

Design Access and Heritage Statement

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

'150.DAHS.01a – Design Access and Heritage Statement'

May 2026 (updated July 2026)



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

Introduction

This statement relates to an application for Planning Permission and 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.



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 that leads from the Living Room to the twitten between Church Street and Middle Street, it is seldom used. Lastly, there is access through the garage and into the Hall.

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

Planning History

AWDM/1120/24 (18.06.25) - Approved

AWDM/0621/23 (20.07.23) - Approved

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 an external wall, the floor and the roof of part of the building that is assumed to be non-original and appears to have been formed by enclosing the once external space between the original cottage, its adjoining neighbour's wall, and the garage that was added c. 1945. It is used partly as an entrance Hall from the Middle Street entrance and partly as a study.

The external wall to be replaced is assumed to be of timber-frame construction with no insulation and with timber cladding externally painted white. It contains an external door used for primary access into the premises and a stained glass window that is proposed to be retained.

A new external timber-framed wall is proposed to replace it, suitably insulated for compliance with current Building Regulations, and clad externally in **timber cladding**.

A new timber door and timber-framed window utilising the existing stained glass are proposed to replace the existing door and window.

The existing floor does not perform well in terms of waterproofing or thermal conductivity. A new floor is proposed with suitable waterproofing, insulation compliant with current Building Regulations, and a new floor finish.

The existing roof is polycarbonate plastic sheeting that is useful for providing natural light into the space below but is undesirable and appears incongruous on a historic property such as this. The applicants wish to replace it with a new flat roof constructed with timber roof joists, insulated for compliance with current Building Regulations, and finished in felt. It is proposed to have two square openable flat rooflights to provide natural light to the renovated space below.

Following a site meeting with the Heritage Officer, we have changed the eaves detail to a parapet at the officer's suggestion to mask the rooflights from the streetscene.

Appearance

The proposals are deemed to be significant improvements of all three elements of the enclosing structures in terms of both aesthetics and practicality.

The new external wall will be finished in timber cladding, have a new timber door and new window with the existing stained glass retained.

Existing Images



Image 06 – Existing front door, stained glass window and timber cladding.



Image 07 – External door & stained glass window viewed from inside

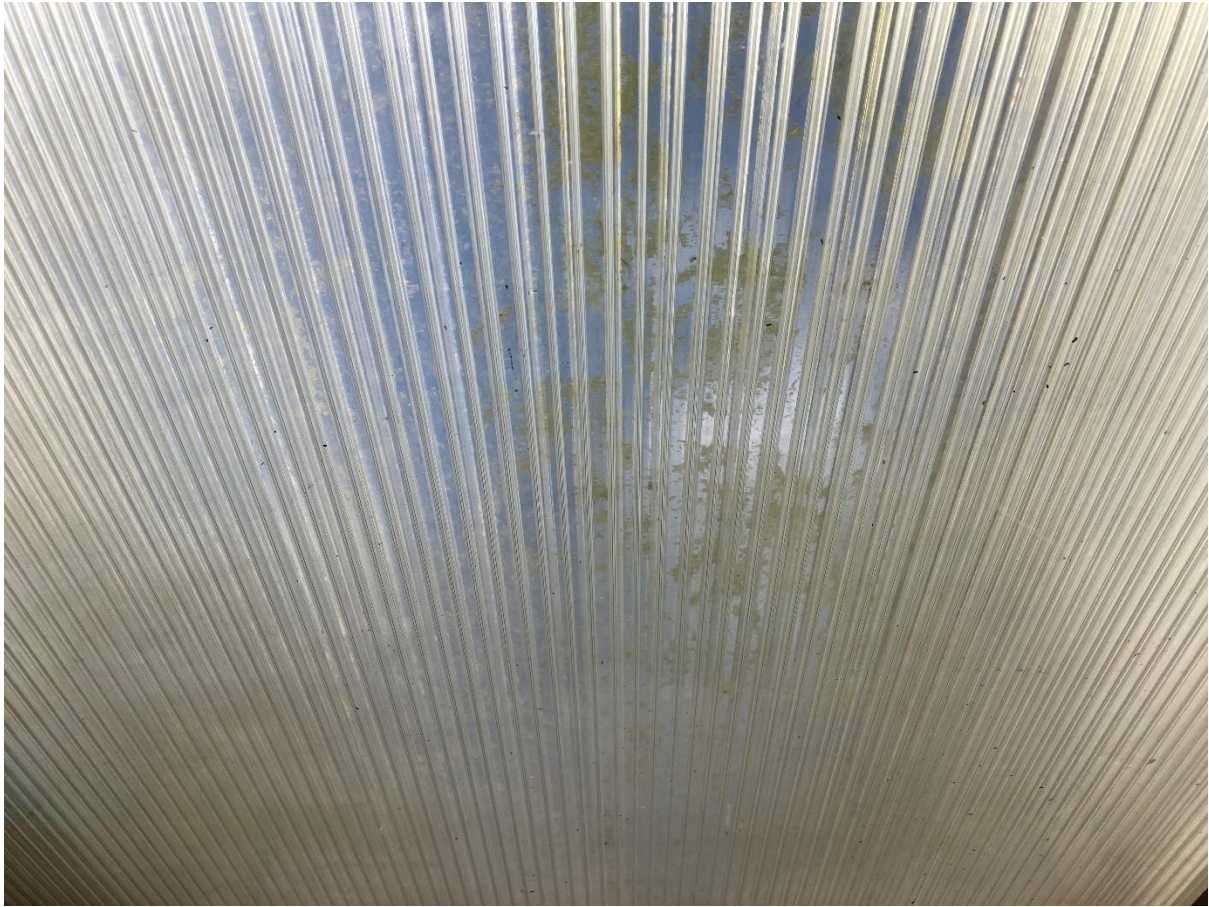


Image 08 – Polycarbonate roof viewed from inside

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Image 09 – Polycarbonate roof & part of stained glass window viewed from inside



Image 10 – Polycarbonate roof viewed from outside