HERITAGE, DESIGN AND ACCESS STATEMENT

FOR PROPOSED ALTERATIONS TO THE ATTIC OF THE PROPERTY

52 West Street

Shoreham-By-Sea

BN43 5WG

Owners: Kira Zumkley, Daniel Geoffrey Marks

Contact Number: 07460501503

Email: kirazumkley@gmail.com, dan_marks1@hotmail.com

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1 DESCRIPTION OF HERITAGE ASSET



WHAT HERITAGE ASSETS ARE AFFECTED BY THE PROPOSAL?

50 and 52 West Street, Shoreham-By-Sea, BN43 5WG

Grade II Listed Building

National Heritage List No: 1193237

National Grid Reference: TQ 21403 05218

CHARACTER AND APPEARANCE OF THE HERITAGE ASSET

52 West street is a grade II listed mid-terrace house. The house consists of a ground and first floor and a slate covered gable roof with red brick modillion cornice. The original front and rear elevation of the house are constructed of bungaroosh and with the exterior finished with coursed cobblestone and red brick quoins bands and dressings. The party walls are constructed of solid bricks while the central spine wall is constructed of timber and brick. The house features hand-made wooden diamond lattice windows and a wooden front door.

The rear of the property was extended at some point during the mid-20th century on the ground floor level creating a bathroom and a conservatory covered by a flat asphalt roof. Through the conservatory the property has access to a private garden which includes a small shed with brick walls and a slanted roof covered in slate tiles.

DEVELOPMENT SITE AND ITS RELATIONSHIP TO ITS SURROUNDINGS

52 West street forms part of a row of grade II listed buildings (no 46-54, even) which were added to the listed building register in September 1972. Further listed buildings on West Street include no 6-12 (mid-18th century) as well as no 14 (Ramshackle Cottage) and no 16 (both early 18th century). West Street connects Hebe Road with Brighton Road (A259) and is situated within the Shoreham-By-Sea conservation area which covers 29 hectares and is located around the central historic core of the town.

The conservation area is located on the North bank of the River Adur and extends as far south as the high-water mark of the river. The historic core of the town is surrounded to the East, North and West by further built development, generally comprising of riverside industry to the East and residential and commercial development to the North and West. The A259 coast road runs in an East-West direction alongside the river and crosses the river via the Norfolk Bridge at the Western edge of the conservation area. The local railway line also runs East-West through the Northern part of the conservation area. As such 52 West Street is within walking distance to the railway station as well as local bus routes and Shoreham-By-Sea town centre.

According to a sign fixed to 52 West Street the row of houses was built in 1775. Around this time, a spit of land near the river mouth had formed protecting the whole town. While the prosperity of the town's port therefore declined, a flourishing ship building industry developed. During this time, West Street was known as Ropemaker's Lane because of its role in the ropemaking trade which was vital to shipbuilding operations in the town. The part of West Street to the North of the railway line is still known as Ropewalk.

HISTORY OF THE HERITAGE ASSET

A map dating to 1782 shows the area where 52 West Street now stands stating that it is owned by 'Stow later Ratcliff'. Mr Stow appears to have been a carpenter. William Ratcliff who bought the land in the late 1700's was a glazier, house painter and plumber. According to the West Sussex County Records Office, the Ratcliff family owned various rental cottages among them 52 West from 1789-1931. In July 1931, 52 West Street was sold at auction. A newspaper clipping from 1968 reveals that 52 West Street underwent modernisation shortly after the auction.

Since the building changed owners in 1931 it has undergone several building works. According to the previous owners, modern changes to 52 West Street that took place between 1931 and 1974 include the addition of a rear extension now housing the bathroom, the adding of timber ceilings and the use of Artex coating and cement board on all original walls and ceilings of the property. In addition, the chimney stack to the East of the property was removed on the ground and first floor but remains intact

in the attic, the chimney to the West was sealed and the extension was modified to include a conservatory. It is unclear when this work was carried out.

Much of the work carried out in 52 West Street since 1931 has not been sympathetic to the historic character of the building and in some cases has led to significant deterioration of the building's features. Between 2020 and 2021 the property underwent extensive renovation after receiving listed building consent to reinstate some of the historical features and ensure the structural integrity of the building whilst retaining as much of the historic building material as possible. This includes removal of artex coating and cement board from walls and ceilings and replastering with lime plaster, repair of ridge tiles and flashing details on the gable roof, repair of the extension's flat roof, repair of brickwork and re-pointing of the chimneys, fitting of protective cowls to chimney pots, replacement of inadequate beam in attic with steel beam to support chimney above second bedroom and kitchen, replacement of rotten lintels and joists and the installation of wall ties to ensure integrity of front and rear elevation.

2 PROPOSED DEVELOPMENT

There is no partition in the attic between 52 and 50 West Street which does not conform with fire regulations. We therefore propose to extend the single brick wall between 52 and 50 West Street into the attic using lime mortar.

ATTIC PARTITION





MISSING PARTITION WALL TO THE RIGHT AND LEFT OF THE CHIMNEY BETWEEN 50 AND 52 WEST STREET.



BRICK PARTITION WALL BETWEEN 52 AND 54 WEST STREET.

PROPOSED FIX:

- Extension of wall between 52 and 50 West Street into the attic using bricks and lime mortar.

REASONING:

- Both properties are in breach of fire regulations.
- Ensure safety of both properties and occupants in event of fire.

3 CONCLUSION

Listed Building Consent is sought for internal work on the partition wall in the attic between no 50 and 52 West Street, Shoreham By Sea, BN43 5WG. These actions will help to ensure the safety of the properties and occupants in the event of a fire. In addition, the proposed work will address the properties currently not conforming with fire regulations.