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Heritage Statement

2 Old Swan Cottages, 40 Middle Street, Shoreham-by-Sea BN43 5DP

'150.HS.01c - Heritage Statement'

November 2024



Image 01 – Existing West-facing elevation, seen from Middle Street

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Introduction

This statement relates to an Application for Listed Building Consent for renovations to a Grade II Listed house in the Shoreham-by-Sea Conservation Area.

The application site is located towards the northern end of Middle Street, on the corner of a twitten running east to west between Middle Street and Church Street. Directly to the East of the application site is the church of St. Mary de Haura (Grade I Listed; founded c. 1103).

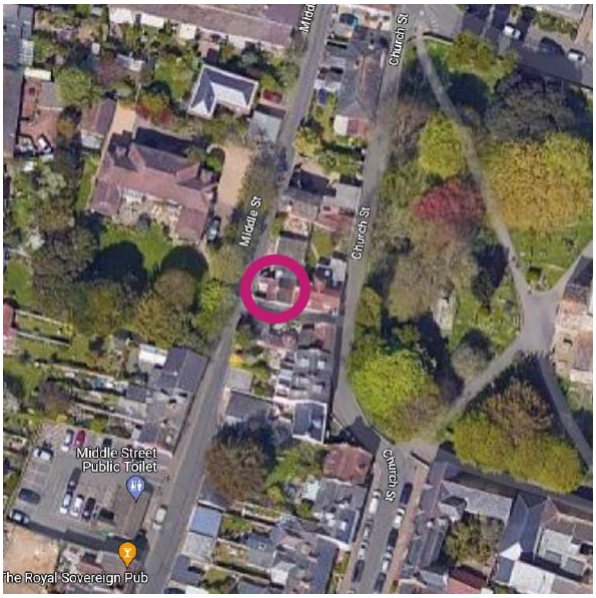


Image 02 – Aerial view of the application site



Image 03 – Existing Block Plan of Application Site

Both Middle Street and Church Street are relatively narrow streets orientated approximately North to South, both connecting Shoreham-by-Sea High Street with The Shoreham Centre and other amenities to the North.

> *'The core of the conservation area retains the original medieval grid pattern street layout, with side streets running in a general north-south direction off the High Street. The side streets are generally very narrow, capable of accommodating one lane of traffic.'*
>
> From p12, Shoreham-by-Sea Conservation Area Character Appraisal & Management Strategy

Like many of the properties in the Conservation Area, no. 2 Old Swan Cottages is '*small and intimate'* in size. English Heritage state that what is now no. 1 Old Swan Cottages was built mid-18th Century, with what is now no. 2 (the application site) added as an extension sometime during the 19th Century. Evidently, Old Swan Cottage was subdivided into two separate properties at some stage.

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Image 04 – No. 2 & No. 1 Old Swan Cottages viewed from Middle Street looking North-East

Use

The property is a dwelling house in Planning Use Class C3 and will remain as existing.

Access

Access into the house is currently via an external door on the Western side of the house that leads to Middle Street. Whilst there is a timber frame door with glazing ('Door Reference: A'; proposed to be replaced) that leads from the Living Room to the twitten between Church Street and Middle Street, it is fixed shut (possibly due to its deteriorated condition). Lastly, there is access through the garage and into the Hall.

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Historic England Overview

https://historicengland.org.uk/listing/the-list/list-entry/1027900 (accessed 25.04.23)

Heritage Category: Listed Building; Grade II; List Entry Number: 1027900

Date first listed: 29-Sept-1972

Date of most recent amendment: 15-May-1985

Statutory Address: OLD SWAN COTTAGES, 1 AND 2, CHURCH STREET, SHOREHAM-BY-SEA

District: Adur (District Authority)

National Grid Reference: TQ 21549 05131

Details:

> *'This list entry was subject to a Minor Amendment on 10/01/2013*
>
> *TQ 2105 SE 7/91*
>
> *SHOREHAM-BY-SEA CHURCH STREET (west side) Nos 1 and 2 (Old Swan Cottages)*
>
> *(Formerly listed as Old Swan House) GV II House. Mid C18 with C19 extension to left. Incised plaster Red brick eaves cornice to plain tiled mansard roof with gable-parapets and end stack. Two C20 flat-headed dormers. Two storeys and attic; slightly irregular 3 window front, sashes, except first floor window in left-wing, wooden casement. Glazed door to right of left-wing, doorway with non-opening glazing to right of centre on right-hand block. One storey lean-to extension to left. Two-storey wing to rear with combination half-hipped, hipped mansard roof.*
>
> *Listing NGR: TQ2154805130'*



Image 05 – Existing Ground and First Floor Plans

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Planning History

SU/120/03/TP/20615 (13.06.03) - Permitted

SU/91/00/TP/18586 & SU/92/00/TP/18587 (05.06.00) - Refused (Appeal Dismissed)

SU/48/00/TP/18457 (13.03.00) – Withdrawn

Proposals

This application seeks permission to replace a variety of existing timber-framed external doors and windows, and to re-render the outside of the house due to the present condition of these elements. The timber-framed doors and windows are in varying states of deterioration, with some glass panels missing in some instances and gaps between remaining glass and timber in others. In many instances timber frames are rotting/have rotted and are falling apart. In various areas of the external elevations the existing render has cracked and deteriorated.

The combination of deterioration and failure of the external doors, windows and render has led to water ingress in some areas which has compounded the issues.

In addition, an existing metal rainwater downpipe and hopper on the south elevation have become detached from the external face of the wall due to a failure of existing connecting bolts. This is proposed to be reattached (and repaired/replaced if necessary).

The applicants appreciate status of their property and are keen to repair and/or replace existing building elements sympathetically and as soon as permitted to hopefully avoid any further damage to the property.

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2024 Update

The proposed renovations were delayed until May 2024 due to inclement weather. In June 2024, Vanessa Green (Planning Enforcement Officer) contacted the applicant as an allegation of non-compliance was received.

A meeting was held on site with Vanessa Green, Richard Small (Local Authority Design & conservation architect), the applicant, and their contractor in attendance. Richard Small subsequently advised a supplementary application was required for the proposed wall board that is proposed to take the new render at first floor level on the Southern elevation (Savolit Plus wood wool board – product data sheet submitted with application documents).

Subsequently, Vanessa Green also advised the applicant that the new windows and glazed doors as installed are non-compliant due to double glazing instead of single-glazing as initially proposed and approved. Glazing bar profiles are as originally proposed.

Consequently, the applicants wish to apply retrospectively for consent for timber-framed window and doors with double-glazing, as opposed to single-glazing as originally proposed.

Please see drawings *'150.PL.02b - Proposed Door/Window Elevations (A-D)'* and *'150.PL.03c-Window Elevations (E-H)'*, and contractor supplied image below for updated proposed and installed glazing information.

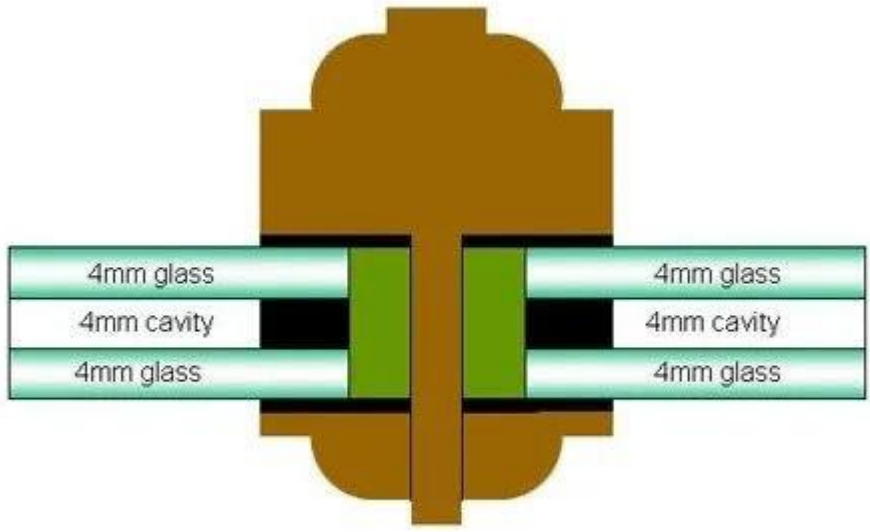


Image 06 – Contractor supplied image of section through double-glazed heritage window unit installed.

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Images 07 & 08 - Door A – existing at time of original application & as installed




Images 09 & 10 - Window A – existing at time of original application & as installed

Appearance

The existing external doors that require attention consist of timber frames with a number of relatively small glass panels within the frame (8 and 12 panels respectively).

The existing windows that require attention are all timber-framed, with some sash windows and others casements.

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The existing render is assumed to be lime-based and is painted white.

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Images 11 & 12 - Door A – Living Room




Images 13 & 14 – Window A – Living Room

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Images 15 & 16 – Window B - Kitchen





Images 17 & 18 – Door B & Window C - Kitchen

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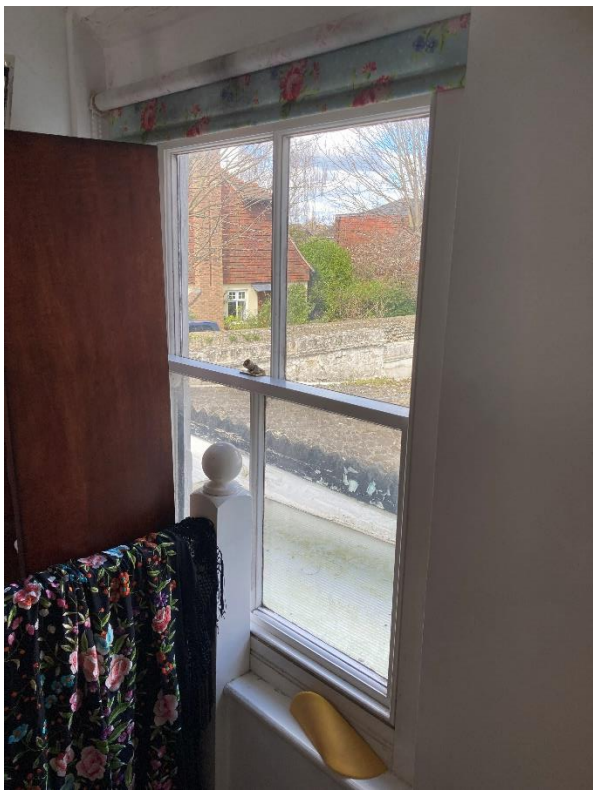
Images 19, 20 & 21 – Window D - Bathroom

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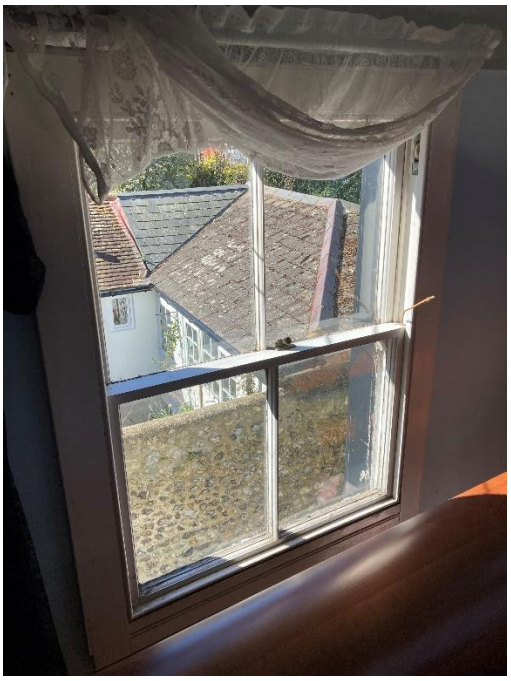


Images 22, 23 & 24 – Windows E (smaller) and F (larger) - Bedroom

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Images 25 & 26 – Window G - Bedroom

Images 27 & 28 – Window H - Bedroom

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Image 29 – Cracked Render (Door A)

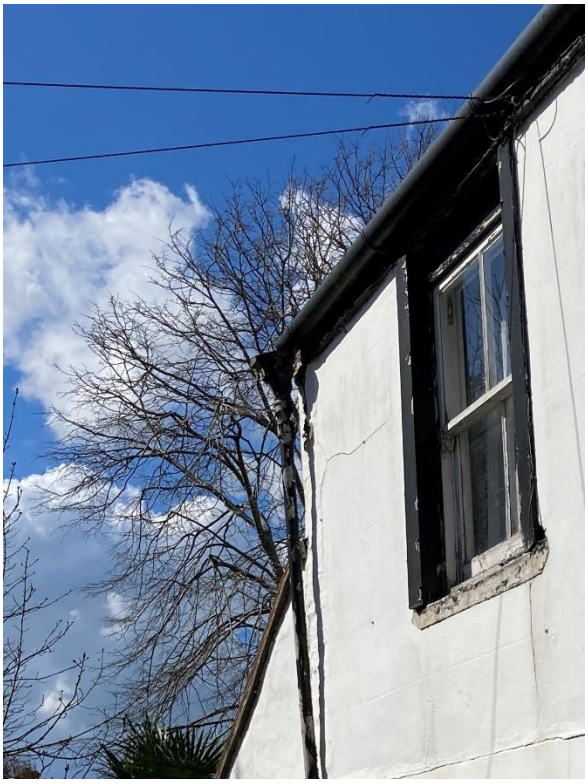


Image 30 – Downpipe & Hopper



Image 31 – Cracked Render (chimney stack)



Image 32 – Cracked Render (West Elevation)

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NOVEMBER 20024 IMAGES



Image 33 – Door A and Window A (internal)



Image 34 – Window A (external)

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Image 35 – Door A (internal)



Image 36 – Door A (external)

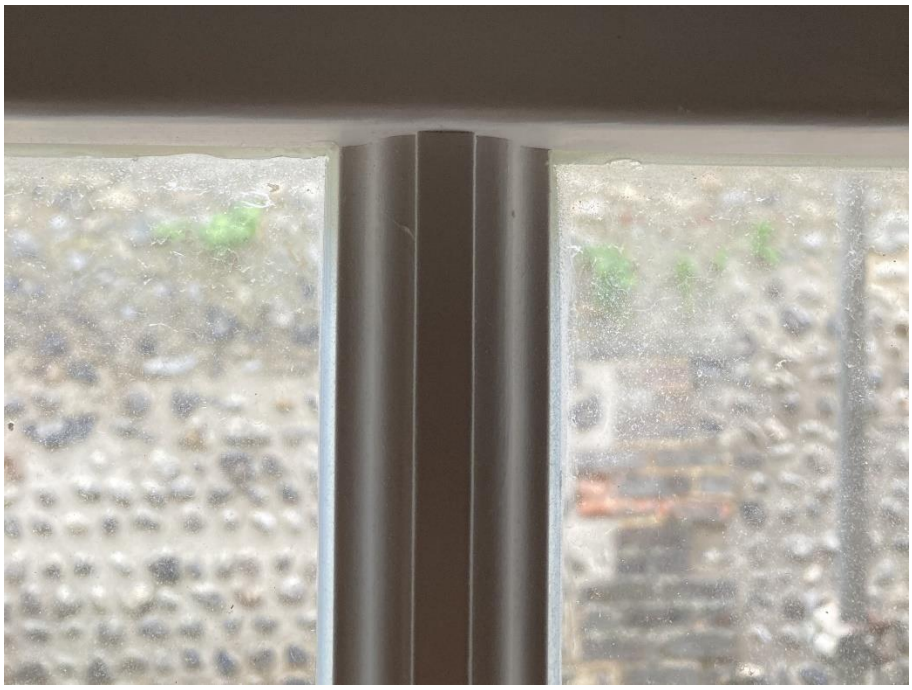


Image 37 – Door A glazing bar detail (internal)

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Image 38 – Door A glazing bar detail (internal)



Image 39 – Door A corner detail (internal)



Image 40 – Door A glazing bar detail (internal)

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Image 41 – Window A viewed internally



Image 42 – Window A internal corner detail

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Image 43 – Window A glazing bar detail (internal)



Image 44 – Window A sash detail (internal)

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Image 45 – Window A sash detail (external)



Image 46 – Window A glazing bar detail (external)

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Image 47 – Door B external glazing bar detail



Image 48 – Window B (right); Window C (left) and Door B

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Image 49 - Door B – Internal glazing bar detail



Image 50 - Door B – Internal glazing bar detail

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Image 51 - Door B – Internal corner detail



Image 52 - Window B (internal)

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Image 53 - Window B open (internal)



Image 54 - Window B corner details (internal)

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Image 55 – Windows D



Image 56 – Window D (external)



Image 57 – Window D (internal)

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Image 58 – Window D corner detail (internal)



Image 59 – Window D (internal)

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Image 60 – Window E (internal)



Image 61 – Window E sash detail (internal)

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Image 62 – Window F (internal)

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Image 63 – Window F corner detail (internal)

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Image 64 – Window G (internal)



Image 65 – Window G (external)

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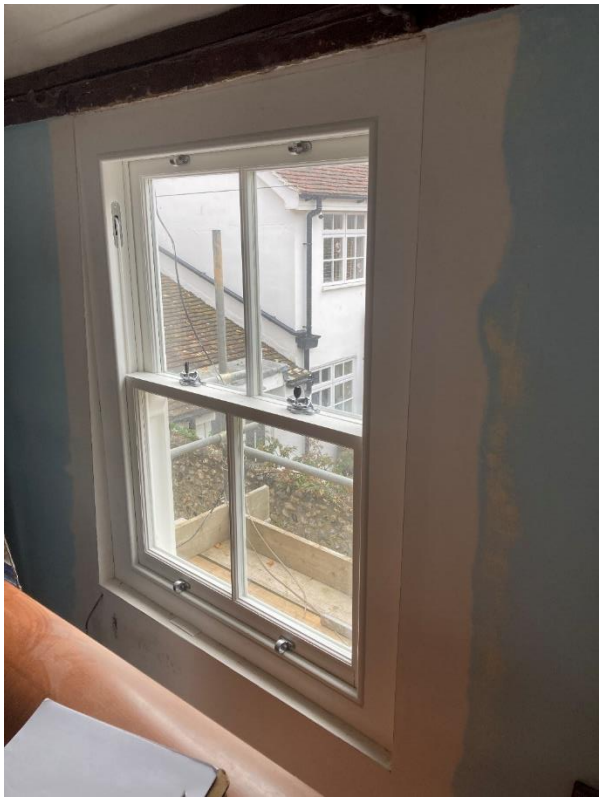


Image 66 – Window H (internal)



Image 67 – Window H (external)

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Image 68 – Window H corner detail (external)



Image 69 – Window H glazing bar detail (external)

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Image 70 – Window H sash detail (external)