

HERITAGE STATEMENT – **Revision A 1.6.2026**

14 West Street, Shoreham-by-Sea, West Sussex
Grade II Listed Building

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent and/or Planning Permission at 14 West Street, Shoreham-by-Sea, West Sussex.

The property is a **Grade II listed building**, recognised for its special architectural and historic interest. This statement assesses the significance of the heritage asset and evaluates the impact of the proposed works in accordance with national and local policy, including the **National Planning Policy Framework (NPPF)**.

2. Site and Heritage Context

14 West Street is located within the historic core of Shoreham-by-Sea and forms part of a traditional street of historic buildings reflecting the town's development as a coastal and port settlement.

The building is understood to date from the 16th or early 17th century and retains key characteristics of the period, including:

- Traditional masonry construction
- Historic plan form
- Pitched roof structure
- Timber window joinery (where surviving)
- A simple and coherent principal elevation contributing to the streetscape

The building forms part of a wider group of heritage assets, and its significance is enhanced by its relationship with neighbouring historic properties.

3. Significance of the Heritage Asset

3.1 Architectural Interest

The building's architectural significance derives from:

- Its historic fabric and construction
- Surviving original and early features
- Its contribution to a cohesive historic terrace

3.2 Historic Interest

The building reflects:

- The evolution of Shoreham-by-Sea as a historic settlement
- Domestic architectural traditions of the period

3.3 Setting

The setting makes a positive contribution to its significance, particularly:

- The intact historic character of West Street
- The consistency of scale, form, and materials

4. Description of Proposed Works

The proposals have been carefully designed to preserve the building's significance while ensuring its continued viable use.

The property has been re-constructed extensively in the 1980's to ground floor areas such as the existing kitchen vaulted ceiling, sitting room floor/basement, all first floor areas and roof construction. Evidence of this we provide in the attached structural calculation drawings of the time. All the works we proposed are not affecting the historic structure only preserving enhancing the overall building.

4.1 Rear Extension

- Demolition of the existing dilapidated rear extension – this is of no historic interest and is poorly constructed of differing materials to the main house.
- Construction of a replacement rear extension
- New extension to be built using traditional materials to match the host building, including:
 - Brickwork
 - Flintwork
 - Rolled lead roofing
 - Timber casement windows

4.2 Roof Space Conversion

The property has been re-constructed extensively in the 1980's to ground floor areas such as the existing kitchen vaulted ceiling, sitting room floor/basement, all first floor areas and roof construction. Evidence of this we provide in the attached structural calculation drawings of the time. All the works we proposed are not affecting the historic structure only preserving enhancing the overall building.

Insulation shall be placed between rafters with breathable membrane so as to not compromise the buildings roof finishes. – see sectional drawings

- Conversion of the roof space to form a bedroom
- Installation of conservation-style rooflights to the rear roof slope only. The number of rooflights shall be 6no. In total. There are 2no. Rooflights existing.
- No alterations to the principal (front) elevation

4.3 Internal Works

- Retention of the historic layout of the building
- Repair and refurbishment of the existing staircase – it is proposed to repair the existing staircase which has existing risers of differing heights which is a safety concern to the

occupants. It is proposed to re-use the timber where necessary and even out the risers as shown in the section of stairs drawings 1:20 scale. We are essentially retaining the historic fabric of the building and making it safe for its future generations of occupancy.

- Vaulting of the ground floor ceiling to align with the existing kitchen ceiling.

The ceiling in this area is modern as is the structure therefore introducing a vaulted section to the dining room will not cause harm to the buildings historic interest. See section showing insulation between rafters whereby the external fabric will not be harmed.

- Installation of additional rooflights to improve natural light. Only 4no. Rooflights are proposed in critical locations where absolutely necessary so as to not have an adverse impact upon the aesthetic quality and cohesion of the rear roof slope. Sections provided.

4.4 Additional Minor Works

- Installation of a new hatch ladder providing access to the basement – positioned in new 1980's floor.

- Installation of shutters to front windows. Details and sections provided – no objections as common in the street.

- New flooring within the sitting room. Considered furnishings which can be easily removed without damaging the building.

- guttering at ground floor level – it is proposed to replace with cast iron guttering to run seamlessly around rear extension being on the same eaves height.

5. Impact Assessment

5.1 Impact on Significance

The proposals have been designed to ensure that the significance of the listed building is preserved.

- The replacement of the rear extension removes a later, dilapidated element that detracts from the building

- The new extension uses traditional materials and detailing, reinforcing the building's historic character

- The principal elevation and key architectural features remain unaltered

Overall, the works result in **less than substantial harm**, at the very lowest end of the spectrum, and in many respects provide enhancement.

5.2 Impact on Historic Fabric

- Loss of historic fabric is minimal and limited to later or deteriorated elements

- Repairs (e.g. staircase, guttering) will preserve existing historic fabric

- New works are sympathetic, reversible where possible, and use appropriate materials

5.3 Roof Alterations

- Rooflights are confined to the rear elevation, preserving the building's public-facing character – eaves height the same as the main building.
- Conservation-style rooflights minimise visual impact
- The roof form and structure are largely retained

5.4 Internal Alterations

- The historic plan form is preserved
- Alterations such as ceiling vaulting are confined and sympathetic
- The staircase, an important historic feature, is retained and repaired/made safe for its future occupancy.

5.5 Impact on Setting

- The proposals preserve the character and appearance of West Street
- The replacement extension enhances the rear aspect without affecting the public realm
- The building's contribution to the wider historic environment is maintained

6. Justification

The proposals are justified as they:

- Secure the long-term use and maintenance of the building
- Replace a poor-quality/deteriorated extension with a high-quality, sympathetic design
- Improve functionality while respecting historic character
- Deliver heritage benefits through repair and enhancement

In accordance with the **National Planning Policy Framework**, any limited harm is clearly outweighed by public benefits, including the conservation of the asset.

7. Conclusion

14 West Street is a heritage asset of recognised importance. The proposed works have been carefully developed to respect and preserve its architectural and historic significance.

The scheme:

- Retains the building's character and plan form
- Uses appropriate traditional materials
- Minimises intervention in significant fabric
- Enhances the building through repair and sensitive design

It is therefore concluded that the proposals comply with national and local heritage policies and should be supported.