern part of the town was being washed away by the sea, a large part of the town was apparently ruinous by 1368 and it has also been suggested that the sea destroyed the southern part of the port in 1401²⁴.
- 4.8.6 Much of the grid-pattern layout of the streets of the Norman planned town has survived although this may represent only part of the original layout and its original form is much debated. Nonetheless East Street, which has also been known as 'Oriental Street'²⁵, almost certainly lay within the extents of the medieval town.

²² Harris, R. 2009, *Shoreham. Historic Character Assessment Report*

²³ <https://www.british-history.ac.uk/vch/sussex/vol6/pt1/pp138-149> Accessed September 2025

²⁴ <https://www.british-history.ac.uk/vch/sussex/vol6/pt1/pp138-149#h3-s2> Accessed September 2025

²⁵ <https://www.shorehambysea.com/wp-content/uploads/2018/02/9.-1782-Survey-Map-with-place-names-added-in-1949.jpg> Accessed September 2025

4.8.7 Numerous archaeological remains of medieval date have been recorded within the town. At the Ropetackle site (36-7) the vast majority of remains were of the period and included rubbish pits and cess pits, well, scatters of post-holes and ditches/gullies. Significant volumes of artefacts and ecofacts were recovered from the Site. At Ship Street (38) medieval remains including some which may be structural and at a site opposite medieval pits were recorded, again containing both artefacts and ecofacts (40). Medieval features have also been recorded elsewhere in the town (41 – 46), and these include ditches of burgage plots excavated in advance of development immediately north of the Site (42). It has been suggested that The Marlipins (2) may be the remains of a Carmelite friary (47). Other remains of medieval date within the study area are limited to finds (48 – 50).

4.9 Post-Medieval

4.9.1 Whilst the identification of the High Street as the medieval high street is debated it was certainly an important street, and by the 17th century the only major street²⁶. While of declining importance as a port it did continue to be an important medieval shipbuilding centre through to the 19th century²⁷. This also included ancillary industries such as rope and sailmaking.

4.9.2 From the 18th century onwards, Shoreham benefitted from improved communications in the form of turnpiked roads and the introduction of the railway from Shoreham to Brighton (1840). Unlike the neighbouring towns of Brighton and Worthing, New Shoreham did not develop as a seaside resort, though some lodging houses were built along New Road, which had been formally established by the 1820s (Figure 7). The harbour was revived and improved, but its main focus shifted to the east and in 1887 new harbour commissioners offices were built at Southwick. Ship and boatbuilding continued and there was an increase in fishery activities, particularly oysters. The railway, in particular, saw immediate burst of expansion of the town population, but a slight dip in the late 19th century before growth resumed. This was typically around and north of the railway. By the 1960s the towns of Shoreham-by-Sea, Kingston, Southwick, Portslade, Hove and Brighton had merged to form an almost continuous developed area along the coastal plain.

4.9.3 The harbour was also revived and improved, but its main focus shifted to the eastern and in 1887 new harbour commissioners offices were built at Southwick. Ship and boatbuilding continued and there was an increase in fishery activities, particularly oysters. The railway saw immediate burst of expansion of the town population, but a slight dip in the late 19th century before growth resumed. This was typically around and north of the railway. By the 1960s the towns of Shoreham-by-Sea, Kingston, Southwick, Portslade, Hove and Brighton had merged to form an almost continuous developed area along the coastal plain.

4.9.4 In addition to the post-medieval listed buildings found around the town archaeological remains of these more recent centuries have been recorded (51-57). Other heritage assets are known from historic sources (58-65); for example the workhouse (58), brickfield (59), gasworks (64) and Napoleonic barracks (65).

²⁶ <https://www.british-history.ac.uk/vch/sussex/vol6/pt1/pp138-149#h3-s2> Accessed September 2025

²⁷ Harris, R. 2009, *Shoreham. Historic Character Assessment Report*

The Site

- 4.9.5 In the late 18th century, the Site lay within the parsonage croft which was held by the Reverend William Marchant (Figure 6). The various Diocesan Surveys undertaken in the late 17th and early 18th centuries indicate that parsonage croft was formerly occupied by the parsonage house, which by 1668 had become ruinous and by 1724 had gone entirely. Parsonage croft then remained undeveloped until the early 19th century when New Road was established through the centre of it and a school was built to the north side at the junction with East Street; this is the building which occupies the western portion of the Site (**33**).
- 4.9.6 A 'National School' had been established by 1818, in the first instance running in the south transept of the parish church.²⁸ In 1829 the then vicar, the Reverend Zacharias Henry Biddulph, initiated the construction of a dedicated school building, funded by subscription. The first stone was laid by the Revd. Biddulph in August 1831,²⁹ and it had been completed by 1833, when it was described as a 'neat building beside the churchyard in East Street'.³⁰ It had on its books 115 children each paying 2d. a week. The boys' and girls' National day and Sunday schools and the infants' day and Sunday school recorded in 1847 as in New and Old Shoreham, for a total of 204 children, were all thought to be in New Shoreham. The school building is first represented on Saunders' map of 1844, but by 1872, there were two buildings on the site, suggesting the enlargement of the school in the intervening period – perhaps separate boys and girls schools (Figures 8 & 9).
- 4.9.7 As part of the educational reforms resulting from the Elementary Education Act of 1870 a school board was formed for the parish in 1872, taking over the National School buildings.³¹ The board replaced them with a new school opened in 1875 in Ham Road for an estimated attendance of 240.
- 4.9.8 In 1865 the parish adopted the Local Government Act, 1858, and formed a local board of health. They first convened in 1866 in the Dolphin Chambers but in 1875 moved to the school buildings on East Street which had been vacated by the National School. There are some discrepancies in the secondary sources as to which became the 'Town Hall' used by the board of health. On the basis of the 1875 Ordnance Survey map it is most likely to have been that shown on the east of the site (**35**; Figure 10). The use of annotations relating to both the National School and Town Hall on the 1875 map could suggest at least part of the school was not taken over.
- 4.9.9 In 1890 the Board of Health took a lease of the customhouse in the High Street which then became the town hall and was bought in 1911. Following the move, the building on East Street was referred to as 'Old Town Hall' (**35**). There were various appeals for funds in relation to the freehold of the Old Town Hall to create a new St Mary's Hall; it having been decided that the conversion of the Old Town Hall had proved impractical.³² Correspondence includes letters from the architect, A.W. Nye, M.S.A., of Brighton.
- 4.9.10 St Mary's Hall (**34**) was constructed on the east part of the site and is attached to the remaining National School building (**33**). It comprised a large assembly room on the first floor and a further hall on the ground floor, and provided for graded departmental

²⁸ Schools established by the National Society for Promoting Religious Education which, along with the British Schools provided the first near universal elementary education for poorer children

²⁹ <https://www.britishnewspaperarchive.co.uk/viewer/bl/0001945/18310814/032/0007> Accessed September 2025

³⁰ <https://www.british-history.ac.uk/vch/sussex/vol6/pt1/pp172-173> Accessed September 2025

³¹ <https://www.british-history.ac.uk/vch/sussex/vol6/pt1/pp172-173> Accessed September 2025

³² Par 170/10/1, Par 170/10/2 (West Sussex Archives)

Sunday Schools, with rooms set aside for meetings and other parochial functions; until the opening of the Community Centre in 1965 it served as the main public hall for Shoreham. The new hall was officially opened on 19th July 1912 by the Bishop of Chichester with the celebrations including the dedication of the building which took place in the upper hall, followed by a tea in the lower hall.³³ A photograph surviving from the occasion shows the New Road frontage, including the format of the ground floor windows before the present shop fronts were inserted, and also part of the adjoining National School building, with evidence for pointed arches to the window/door openings (see below). Another, undated early 20th century photograph shows the ground floor hall before its present subdivision into shop units.

- 4.9.11 In 1933, a mortgage was approved for the conversion of the whole ground floor to accommodate commercial premises. Since then, the building has had a variety of uses, with the hall on the first floor of the new building, complete with stage, providing a space for entertainments, and the upper room of the old school building serving as an ante-room. The ground floor, in addition to various commercial enterprises, has accommodated parish offices and, until the mid-20th century, the public library.
- 4.9.12 The extant former school building (**33**) is a simple two storey structure with a pitched roof, aligned north – south. It is of somewhat unusual proportions with the upper floor being taller than the ground floor, which is accentuated by the present render. The upper floor currently has small window openings but these were originally taller with pointed ‘Gothic’ arches, which would have given the building an ecclesiastical feel, consistent with its origins as a Church of England National School. Evidence is provided by an early photograph of the building, which shows the same to have been true for the ground floor openings and also the outlines of three pointed arches at first floor level within the southern gable end; investigation works to the interior wall faces at first floor level have also succeeded in tracing them.³⁴ At each floor level the original layout is likely to have been predominantly open-plan.
- 4.9.13 St Mary’s Hall, adjoining to the east, is also of two storeys, built in red brick with pebble-dash and mock stone detailing, and prominent multi-pane windows. Designed by the architect A.W. Nye, it represents a mix of Art Deco and a classical stylings. The main block of the building is rectangular in plan, constructed over six structural bays, of which the western two at ground floor level now form part of the western shop, while the four to the east are subdivided into the two shops which front onto New Road. Originally, both the upper and lower floor were open-plan, as indicated by an early photograph of the building.³⁵ A projecting block to the front houses a stairwell, as does one to the rear, which partly wraps around northern end of the old school building. Attached to the latter are rooms which house WC facilities etc. Existing plans and elevations are provided as Appendix 2.

³³ <https://www.britishnewspaperarchive.co.uk/viewer/bl/0000618/19120720/089/0004> Accessed September 2025

³⁴ Photo supplied by the client

³⁵ Photo supplied by the client

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The earliest maps of the area around Shoreham-By-Sea³⁶, and the Site are of small scale and hence show limited detail. A map of the saltmarshes on the West Sussex coast (not reproduced) dating to 1622 shows limited detail but does show the respective locations of Old and New Shoreham, indicated by elevations drawings of their churches. Similarly the Phillimore Margary map of 1724 (not reproduced) shows the settlements, and in the case of New Shoreham includes a sketch of the gridded streets.
- 5.2 A poorly reproduced map by Desmaretz, 1753 (Fig. 4) shows the gridded streets in some detail from which it can be ascertained the Site was not developed by this date. The Yeakell and Gardner map of 1780 (Fig 5) is shows development along the eastern side of East Street, possibly including the Site itself. However Hodgkinson's map of 1782 (Fig 6), at a better scale, shows the Site as undeveloped and later annotations on the map added in 1949 name it as the Parsonage Croft. The Hodgkinson map of 1789 (not reproduced) shows the same layout, as do the 1806 & 1807 Ordnance Survey surveyors drafts (not reproduced). These all show a minor track along the route of what was to become New Road. An 1807 town plan (not reproduced), probably an updated version of the Hodgkinson's maps, continues to show the Site as undeveloped. It is referenced as **I – The Granaries (Mr Rice's)**.
- 5.3 An 1828 town plan (Fig. 7) shows New Road established but the Site remaining undeveloped, covered in what would appear to be a schematic representation of gardens. Saunders' map of 1844 (Fig. 8) is the earliest to depict what would appear to be a building on the Site, presumably the school building (**33**). By 1872 a detailed map, perhaps by the Ordnance Survey (Fig. 9), shows the two buildings of the National School, with later Ordnance Survey maps (e.g. Fig 10) marking the eastern building as the Town Hall. This arrangement remains the same until 1931 (Fig. 11) when the Ordnance Survey first shows the extant Hall. The 1952 edition (Fig. 12) shows the ground floor split of the property and the library.

³⁶ <https://www.shorehambysea.com/maps/> Accessed September 2025

6.0 AERIAL PHOTOGRAPH ASSESSMENT

- 6.1 Aerial photographs have been examined as part of this assessment but, given the built up character of the Site do not provide any additional information with regards to the archaeology of the Site³⁷.
- 6.2 Similarly Light Detection and Ranging (LiDAR) airborne mapping does not provide any additional information with regards to the archaeology of the Site

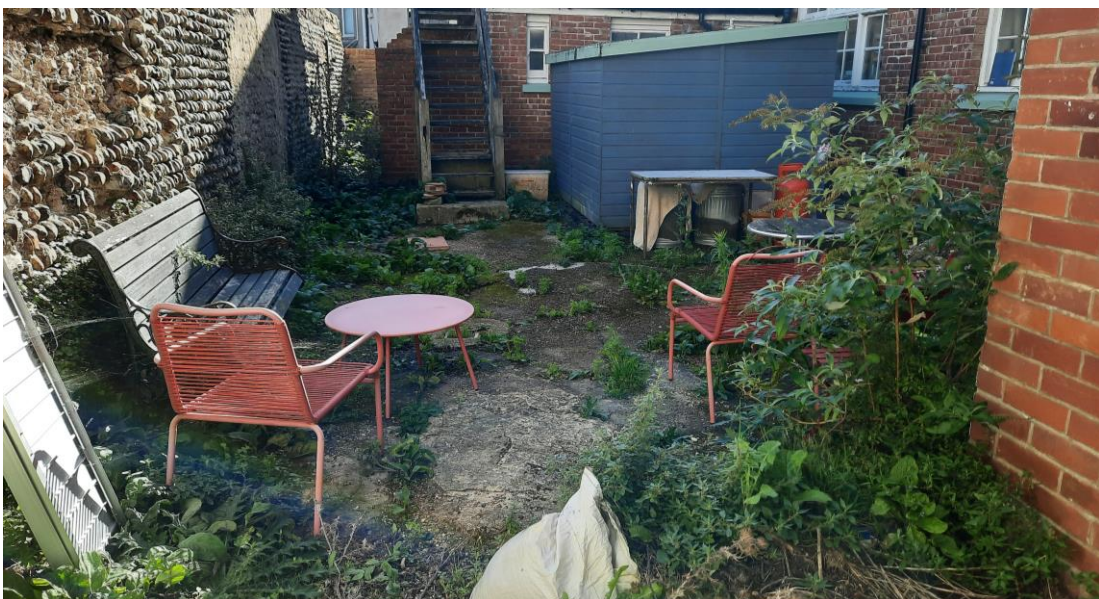
³⁷ <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>, accessed August 2025 and Google Earth

7.0 WALKOVER SURVEY

- 7.1 A walkover survey of the Site was undertaken in September 2025. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid and was not intended as a detailed survey.
- 7.2 The yard at the rear of the building is entirely surfaced with concrete. There is a drain, marked by various grilles/covers, running roughly east – west in a line from the back door (west), to just south of where the timber steps finish (east). The interior ground floors are suspended floorboards, while the external ground surfaces are modern paving, concrete and tarmac. No features of archaeological significance were observed.



Rear yard, looking west



Rear yard, looking east

8.0 PREVIOUS IMPACTS ON ARCHAEOLOGICAL POTENTIAL

- 8.1 The Site is situated within the built-up area of Shoreham-by-Sea and has been partially built over since the 19th century. This will have caused a degree of below ground disturbance from for example, services and footing trenches but there are likely to be some areas where there is the potential for archaeological remains to survive, albeit in fragmentary or truncated form.

9.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 9.1 A preliminary review of the evidence detailed earlier indicates that there are previously recorded heritage assets within the Site; the existing buildings (**33 & 34**) and the 19th century Old Town Hall (**35**) which stood on the eastern part of the Site. There are a limited number of known heritage assets of specifically archaeological interest in the wider study area, but this is likely to, at least in part, reflect the paucity of previous archaeological investigation across the area. As the site sits within the core of the medieval town it is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present.
- 9.2 On the basis of the mapped geology it is possible that deposits of some limited geoarchaeological interest may be present on Site, i.e. the mapped Head deposits.
- 9.3 There is some potential for archaeological remains to be present but given the limited available information the likelihood by period in most instances is best described as undetermined based on the currently available data. It is summarised as follows:
- Prehistoric – undetermined potential but the location of the Site on the edge of the river mouth would be a favourable location for activity;
 - Romano-British – undetermined potential but the location of the Site on the edge of the river mouth would be a favourable location for activity;
 - Early-medieval – moderate potential but the location of the Site on the edge of the river valley would be a favourable location for activity;
 - Medieval – high potential based on its location within the core of the medieval town in close proximity to the church;
 - Post-medieval – high potential relating to earlier buildings which stood on the site.
- 9.4 A desk-based assessment can generally only consider the potential of a site in principle. As the assessment relies on the quality of existing information, its conclusions may not be definitive, and where archaeological potential cannot be ruled out they may require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 9.5 The significance of any heritage assets that may exist on the Site can rarely be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or regional significance.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact.
- 10.2 The development proposals are in the detailed design stage but are understood to comprise the retention of the existing buildings and their conversion into a community space and residential properties.
- 10.3 Whilst detailed design proposals are not available general observations as to likely impacts can be described. In principle, impacts on archaeological remains at the Site are likely to arise from activities which extend below the (undetermined) thickness of Made Ground, for example:
- Demolition/grubbing-up of foundations or hardstanding;
 - Excavations of foundations, service trenches etc.;
 - Ground levelling;
 - Heavy plant movements;
 - Piling;
 - SUDS; and
 - Landscaping.
- 10.4 Given the character of the re-development, i.e. the conversion of existing buildings, impacts are most likely to be limited in scale. Comparison of the existing and proposed ground plans (Appendices 1 and 2) indicate that there will only be localised groundworks for new walling, most of which is likely to be shallow internal studs. It is possible that where external walling is to be extended, there could be a possible impact should this require deeper foundations (see extract of proposed ground plan below, with the areas of possible deeper footings circled in red). Areas of thicker walling to be inserted along the southern façade are unlikely to cause further impact as they lie within the existing wall line which will already be disturbed to some depth (circled in green). Foul drainage is likely to run parallel to the existing foul sewer under the north-western part of the building, with little or no additional impact, but a surface water sewer may run through the yard just north of, and parallel to, the existing north wall which has the potential to reach undisturbed deposits depending on depth.



11.0 CONCLUSIONS

- The Site has some hypothetical potential for deposits of geoarchaeological interest to be present – Head deposits;
- The presence/absence or thickness of such deposits is undetermined;
- The Site has a hypothetical potential for archaeological remains to be present;
- These are most likely to relate to the medieval and post-medieval periods, and may include structural evidence for earlier buildings.
- Previous impacts which may have impacted on geoarchaeological/archaeological remains have been identified. These arise from the previous and existing development of the Site;
- The extents of and degree of the truncation is undetermined at the present time
- Made ground of a varying thickness is assumed to be present;
- Archaeological remains are likely to be buried below the made ground;
- The development works which extend below the made ground are likely to impact upon surviving archaeological deposits within the Site;
- These are likely to be of a limited scale.

12.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 12.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information and may not be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Adur District Council) and their archaeological advisors.
- 12.2 This study has shown that the Site has potential for buried geoarchaeological and archaeological deposits to be present, particularly of the medieval and post-medieval periods. Given that the Site is almost entirely built-over and the existing buildings are to be converted rather than demolished, and anticipated below-ground impacts are very limited in scale, archaeological trial trenching is not advised. In this instance an archaeological watching brief during any groundworks would enable any archaeological remains present to be investigated and recorded (i.e. preservation by record). This can be secured by an appropriate planning condition.

13.0 ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

The W Group
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Search Room Staff at West Sussex record Office

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APPENDIX 1: Summary table of heritage assets

ASE Ref	NHLE/HER Entry	Name	Grade	Period
1	1192780	CHURCH OF ST MARY DE HAURA	II	C18
2	1353757	MARLIPINS MUSEUM	II	C17
3	1027865	THE QUEEN ANNE AND CUCKOO CLOCK RESTAURANTS	II	C19
4	1027864	CHURCH HOUSE	II	C18
5	1027899	THE MANOR HOUSE	II	C19
6	1027901	20, CHURCH STREET	II	C18
7	1027902	24, CHURCH STREET	II	C18
8	1192768	18, CHURCH STREET	II	C18
9	1286313	ST MARY'S HOUSE	II	C18
10	1286461	22, CHURCH STREET	II	C18
11	1353756	35-36, EAST STREET	II	C18
12	1353761	COBBLESTONES	II	C18
13	1286456	OLD SCANTLINGS	II	C18
14	1353759	15, MIDDLE STREET	II	C18
15	1027866	TOWN HALL (converted Customs House)	I	C12
16	1027868	SHOREHAM HOUSE	II	C18
17	1193095	THE SHOREHAM BY SEA NURSING HOME	II	C18
18	1286391	23, JOHN STREET	II	C18
19	1353758	ST JOHN'S	II	C19
20	1027867	23-25, HIGH STREET	II	C18
21	1027869	NORTH COTTAGE	II	C18
22	1027878	6-12, WEST STREET	II	C20
23	1027879	16, WEST STREET	II	C18
24	1027900	OLD SWAN COTTAGES	II	C19
25	1192753	9-11, CHURCH STREET	II	C18
26	1192843	30-32, JOHN STREET	II	C18
27	1192898	THE ROYAL SOVEREIGN PUBLIC HOUSE	II	C18
28	1192913	55-57, NEW ROAD	II*	C12
29	1193196	RAMSHACKLE COTTAGE	II	C19
30	1193237	46-54, WEST STREET	II	C18
31	1232426	K6 TELEPHONE KIOSK ADJOINING WAR MEMORIAL	II	C18
32		Not used		
33		National School (C19)		PM
34		St Mary's Hall (C20)		PM
35		Town Hall - Site of		PM
36	MWS7112	Ropetackle: archaeological investigations. Multi-period		Multi
37	MWS7112	Ropetackle: archaeological investigations. Multi-period		Multi

38	MWS9139	Prehistoric, Roman and medieval features, Ship Street, Shoreham by Sea		Preh
39	MWS514	Neolithic axe - Shoreham by Sea		Preh
40	MWS6679	Land opposite 3 Ship Street, Shoreham-by-Sea - watching brief: medieval and post-medieval remains		Med
41	MWS15045	Land at 10 John Street, Shoreham-by-Sea – evaluation: garden soils and medieval pits		Med
42	MWS15819	Numbers 26-28 East Street and Numbers 3,5,7 and 9 New Road - medieval		Med
43	MWS8569	Medieval features, 94-96 High Street, Shoreham-by-Sea		Med
44	MWS7113	17-23 John Street, Shoreham-by-Sea – evaluation: medieval pit and later features		Med
45	MWS7194	5 John Street, Shoreham-By-Sea – excavation: medieval features and Victorian well		Med
46	MWS8526	94-96 High Street, Shoreham-by-Sea - medieval activity		Med
47	MWS5549	Carmelite Friary - Shoreham		Med
48	MWS6681	Small Sherds - medieval		Med
49	MWS6682	Shoreham - sherds -medieval		Med
50	MWS6815	Archaeological excavation at The Vicarage, Shoreham-by-Sea. Medieval finds and buildings		Med
51	MWS12091	Land at 79-81 Brighton Road, Shoreham-by-Sea – evaluation: post-medieval build up		PM
52	MWS13377	Land to the Rear of 32-34, High Street, Shoreham - watching brief. Post-medieval features		PM
53	MWS15135	Free Wharf, Shoreham-by-Sea - geo-archaeological and archaeological watching brief. Natural and post-medieval build up		PM
54	MWS5548	C18 Constructions - Ropetackle		PM
55	MWS7111	Former 19th century adjacent buildings, Ropetackle		PM
56	MWS6515	Post-medieval building at 17-23, John St., Shoreham		PM
57	MWS4358	17th-18th century - inn refuse - Royal Sovereign Public House		PM
58	MWS12274	Site of Steyning Union Workhouse, Shoreham-By-Sea		PM
59	MWS4845	Brickfield between Gordons Rd and Rosslyn Rd		PM
60	MWS7534	World War II anti-tank vertical rail, Shoreham-by-Sea		PM
61	MWS8338	Dolphin motor works - Shoreham-by-Sea		PM
62	MWS8658	Windmill - New Shoreham		PM
63	MWS9879	War memorial within the grounds of the Church of St Mary de Haura, Shoreham-by-Sea		PM
64	MWS15425	Site of New Shoreham Harbour Gasworks, Shoreham-by-Sea		PM
65	MWS8048	Site of Shoreham Napoleonic barracks		PM

APPENDIX 2: Existing Site Plans



1 Existing Location Plan 1:1250

Scale in metres



2 Existing Block Plan 1:500

Scale in metres



1094SM | St Marys
24-25 East Street, Shoreham

key:

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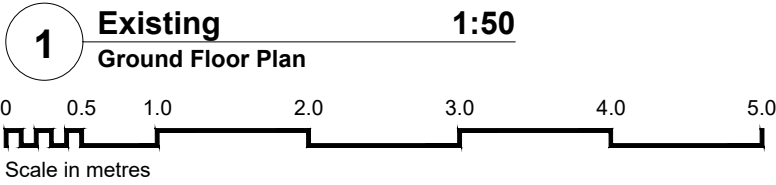
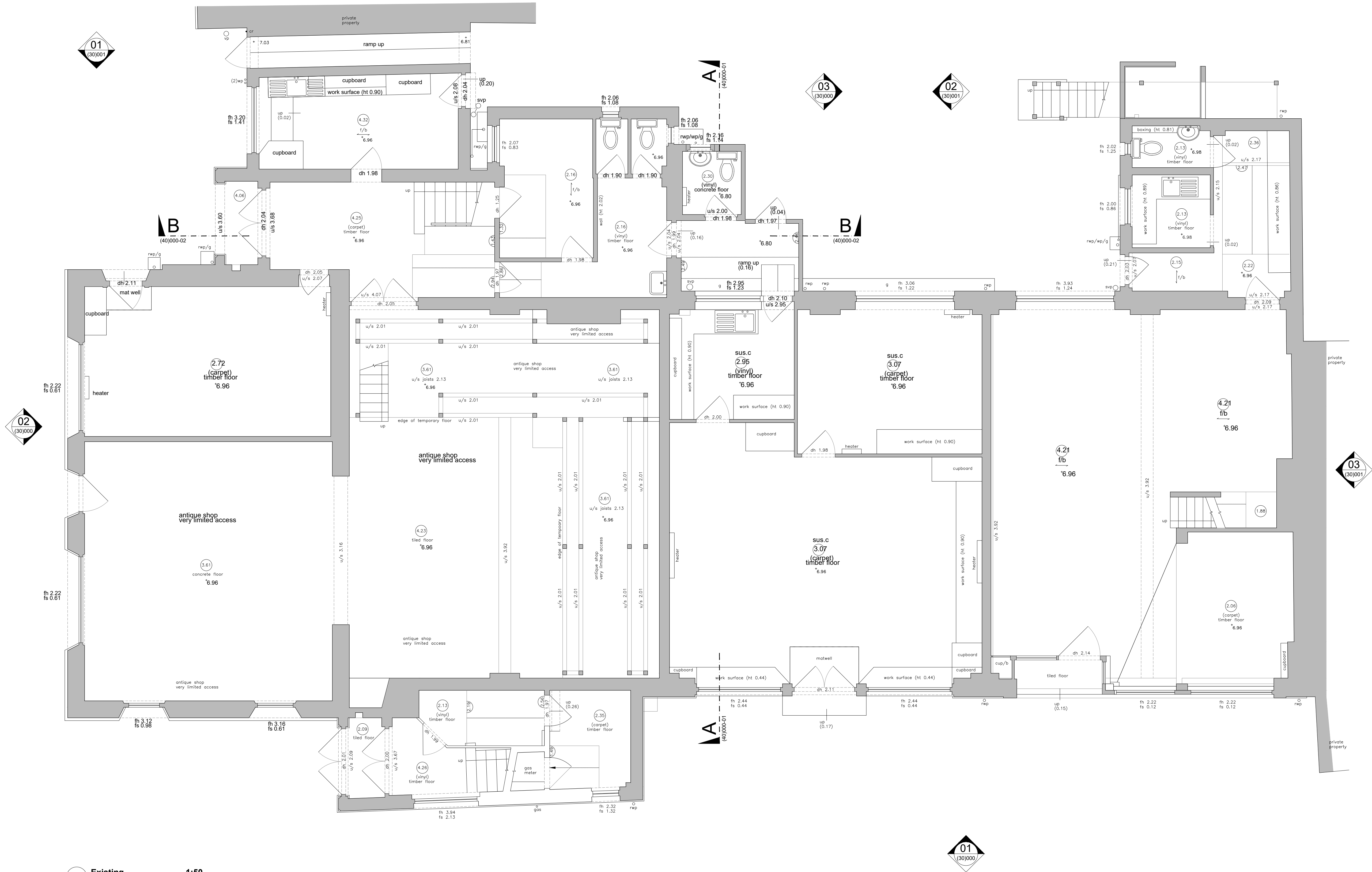
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project north:



drawing title: Existing Location & Block Plan scale @ A1: Varies

(10)000 /
drawing no. revision



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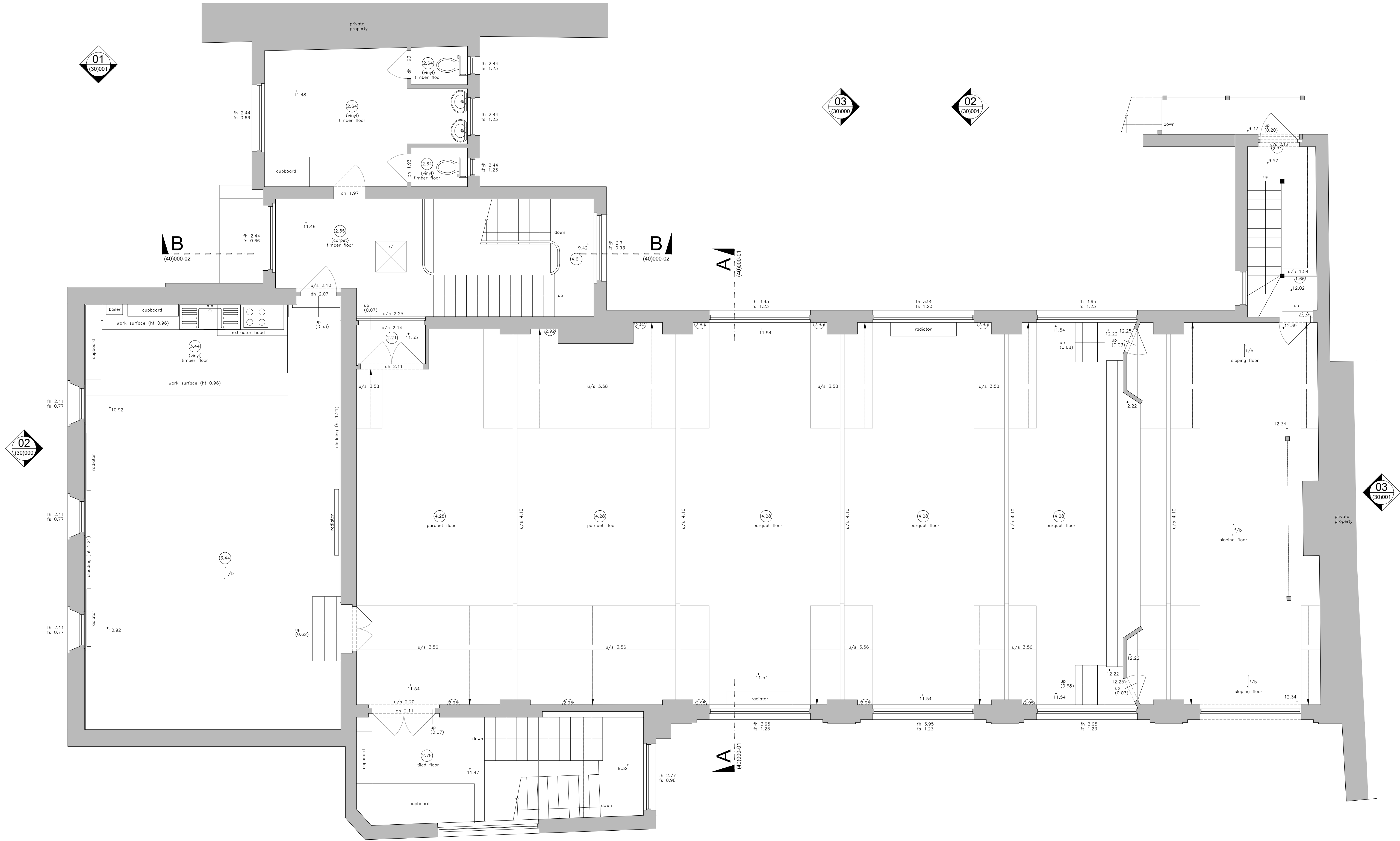
project north:



drawing title:
Existing
Ground Floor Plan
scale @ A1:
1:50

(20)000 /

drawing no. revision



1 Existing First Floor Plan 1:50

0 0.5 1.0 2.0 3.0 4.0 5.0

Scale in metres

key:

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drawn by: checked by:
SP PT

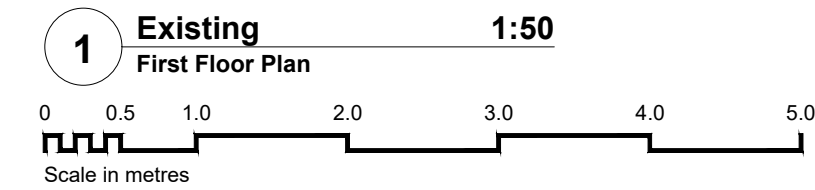
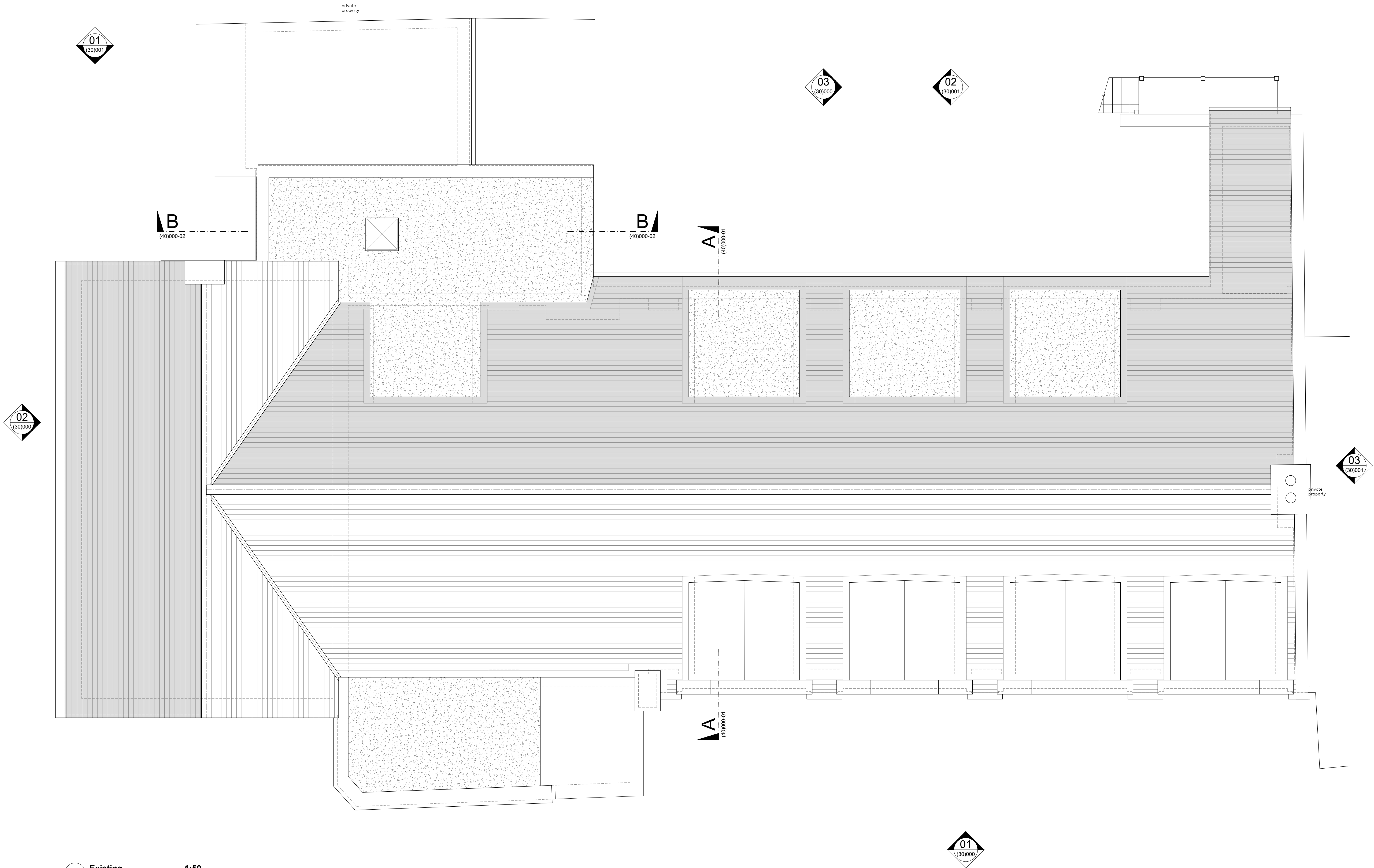
project north:



drawing title:
Existing
First Floor Plan
scale @ A1:
1:50

(20)001 /

drawing no. revision



*Roof plan drawn indicatively from measured survey information.



1094SM | St Marys
24-25 East Street, Shoreham

key:

/ 18/08/2025 Issued for information. SP PT

rev. date notes drawn checked

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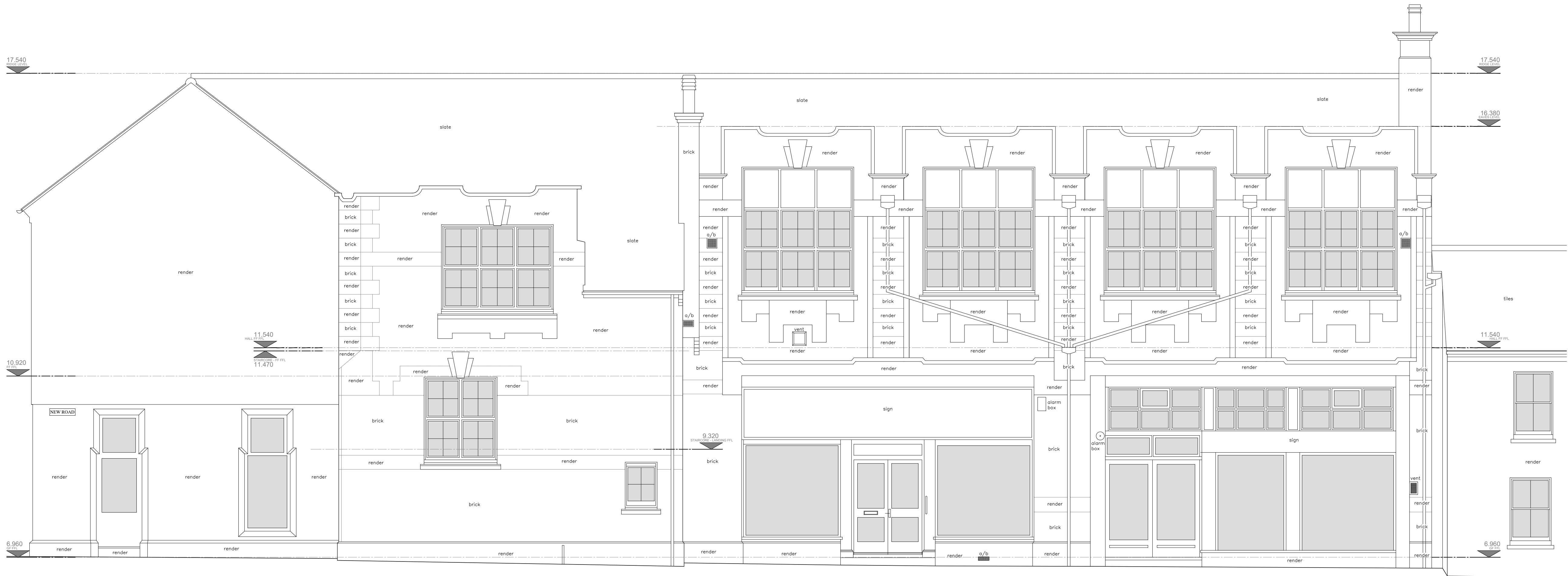
drawn by: checked by:
SP PT

project north:



drawing title: scale @ A1:
Existing 1:50
Roof Plan

(20)002 /
drawing no. revision

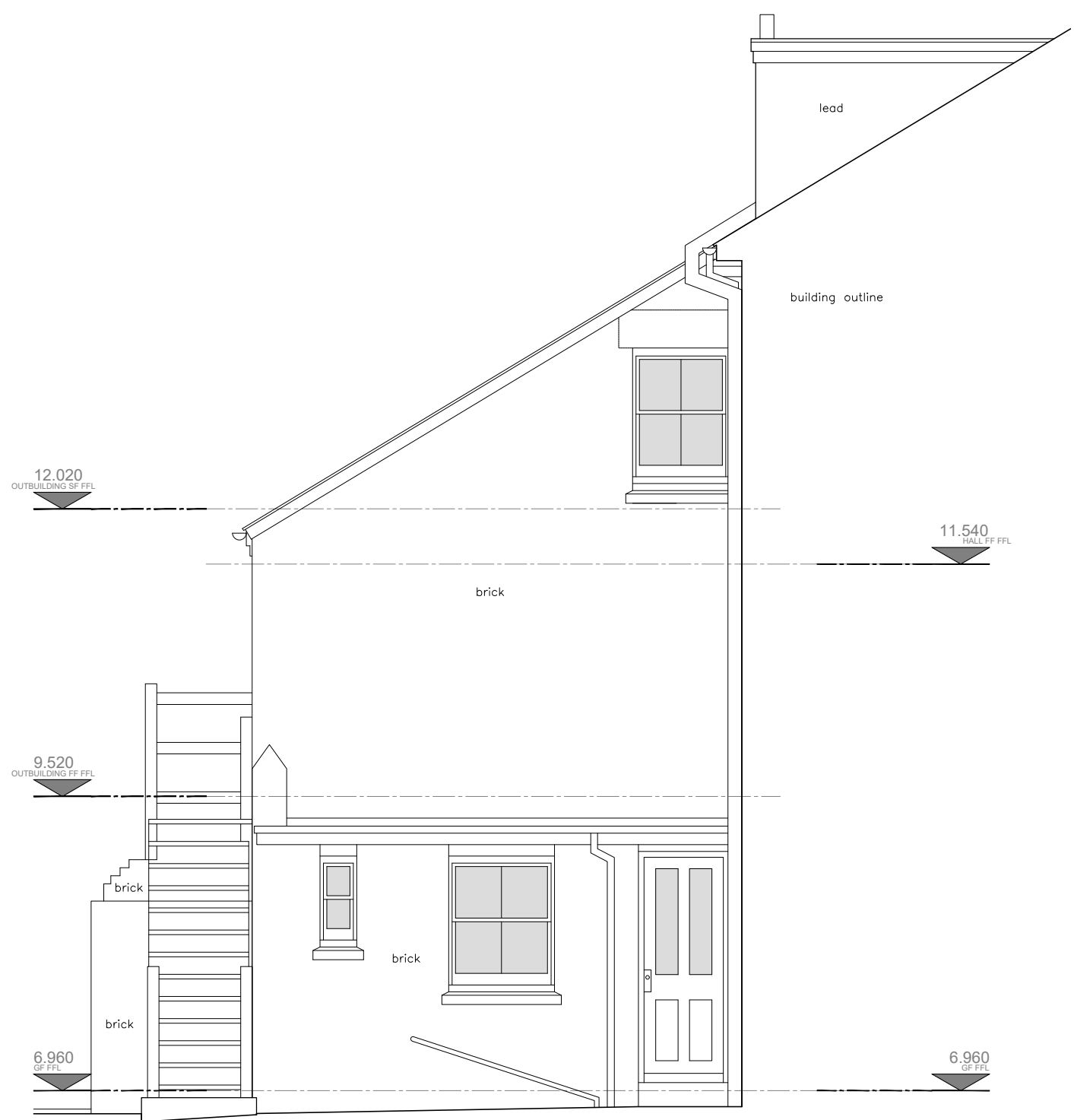


1 Existing 1:50
South West Elevation

0 0.5 1.0 2.0 3.0 4.0 5.0
Scale in metres



2 Existing 1:50
North West Elevation



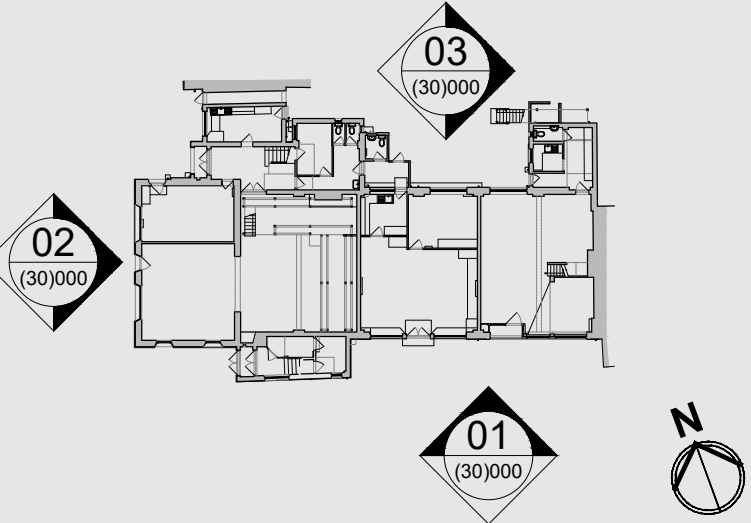
3 Existing 1:50
North West Elevation



St Marys
24-25 East Street, Shoreham

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issued for:
Issued For

drawn by: checked by:
SP PT

project north:

drawing title:
Existing
South West & North West Elevations

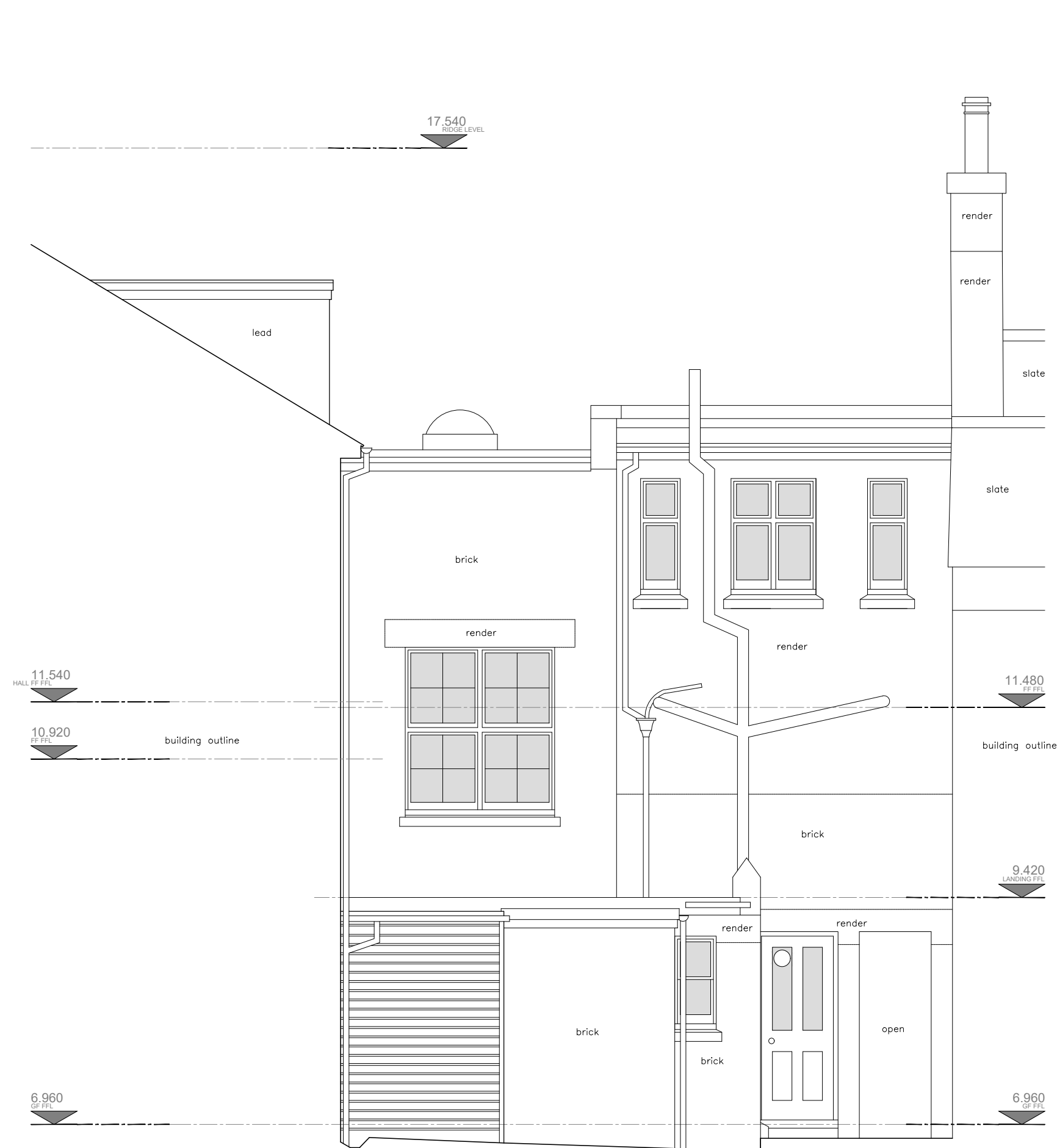
scale @ A1:
1:50

(30)000

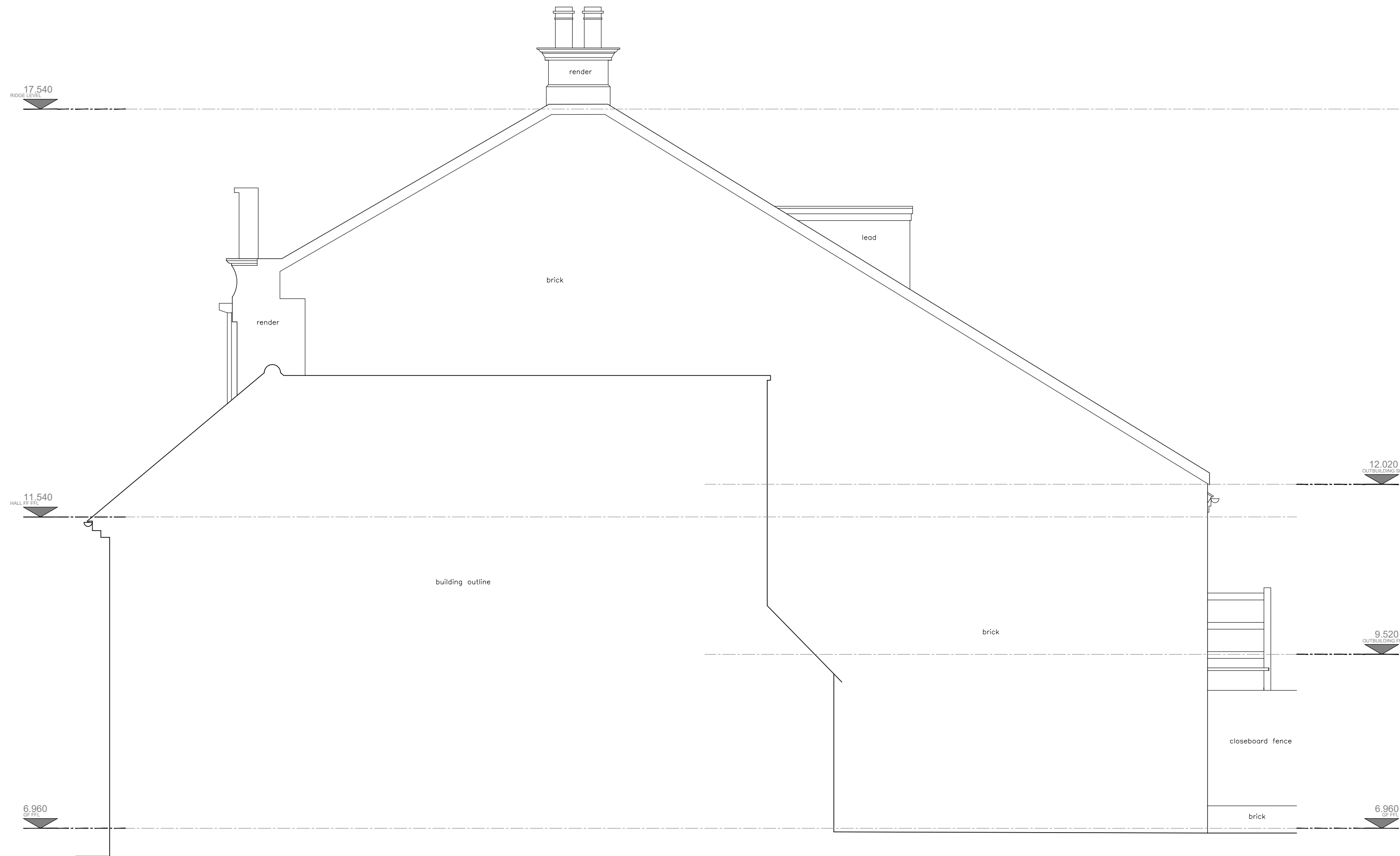
drawing no. revision



1 Existing North East Elevation 1:50
Scale in metres



2 Existing South East Elevation 1:50

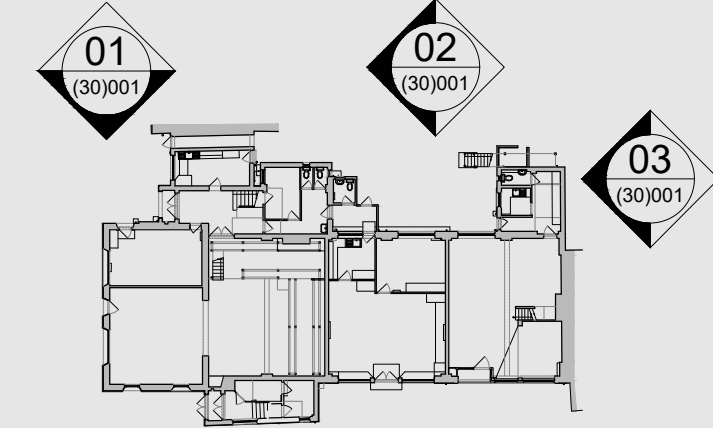


3 Existing South East Elevation 1:50



1094SM | St Marys
24-25 East Street, Shoreham

key:



18/08/2025 Issued for information. SP PT

rev. date notes drawn checked

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issued for:
Issued For

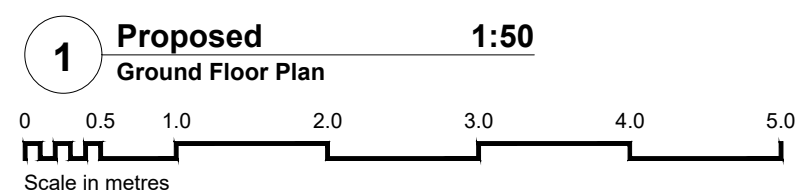
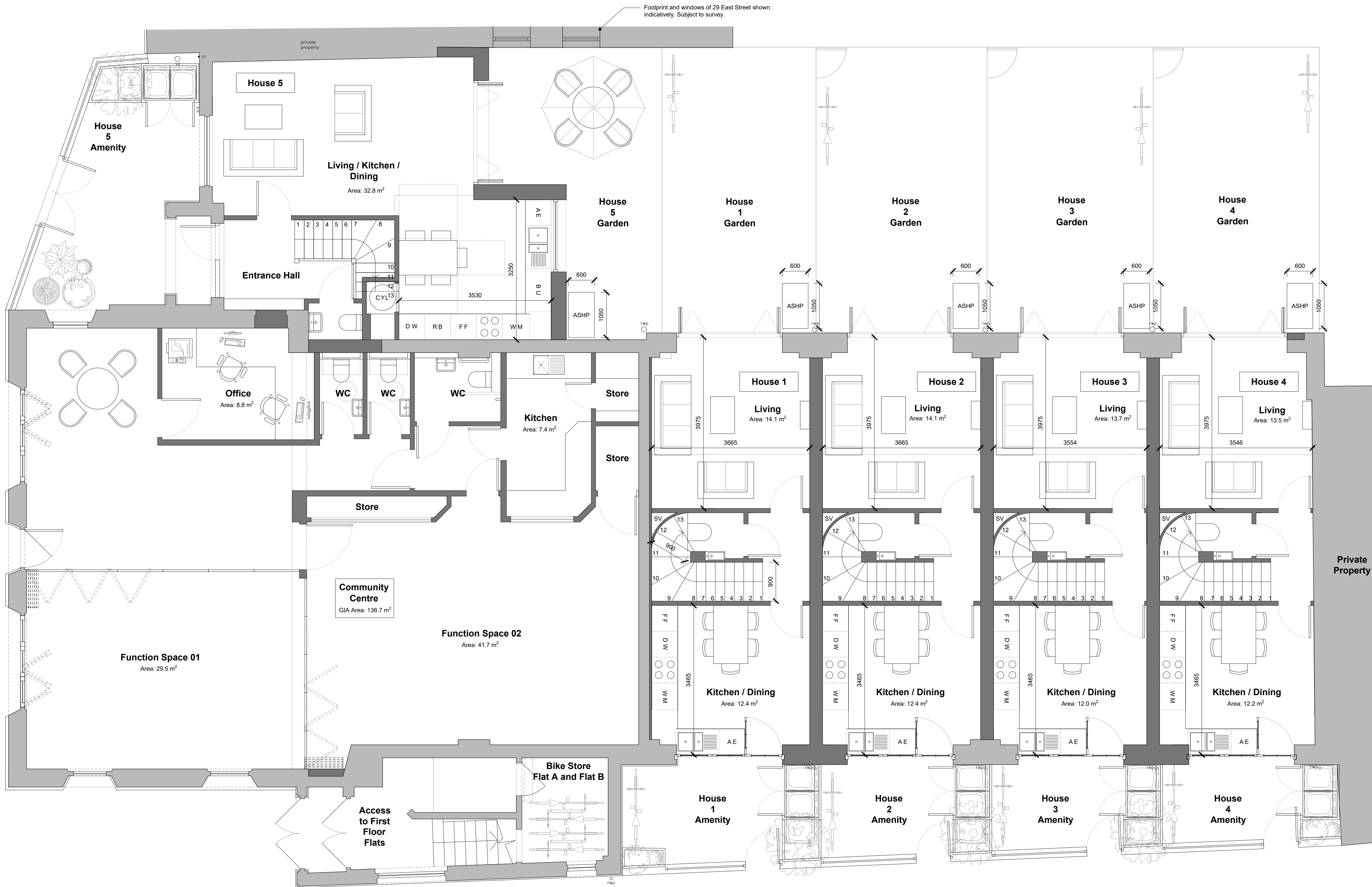
drawn by: checked by:
SP PT

project north:

drawing title:
Existing
North East & South East Elevations
scale @ A1:
1:50

(30)001
drawing no. revision

APPENDIX 3: Proposed Site Plans



key:

EXISTING WALL
NEW WALL
SV SERVICE VOID

C	21/10/2025	Issued for information. Revised furniture layouts & added bifold doors to Houses 1-4. House 05 layout amended.	SP	PT
B	19/09/2025	Issued for information.	SP	PT
A	04/09/2025	Issued for information.	SP	PT
/	28/08/2025	Issued for information.	SP	PT

rev.	date	notes	drawn	checked
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issued for:
Information

drawn by:
SP

checked by:
PT

project north:



drawing title:
Proposed
Ground Floor Plan

scale @ A1:
1:50

(21)000

drawing no.

revision

C



key:

EXISTING WALL

NEW WALL

SV

SERVICE VOID

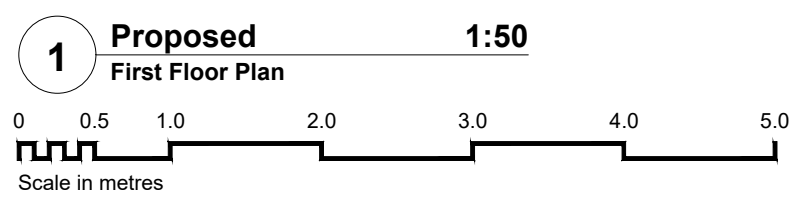
C	21/10/2025	Issued for information. Furniture layouts amended. House 05 stair layout amended.	SP	PT
B	19/09/2025	Issued for information.	SP	PT
A	04/09/2025	Issued for information.	SP	PT
/	28/08/2025	Issued for information.	SP	PT
rev.	date	notes	drawn	checked
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architect:		370 The Yard Brighton Road, Shoreham by Sea, West Sussex. BN43 6RE tel. 01273 456519 info@willowarchitects.net	
issued for:		Information	
drawn by:		checked by:	
SP		PT	
project north:			



drawing title:	scale @ A1:
Proposed	1:50
Lower First Floor Plan	

(21)001	C
drawing no.	revision



key:

EXISTING WALL	
NEW WALL	
SERVICE VOID	

C	21/10/2025	Issued for information. Furniture layouts amended. House 05 stair layout amended.	SP	PT
B	19/09/2025	Issued for information.	SP	PT
A	04/09/2025	Issued for information.	SP	PT
/	28/08/2025	Issued for information.	SP	PT

rev.	date	notes	drawn	checked
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issued for:
Information

drawn by:
SP

checked by:
PT

project north:



drawing title:
Proposed
First Floor Plan

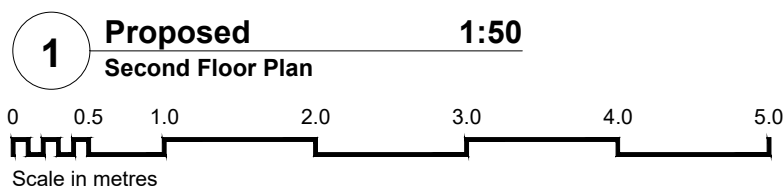
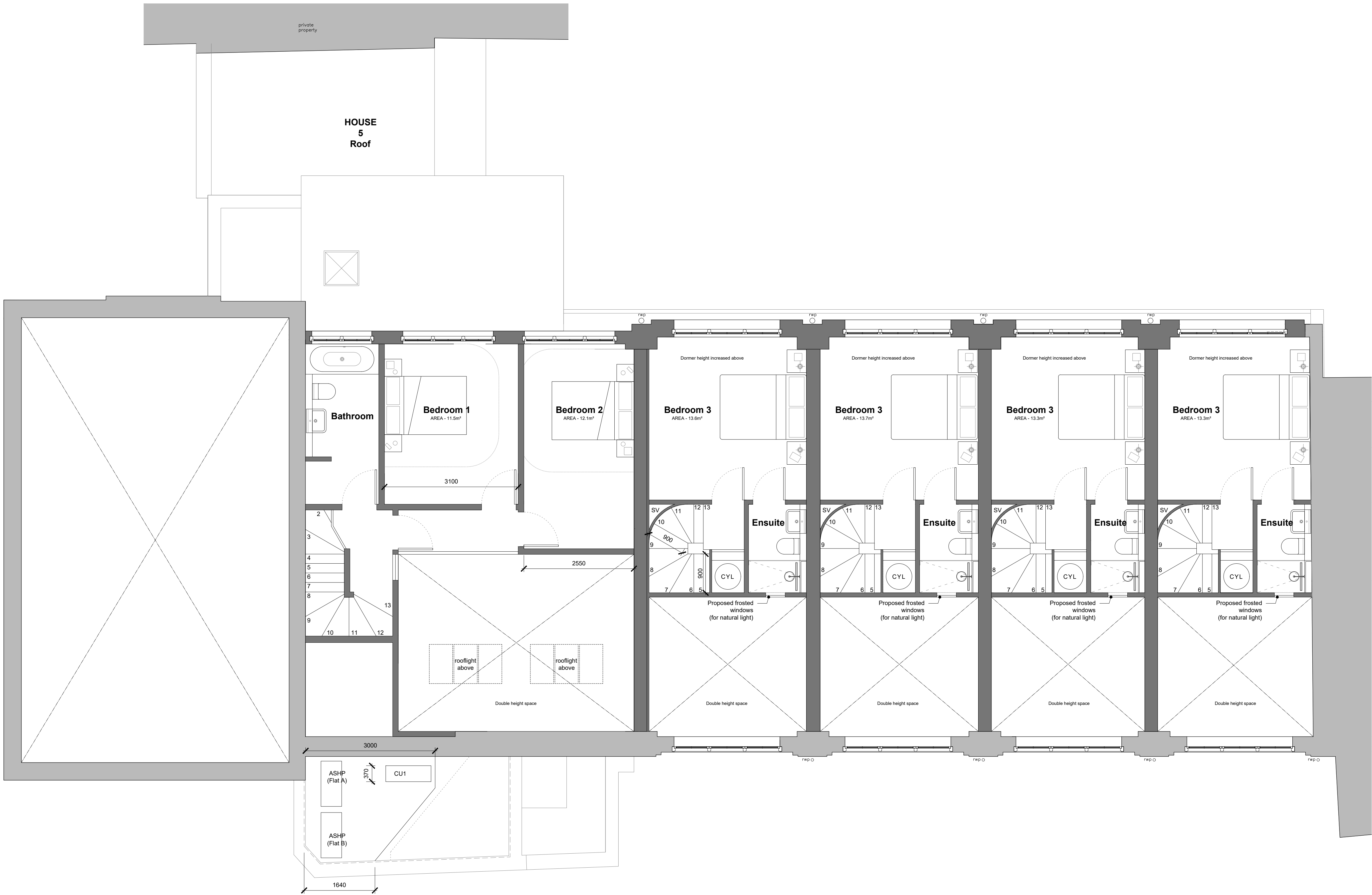
scale @ A1:
1:50

(21)002

drawing no.

revision

C



1094SM | St Marys
24-25 East Street, Shoreham

key:

EXISTING WALL
NEW WALL
SV SERVICE VOID

C	21/10/2025	Issued for information. Furniture layouts amended.	SP	PT
B	19/09/2025	Issued for information.	SP	PT
A	04/09/2025	Issued for information.	SP	PT
/	28/08/2025	Issued for information.	SP	PT

rev.	date	notes	drawn	checked
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drawn by:
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checked by:
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project north:

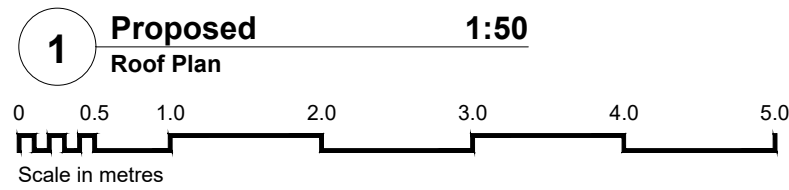
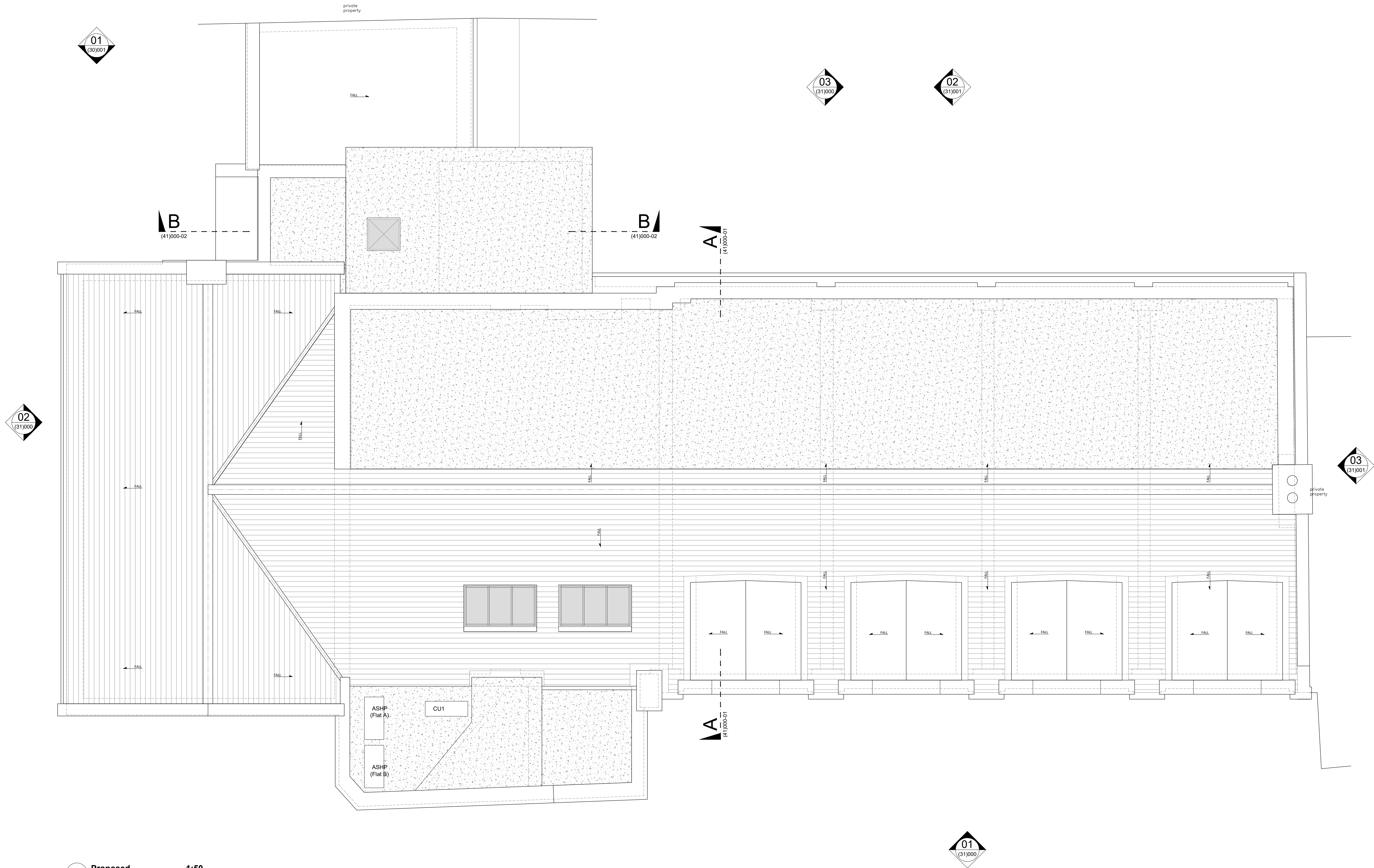


drawing title:
Proposed
Second Floor Plan

scale @ A1:
1:50

(21)003

drawing no. revision



*Roof plan drawn indicatively from measured survey information.

key:

B	21/10/2025	Issued for information. Missing adjusted. MEP equipment indicated.	SP	PT
A	19/09/2025	Issued for information.	SP	PT
/	04/09/2025	Issued for information.	SP	PT

rev.	date	notes	drawn	checked
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issued for:
Information

drawn by:
SP

checked by:
PT

project north:



drawing title:
Proposed
Roof Plan

scale @ A1:
1:50

(21)004

drawing no.

revision

B



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South West Elevation

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Scale in metres



2 Proposed 1:50
North West Elevation

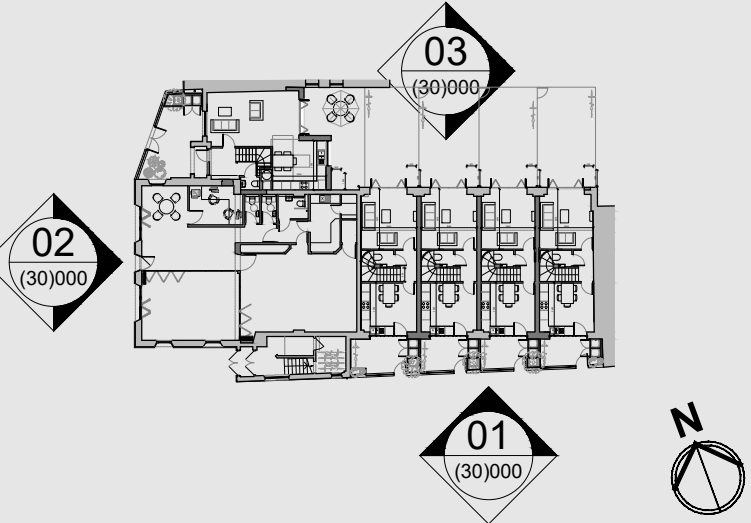
3 Proposed 1:50
North West Elevation



St Marys
24-25 East Street, Shoreham

1094SM

key:



B	21/10/2025	Issued for information.	SP	PT
A	19/09/2025	Issued for information.	SP	PT
/	04/09/2025	Issued for information.	SP	PT
rev.	date	notes	drawn	checked

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issued for:
Information

drawn by:
SP

checked by:
PT

project north:

drawing title:
Proposed
South West & North West Elevations

scale @ A1:
1:50

(31)000

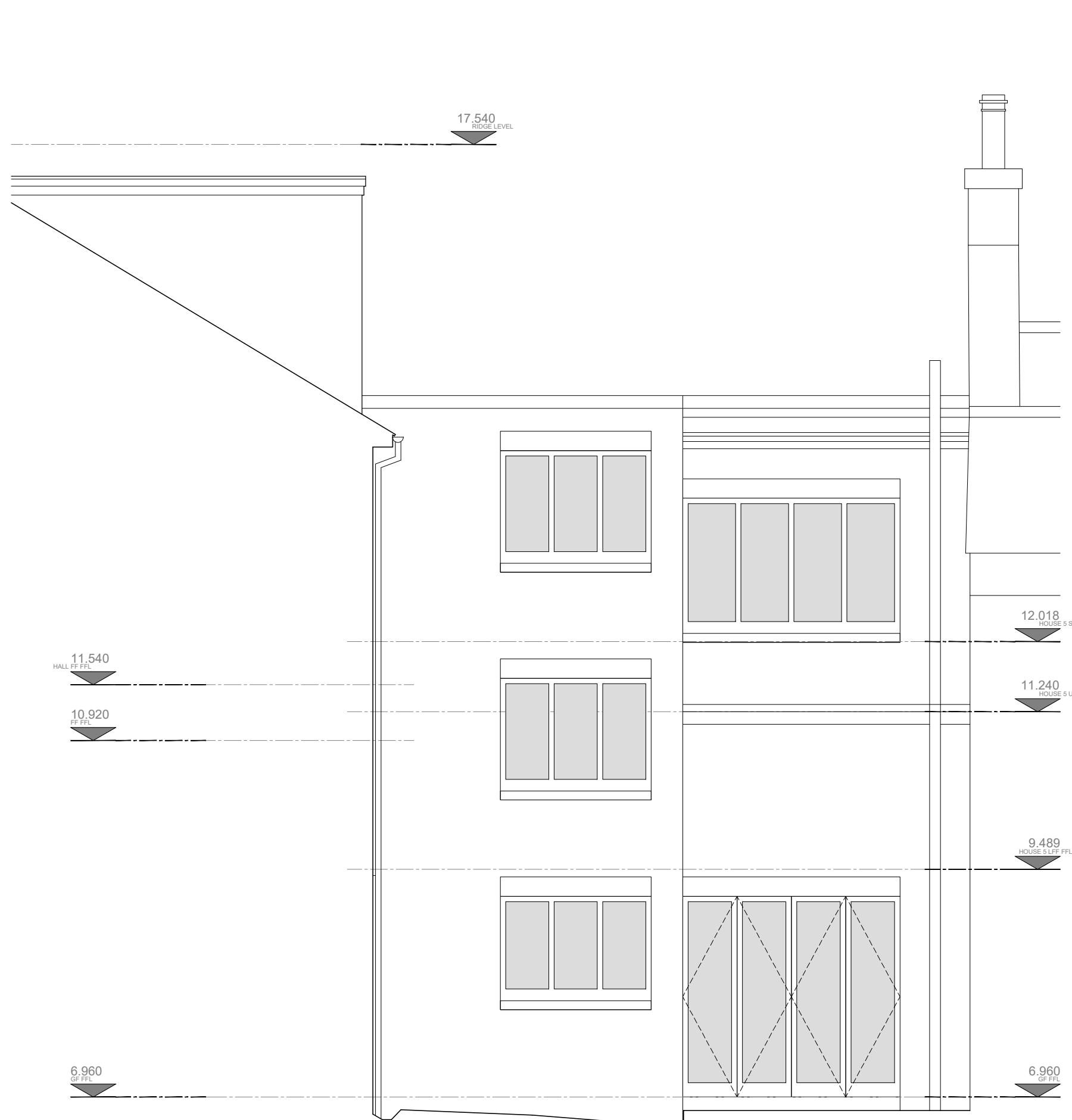
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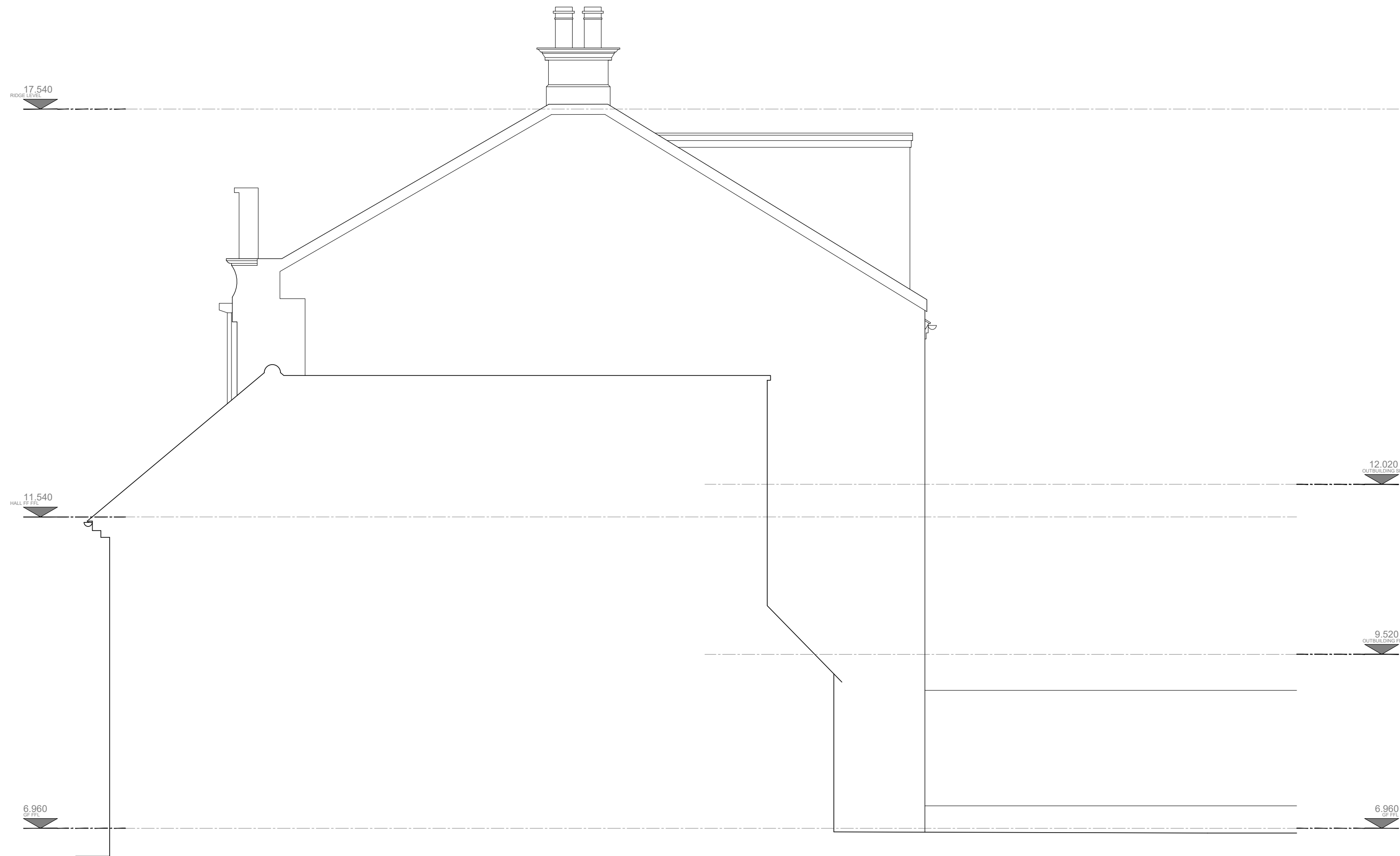
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Scale in metres



2 Proposed South East Elevation 1:50



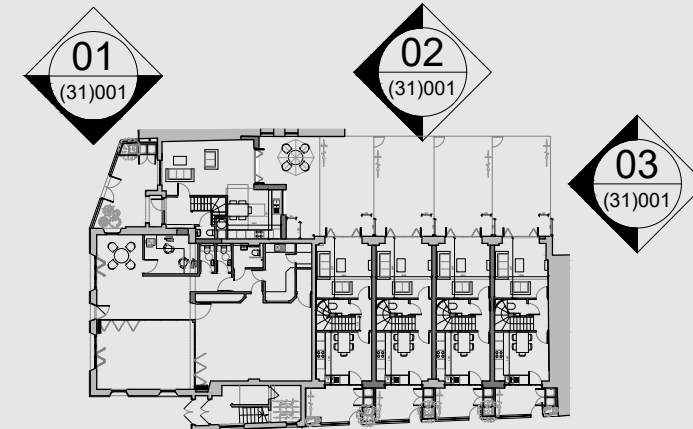
3 Proposed South East Elevation 1:50



St Marys
24-25 East Street, Shoreham

1094SM

key:



B	21/10/2025	Issued for information.	SP	PT
A	19/09/2025	Issued for information.	SP	PT
/	04/09/2025	Issued for information.	SP	PT

rev.	date	notes	drawn	checked
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checked by:
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project north:

drawing title:
Proposed
North East & South East Elevations

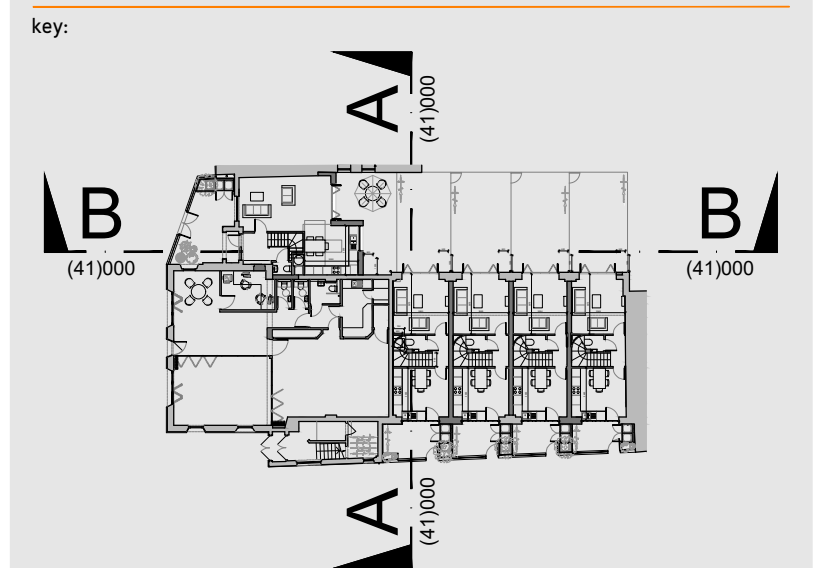
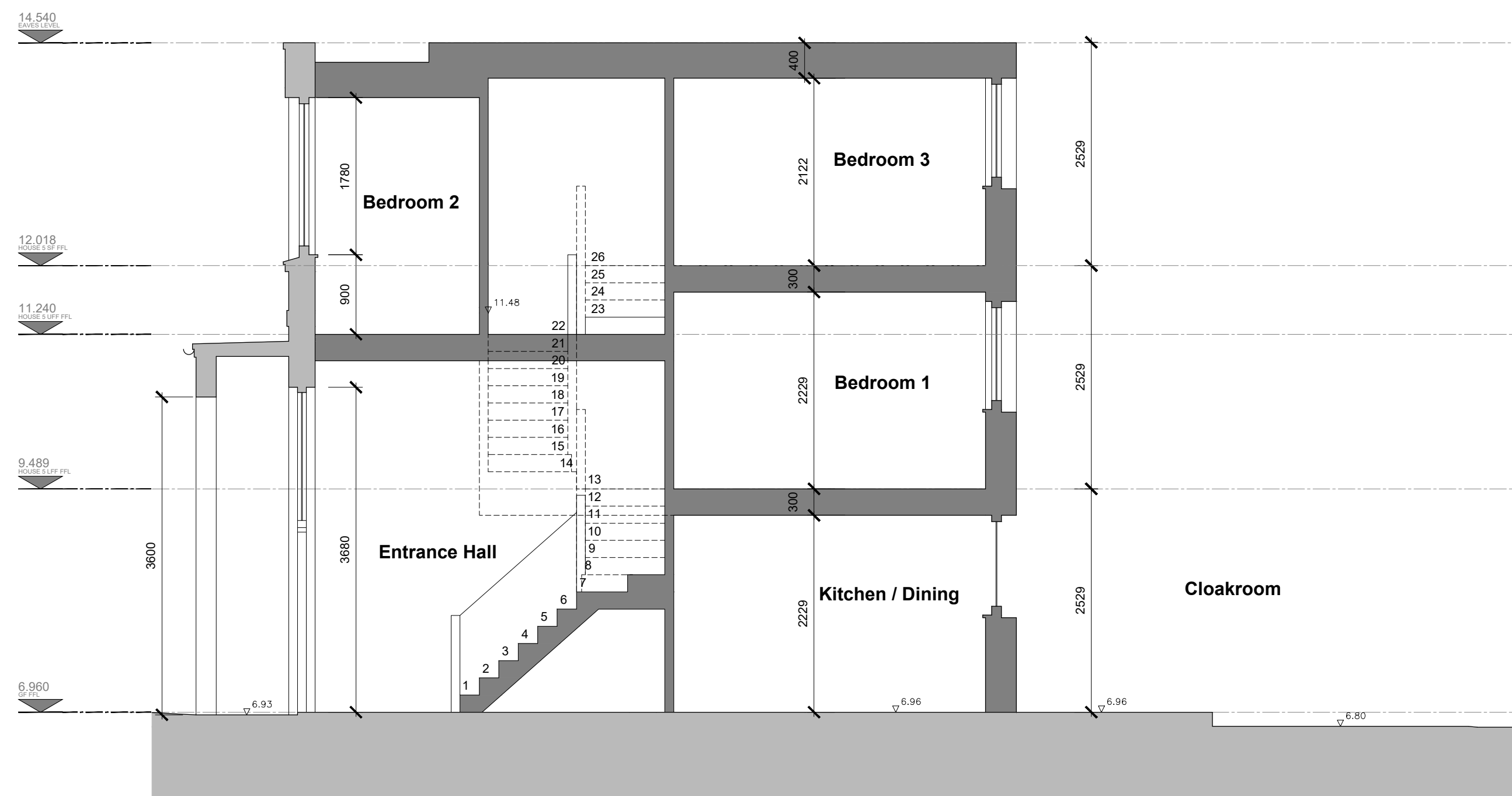
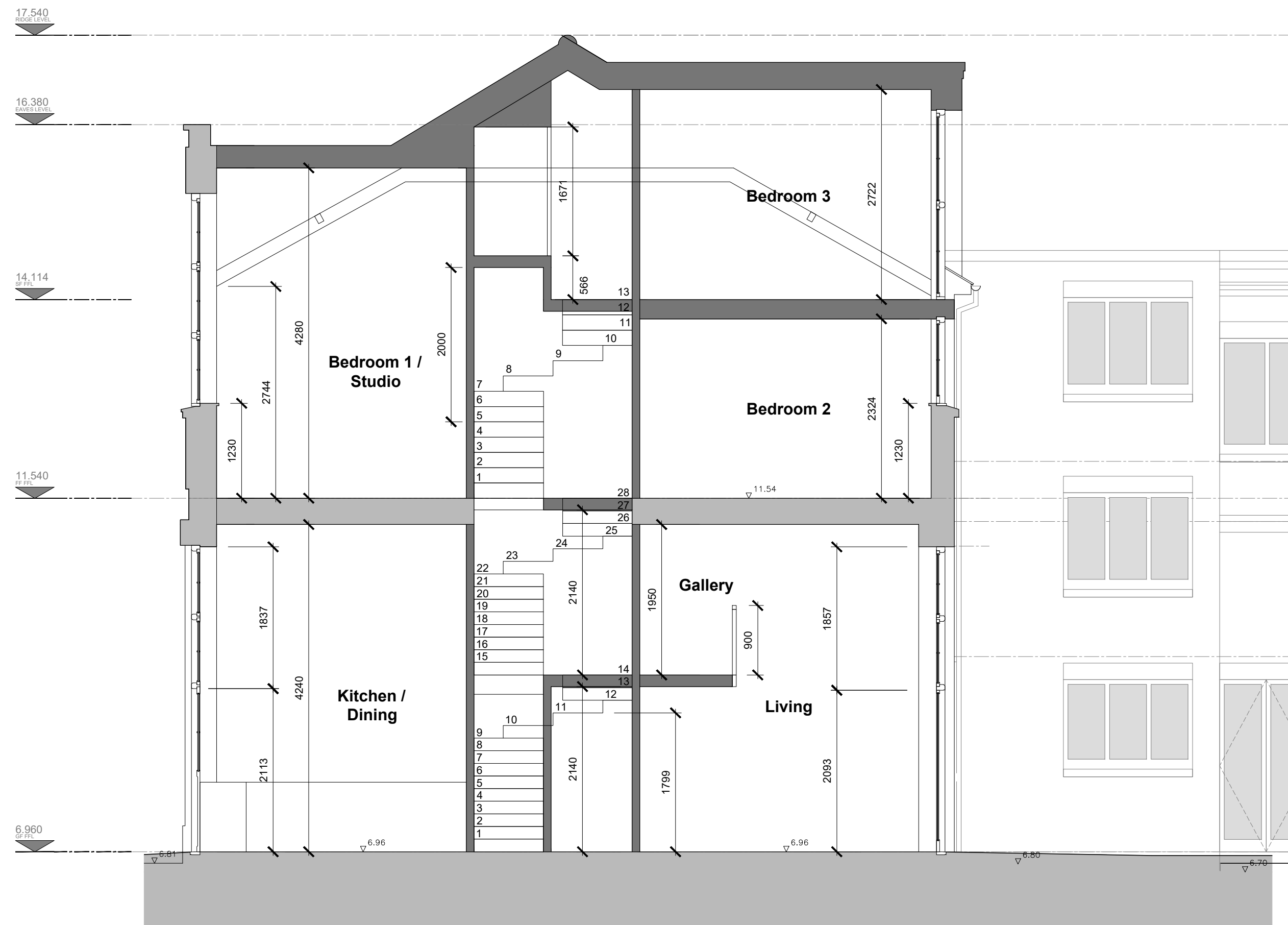
scale @ A1:
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(31)001

B

drawing no.

revision



B	21/10/2025	Issued for information.	SP	PT
A	19/09/2025	Issued for information.	SP	PT
/	28/08/2025	Issued for information.	SP	PT
rev. date	notes	drawn	checked	

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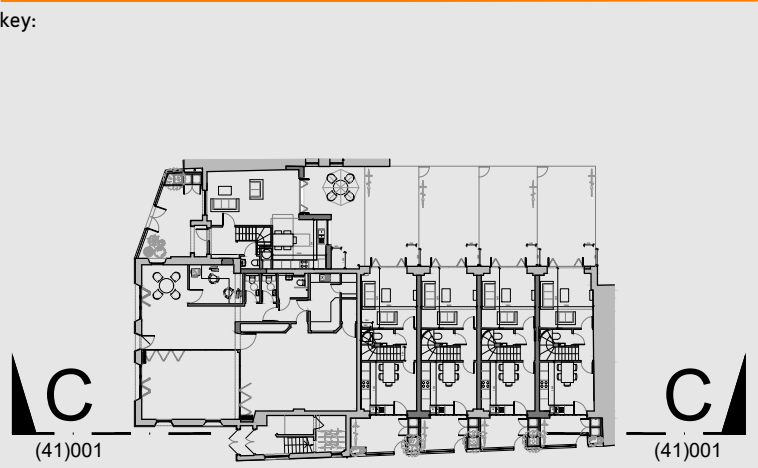
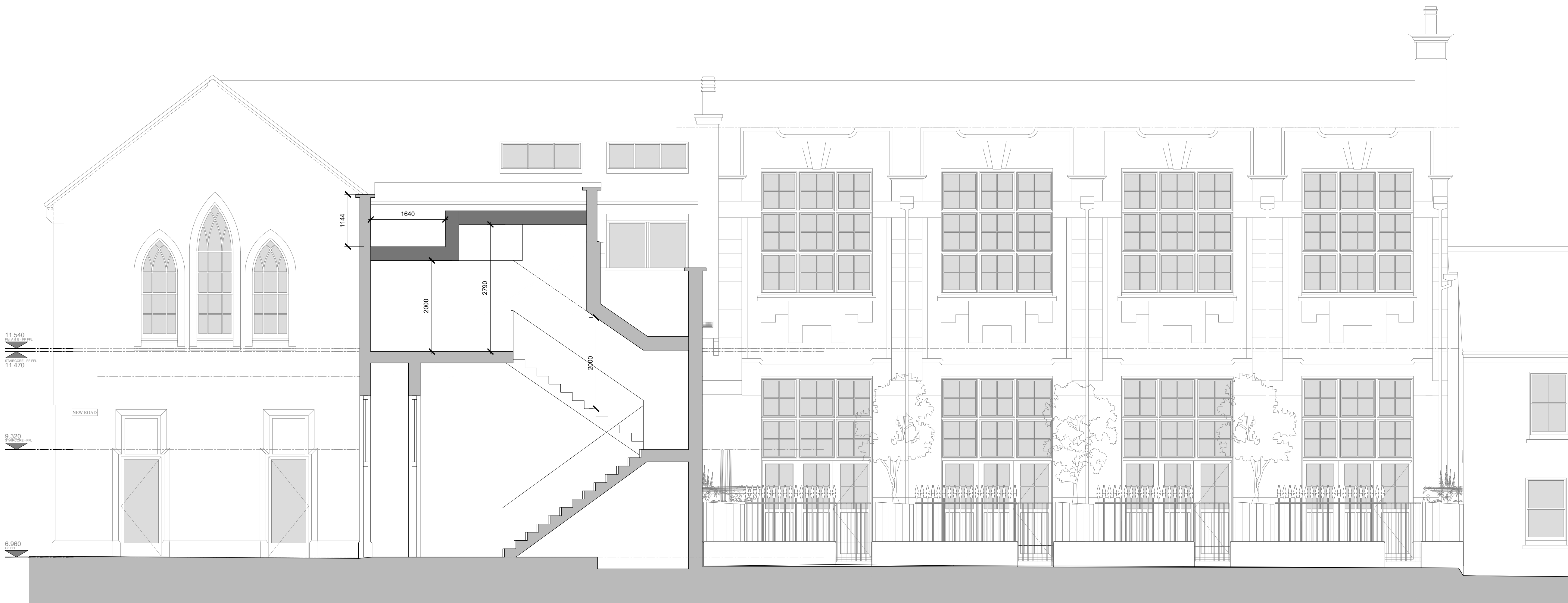
drawn by: _____ checked by: _____
SP PT

project north:

drawing title: Proposed Sections AA & BB

(41)000 B

drawing no. revision



rev.	date	notes	drawn	checked
/	21/10/2025	Issued for information.	SP	PT

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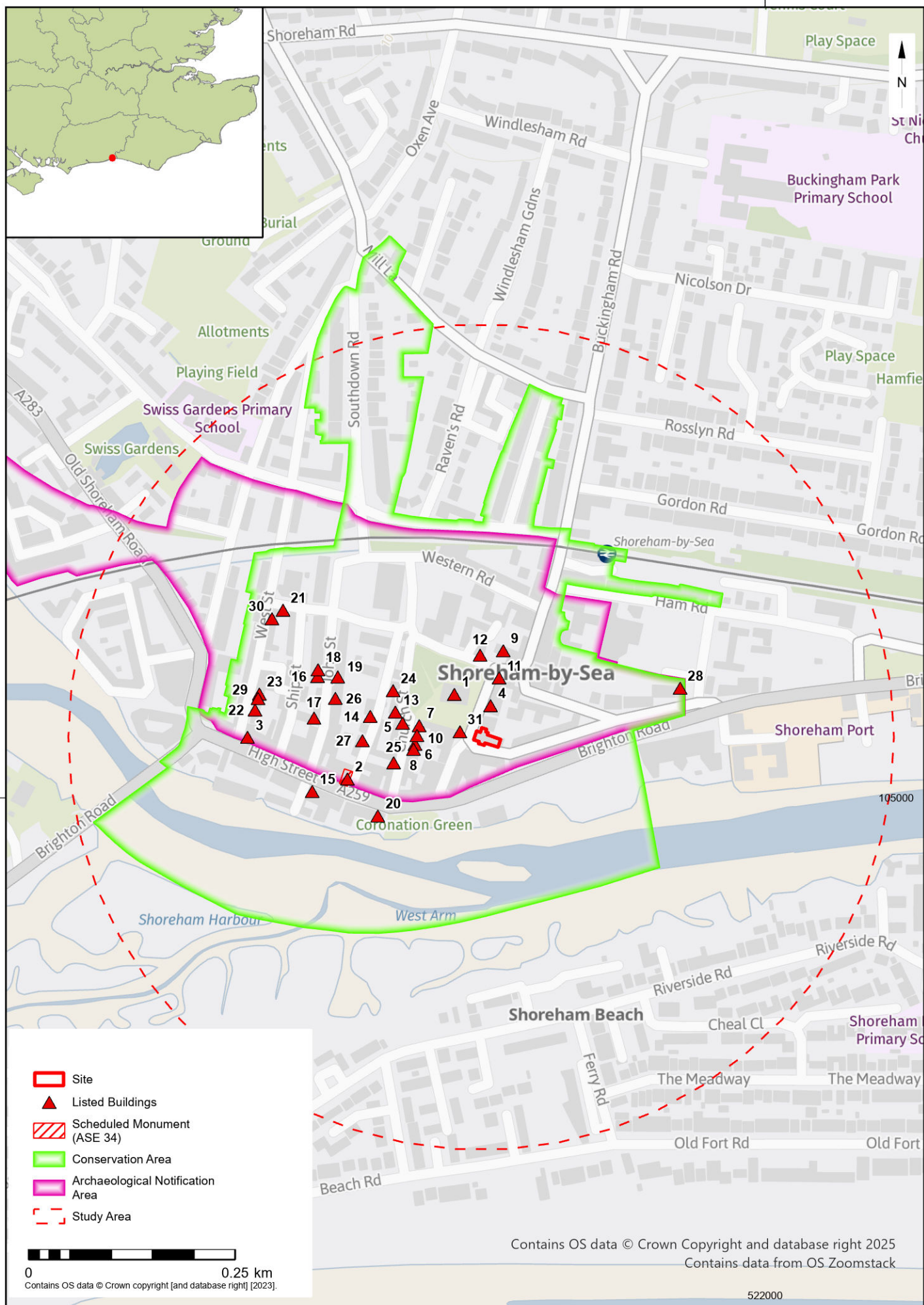
project north:

drawing title:
Proposed
Section CC

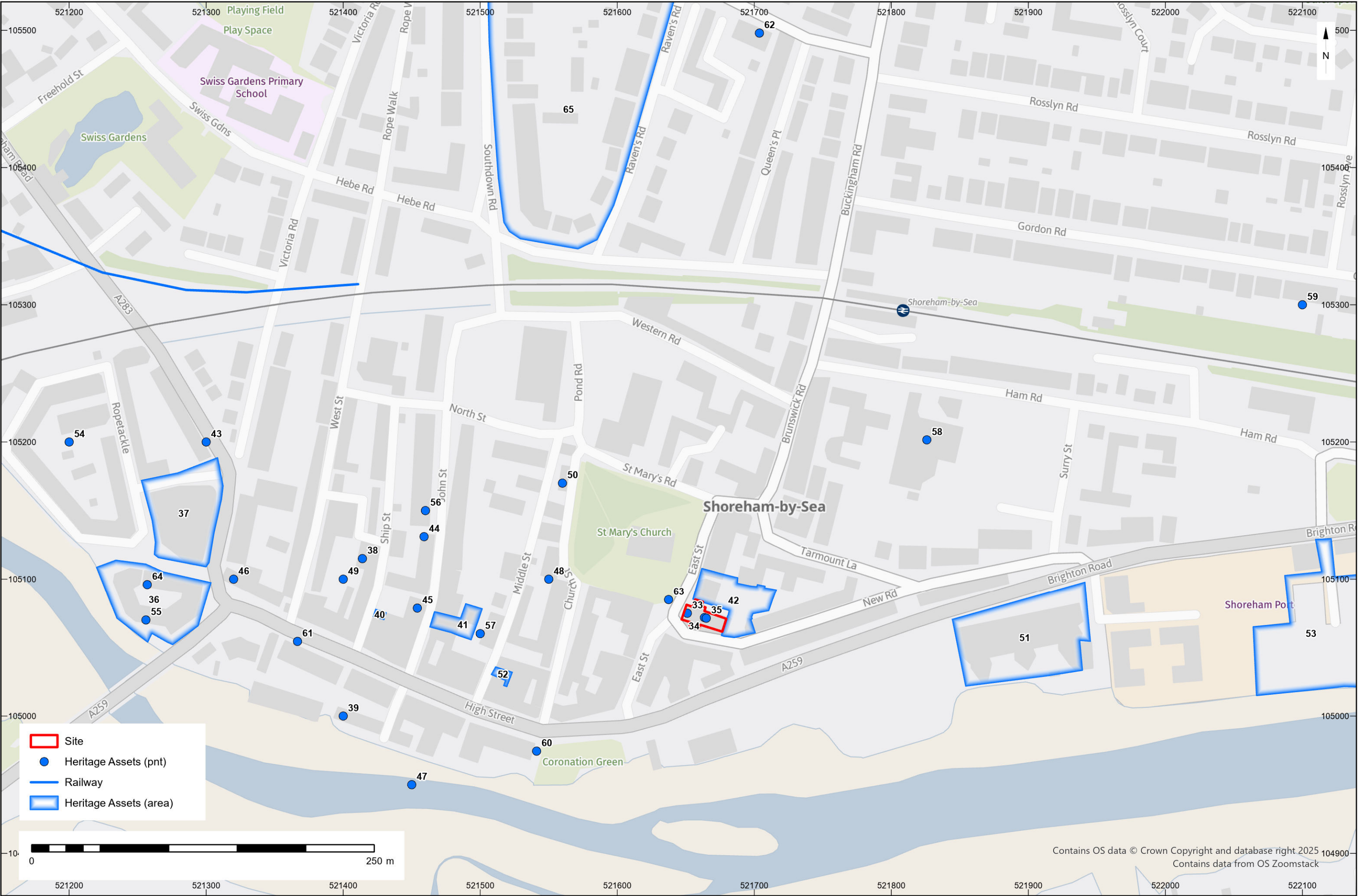
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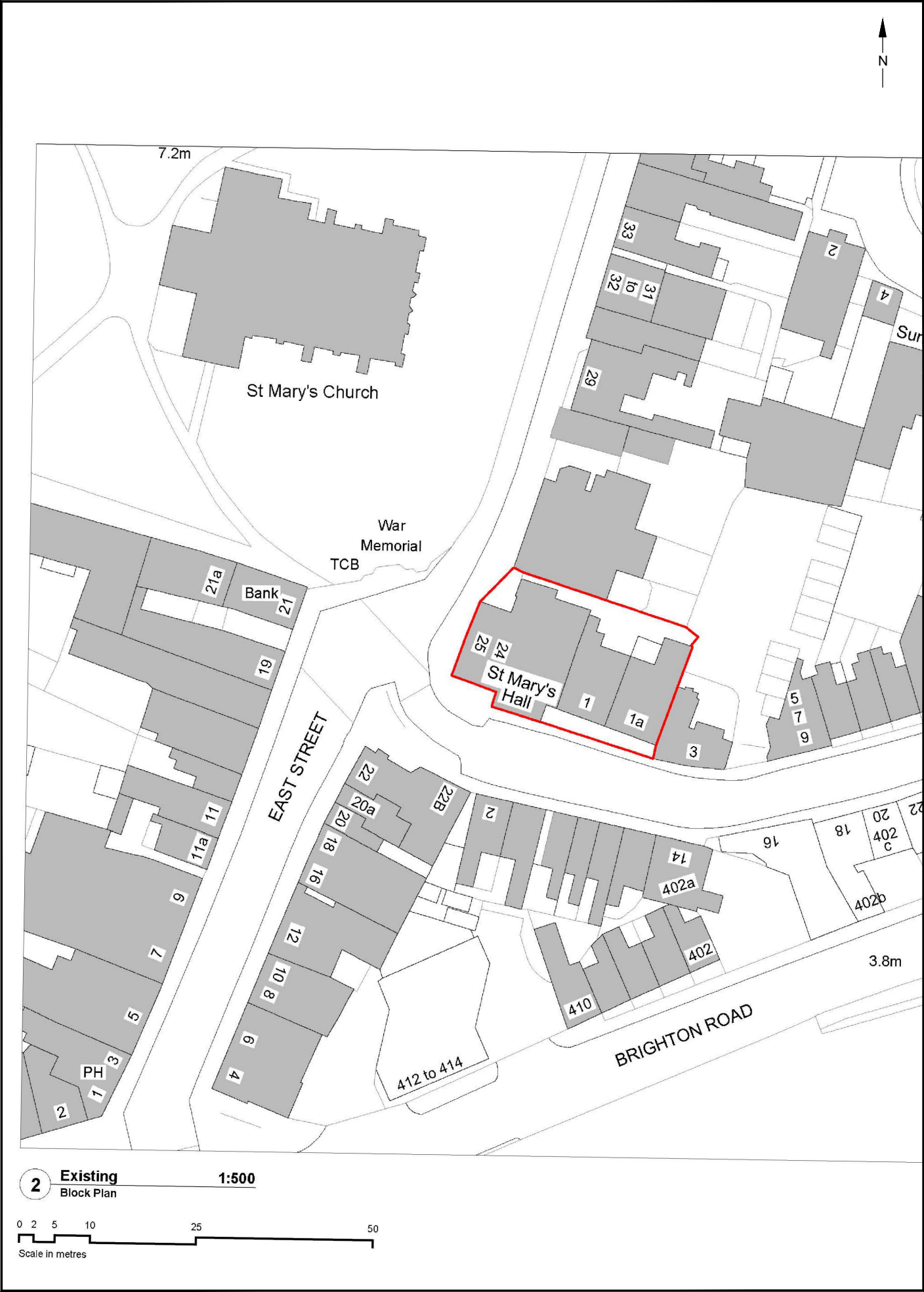
(41)001 /

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© Archaeology South-East		24-25 East Street and 1-1a New Road, Shoreham-by-Sea, West Sussex	Fig. 1
Project Ref: 250480	Sept 2025	Site location and designated heritage assets	
Report Ref: DBA	Drawn by: EMH		







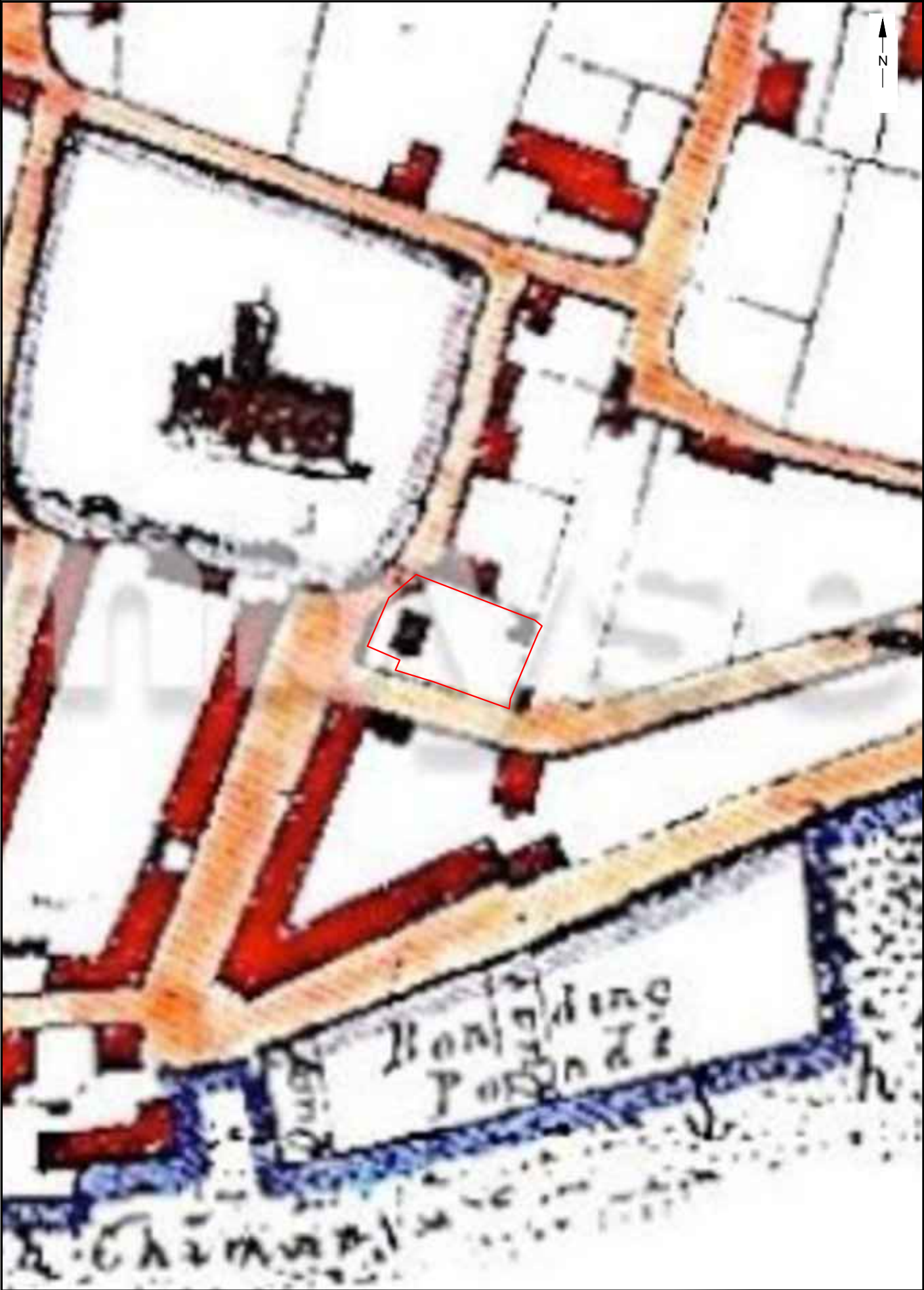
© Archaeology South-East		24-25 East Street and 1-1a New Road, Shoreham-by-Sea, West Sussex	Fig.4
Project Ref: 250480	Sept 2025	Desmaretz map, 1753	
Report Ref: DBA	Drawn by: EMH		



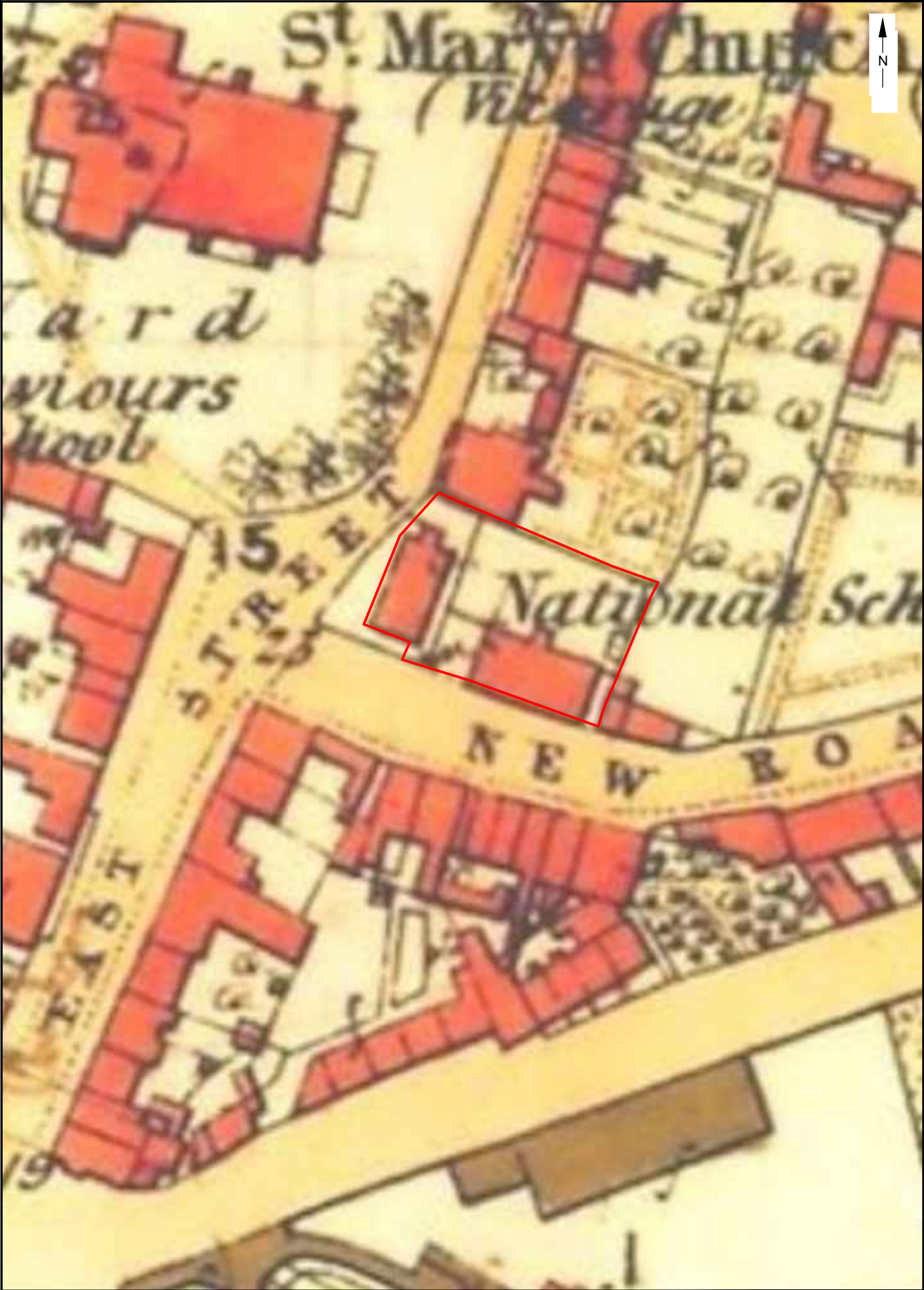




© Archaeology South-East		24-25 East Street and 1-1a New Road, Shoreham-by-Sea, West Sussex	Fig. 7
Project Ref: 250480	Sept 2025	Town plan, 1828	
Report Ref: DBA	Drawn by: EMH		

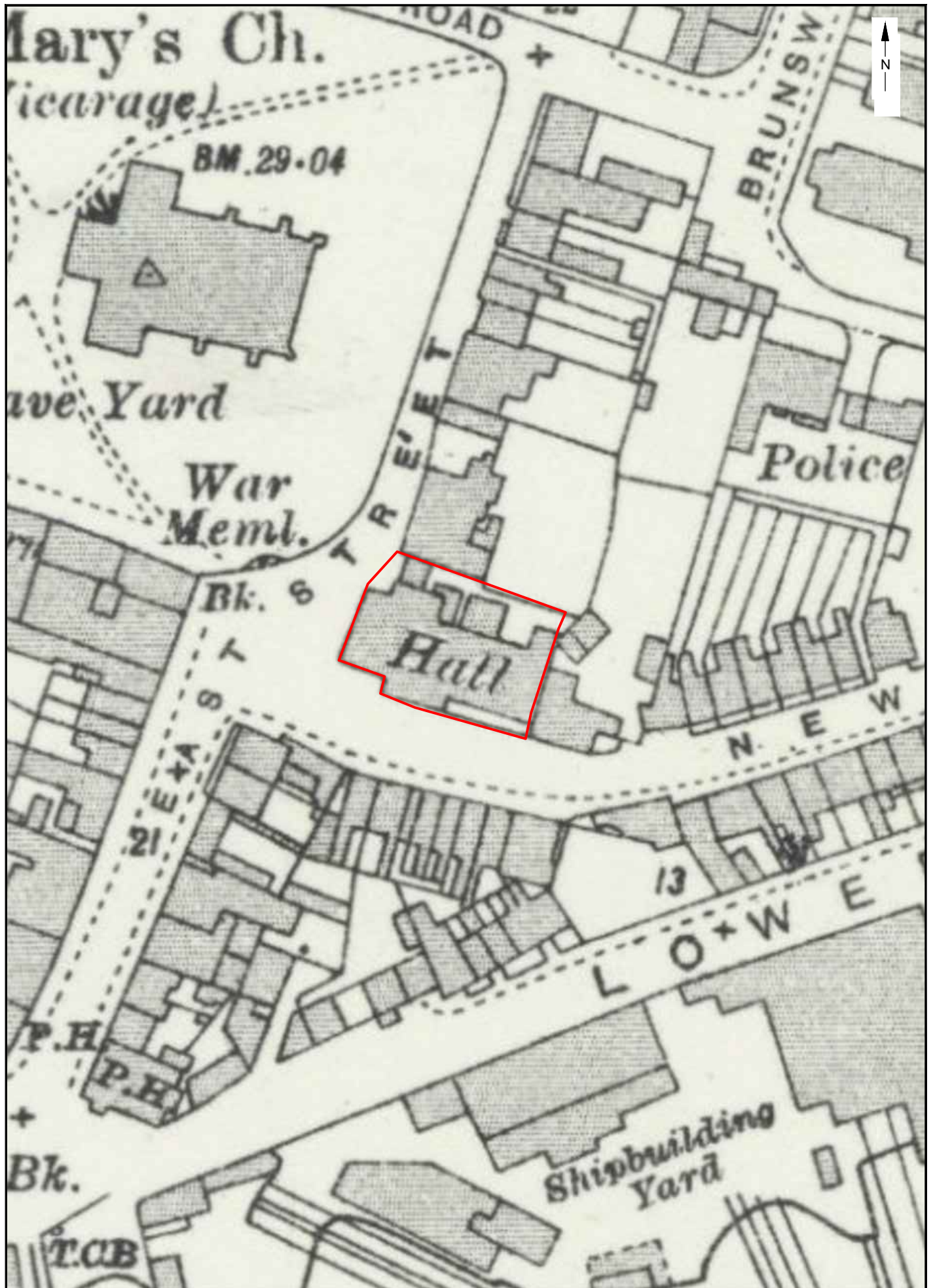


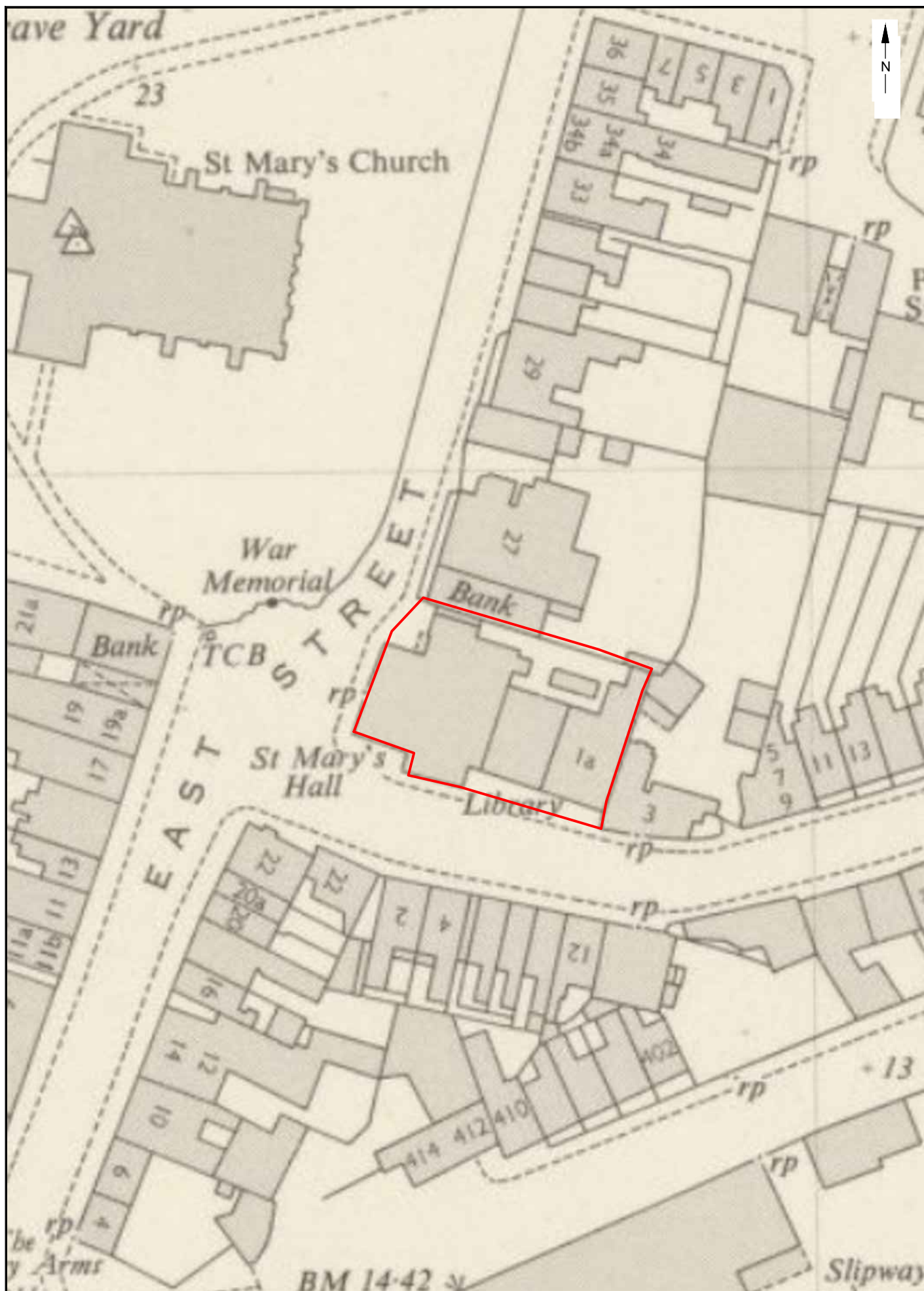
© Archaeology South-East		24-25 East Street and 1-1a New Road, Shoreham-by-Sea, West Sussex	Fig. 8
Project Ref: 250480	Sept 2025	Saunders' map, 1844	
Report Ref: DBA	Drawn by: EMH		



© Archaeology South-East		24-25 East Street and 1-1a New Road, Shoreham-by-Sea, West Sussex	
Project Ref: 250480	Sept 2025	Town plan, 1872	
Report Ref: DBA	Drawn by: EMH		









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