EarlKendrick
Property & Construction Consultancy

Heritage, Design and Access Statement

For the property known as:

St John's Court, 7 John Street, Shoreham-By-Sea BN43 5DU

For: Jordan & Cook Ltd.

On behalf of: St John's Court Ltd.

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Reference: EKA230812



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1.0 Heritage Statement

1.1 Schedule of work – summary of proposals

This application for Listed Building Consent is being submitted due to the desire to carry out partial window replacements of the arched lancet windows on the south elevation and coping replacement to the south west wall at St John's Court, 7 John Street, Shoreham-By-Sea BN43 5DU (& 8 Ship Street, Shoreham-By-Sea BN43 5EB).

The proposed work includes:

- Replacement of the lower sections of 4no. arched lancet windows on the south elevation on a like-for-like basis.
- Associated making good around the window and internally,
- Replacement of the coping to the south west boundary wall.



Figure 1: South elevation overview show where windows to be replaced.



Figure 2: Plan view showing position of south west boundary wall where copings to be replaced.

The primary driver behind the proposed projects is to replace the lower sections of 4no. heavily dilapidated and rotten timber windows that are currently experiencing water ingress internally. The replacement windows will be on a like-for-like basis to ensure that there is no visible change to the exterior of the building.

The copings to the south west boundary wall are in extremely poor condition and there are health and safety concerns of the public using the adjacent pavement and inhabitant of St John's Court using the carpark, due to sections of rendered coping falling off. The scheme proposes a replacement to provide a better detail in this area. Precautions have already been taken in the removal of the render and brickwork coping and this application seeks a part retrospective Listed Building Consent.

1.2 Affected heritage assets

St John's Court, 7 John Street, Shoreham-By-Sea BN43 5DU is a Grade II listed building private residence, listed under registration number 1193095.

The name of the listing is currently *'THE SHOREHAM BY SEA NURSING HOME'*

The property falls within the Shoreham-by-Sea Conservation Area.

1.3 What is known about the affected heritage asset

St John's Court, 7 John Street is a conversion property that was originally built as the first Roman Catholic church in the Shoreham-by-Sea area and was original called the Church of St Peter. The construction of the church reflected a rising presence of Roman Catholicism in the 19th century due to a growing population through the trade of the nearby Shoreham Harbour.

Online historic archives show that the building construction was funded by Augusta Fitzalan-Howard, Duchess of Norfolk, who was part of a prominent Roman Catholic family in England and resided in the nearby Arundel Castle. The property was built circa 1875 and was designed by Charles Buckler, a Roman Catholic architect at the time. It was constructed to mimic the mid-13th and 14th century gothic style churches.

This notable elements of its design include the tall steeply pitched tile roof with parapeted gables, the bell tower to the west elevation, stone corbelling at eaves level, the arched lancet windows, stone quoin and flint buttresses and cobbled flint stone walls.

The property was first Listed by English Heritage in 1983 and given a Grade II listed status for its historic and architectural importance.

Review of historic Adur and Worthing planning applications show that Listed Building Consent was sought and granted in 1983 to convert the church into a nursing home, called the Shoreham-by-Sea Nursing Home (currently the name of the property on Historic England). It was then later converted into 12 self-contained flats in 2002 and forms the present day building known as St John's Court.

The property is located directly between John Street and Ship Street and centrally within the historic Shoreham-by-Sea Conservation Area. Surrounding the building is a mixture of older and newer properties that are predominantly residential with a number of commercial units. The High Street is located at the end of the road.



Figure 3: South elevation of St John's Court



Figure 4: South elevation of St John's Court

1.4 Archive research

Due to the simple, localised and like-for-like nature of the proposed project, consultation has not been carried out, at the time of application, directly with Historic England or with the County Archaeologist. Research via online records is, in the project team's view, proportionate to provide sufficient background and comment on the impact on significance, given the nature of the proposed works.

1.5 Significance of the heritage asset

The following assessment is carried out in accordance with the principles of BS7913: *Guide to the conservation of historic buildings.*

a) Aesthetic value: St John's Court itself boasts substantial aesthetic value given its designation as a Grade II listed building and examples of its use of historic architecture. Examples of these aesthetic assets include the bell tower to the west end of the property, the large arched lancet windows to the north and south of the property, stone buttresses supporting the building, stone corbelling at eaves level. The cobbled flint stone walls especially increasing its aesthetic value given the wider use of this style of construction on both John Street, Ship Street and the wider historic Shoreham-by-Sea Conservation Area.

b) Communal value: Given the buildings use as a church and the individuals such as the Duchess of Norfolk, involved in and funding its construction, it will have held extremely high social and communal value up until its conversation. St John's Court also forms part of the historic townscape forming the Shoreham-by-Sea Conservation Area, which has a number of other adjacent Listed properties contributing to is social and communal value.

c) Evidential value: The external appearance of the property contributes significantly to understanding the architectural history not only of the building, but the surrounding area. The surviving plan and external features of the property such as the bell tower, steeply pitched roof, arched lancet windows provide evidence of the buildings use as a church prior to its conversation. The stone and flint buttressing and walls give evidential value of its period of construction and the use of local materials.

d) Historical value: The property has a high degree of historic value given it was the first Roman Catholic Church in Shoreham-by-Sea and associated with and paid for by the Duchess of Norfolk, who resided in the nearby Arundel Castle. It's historic value is seen elsewhere given that the Architect, Charles Bucker, designed a number of Roman Catholic Churches in Sussex and provides evidence of the resurgence of Roman Catholicism within Sussex.

Table 1: Schedule of significant features

Feature	Degree of significance
Steeply pitched plain tiled roofs	High
Bell tower	High
Flint walls – all elevations	High
Buttresses	High
Gothic arched lancet windows – all elevations	High
Casement windows to north east	Medium
Chimneys	Medium
John Street Entrance	Medium
Flint Boundary wall	Medium

2.0 Impact Assessment

2.1 How will the proposals impact on the significance of the heritage asset

2.1.1 Window Replacement

As noted within the opening section of this report, the scope of the project is to address the dilapidated and rotten windows to the south elevations that are currently causing moisture related issues within Flat 1 & 5.

These interventions, and their levels of impact, are assessed in further detail within this section in accordance with BS7913. Mitigation for the impacts are outlined at section 3, below.

The photographs below detail the style and sections of windows that are sought replacement.



Figure 5: Single Casement window for replacement



Figure 6: Double casement window for replacement

Given the location of the windows on the south elevation, they are particularly exposed to the prevailing weather and lack of maintenance has caused the windows in question to become severely dilapidated. To ensure the windows can be bought back to serviceable condition, replacement of the windows is sought on a like-for-like basis

The south elevation is clearly visible from Ship Street and any alterations to the historic windows will have a significant impact. However, given that the proposals are to replace these windows on a strictly like for like basis, this impact is significantly reduced.

a) Aesthetic value: low impact. The new replacement sections of windows will have a low impact given they will be a replaced on a strictly like-for-like basis.

b) Communal value: no impact.

c) Evidential value: no impact.

d) Historical value: no impact.

2.1.2 Replacement Copings

The copings serving the south west boundary wall in the car park area of St John's Court are in equally poor condition and require replacement. They currently have sections of the rendered coping cracked and falling from the wall, which is posing a health and safety risk whilst further damaging the wall. The brickwork below the render was in extremely poor condition and has disintegrated in a number areas, which is further damaging the rendered coping.

The coping detailing above the boundary wall of the south west car park was likely not an original feature of the church when it was constructed in 1875 and was likely installed during the conversion works previously highlighted. Historic Planning Archives show that that there was Listed Building Consent granted for works to the car park, which may have involved work to the boundary wall. In any case, the brick and rendered coping is different to that of the original coping construction that can be seen on the west wall directly adjacent to the entrance to St John's Court.

The photographs below detail the existing coping arrangement over the boundary wall.



Figure 7: Single Casement window for replacement



Figure 8: Double casement window for replacement

The scheme proposed a replacement of the existing brick and rendered coping with a new cast coping to match the existing dimensions and materials. Given the slightly different construction of the coping and the wall being in curtilage with the main 7 John Street, Listed Building Consent is sought for its approval.

a) Aesthetic value: low impact. The replacement copings are going to be replaced to match the existing dimensions and shape of the existing copings.

b) Communal value: no impact.

c) Evidential value: no impact.

d) Historical value: no impact.

3.0 Impact Mitigation

3.1 How has the proposal been designed to conserve the significance of the heritage asset

3.1.1 Replacement of windows on a like-for-like basis and removal of inappropriate material.

During the initial surveying stages, the project team undertook a comprehensive survey to repair any windows where possible, to ensure that minimal intervention was made to the windows in line with Historic England's *'BS 7913:2013 - Guide to the Conservation of Historic Buildings.'* Any repairs to the windows are being made using the current methods set out and advised by Historic England's *'Guide to Traditional Windows: their care, repair and upgrading.'*

The four windows in question were deemed to be beyond economical repair both internally and externally and their replacement is required to ensure the sufficient protection from further deterioration and safeguard the fabric of the building.

The new windows will be replaced on a strictly like-for-like basis, which will include for hardwood timber, exact dimension sizes of the window and opening casements, replicated the glazing thickness of the existing double glazed units currently in place and finished in a gloss black external grade paint to bring it in with the upper sections of the window.

The ongoing water ingress and degradation of the lower sections of the arched lancet windows on the south elevation have meant inappropriate plastic waterproofing wrap has been installed internally in an attempt to prevent further ingress of water into their property. An inappropriate bitumen based weather flashing has been installed to the cill above the window.

We have included photos of the inappropriate measures installed to prevent moisture ingress.



Figure 9: Plastic wrap installed to inside face of window.



Figure 10: Bitumen based weather proofing installed to top of window.

3.1.2 Replacement of existing render copings to cast copings

The proposals seek to replace the existing brick and rendered copings with a new solid cast coping that will provide a stronger coping detail that will increase the longevity of the area. This will be an enhanced detail given the existing render and brickwork has failed.

To ensure that the construction of the coping matches as closely as possible, samples of the existing render have been taken and their constituents tested to ensure that any new material matches the existing. The results from the Lime Centre show that the render mix of the coping is '*1 part NHL2 or NHL3.5 to 2½ parts well-graded 0–2 mm sand'.* Therefore, we propose to match the new build-up to the existing.

The new copings are to match the existing triangle prism design and dimensions. A sample area has been created ready for inspection and approval, and these can be seen in the photos below and in the attached documents. This would give the impression of the stone effect, which would complement the existing historic construction of the listed building.



Figure 11: Sample area of coping replacement



Figure 12: Sample area of coping replacement

4.0 Enhancement and Public Benefit

In simple terms, the replacement of the rotten and defective sections of windows to the south elevation will ensure that a significant asset of the building is effectively maintained and provide future protection to a historic asset of the Shoreham-by-Sea Conservation Area.

It will ensure the removal of inappropriate materials such as the modern waterproofing currently being used over the existing cills and plastic wrap on the internal face of the windows.

There is no proposal to replace the entire windows given that the upper sections are in a serviceable condition and this will ensure there ensure minimal intervention to the windows and surrounding walls.

The replacement of the existing copings will have a public benefit be ensuring safety to users of the pavement and carpark by prevent falling masonry from the boundary wall. It will increase the longevity of the existing boundary wall by the creation of a more robust weathering detail that will be in keeping with the current construction and materials of the existing building. The shape and form will match that of the existing coping to ensure that any change is minimised from an aesthetic reasoning.

5.0 Design and Access Statement

5.1 Design Matters

As outlined in the impact mitigation section, the design of window replacement is to be on a like-for-like basis and is to be in keeping with the architectural intent of the building and its wider setting. There are no changes to the internal layout or aesthetics.

To install the replacement windows, the existing section will be carefully removed and propped accordingly. The removal will be complete to ensure minimal damage to the surrounding stonework and upper sections of window, any damage caused will be repaired on a like for like basis. The proposals are to install the new window to the existing locations ensuring a weathertight seal to the perimeter.

As detailed previously, the coping will be replaced with a cast design and will be installed to match the existing triangular prism shape, using the same materials and to the existing dimensions.

To ensure the new copings can be installed, the carpark and pavement area will be sectioned off to ensure works can be undertaken safely. Any damage to the surrounding pointing to the lower sections of flint wall will repointed in a material to match the existing in colour and style.

5.2 Access Matters

The primary drivers behind this project, being water ingress related and structural deterioration of the windows and copings, do not directly enhance accessibility into or around the building in general use, but are designed to improve safety, and comfort of occupiers within the building.

Given the current conditions, there is a genuine risk that any residents or visitors with disabilities maybe excessively disadvantaged given the ongoing dampness problems due to the windows and potential falling masonry due to the copings.

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