

~ CHURCH OF ST MARY DE HAURA ~

CHURCH STREET, SHOREHAM-BY-SEA,, WEST SUSSEX, BN43 5DQ

Reconfiguration of south transept interior, introduction of WC facilities, and alterations to access

HERITAGE STATEMENT



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Reviewed by Ben Kirk MSc, IHBC

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ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Heritage Consultant, Natalie Aldrich by Ben Kirk, Managing Director..

Natalie holds a BA(Hons) in History and Politics and a FdSc in Architectural Conservation and is a full member of the Institute of Historic Building Conservation (IHBC) and Practitioner member of the Chartered Institute for Archaeologists (PCIfA). Natalie is a member of the Vernacular Architecture Group (VAG) and has 10 years’ experience as a Heritage Consultant working on buildings and sites of all types across southern England.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Natalie Aldrich, IHBC, PCIfA, on behalf of Manorwood, to accompany a Faculty application to the Diocese of Chichester as well as a Planning application to Adur District Council in relation to proposed works at the Church of St Mary de Haura, Church Lane, Shoreham-by-Sea, BN43 5DQ.
- 1.2 The Church of St Mary de Haura is a Grade I listed building (National Heritage List for England number 1192780) which has been dated to the early 12th century with later extensions and additions. It is located within a churchyard which is bounded by St Mary's Road to the north, Church Street to the west, East Street to the east and properties fronting Church Street and East Street to the south.
- 1.3 The proposed works comprise internal works and external works. Works to the interior of the Church and its fabric and within its churchyard require permission from the Diocese via a Faculty application, and Planning permission under the Town and Country Planning Act 1990 and Planning (Listed Buildings & Conservation Areas) Act 1990 is required from the local planning authority for works to the exterior of the building as the Church and its churchyard are within a Conservation Area.
- 1.4 This Heritage Statement includes an assessment of the significance of the Church of St Mary de Haura which identifies the heritage value of the building. Significance, in term of the historic environment, has been defined as the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting (National Planning Policy Framework, 2024, Annexe 2: Glossary).
- 1.5 A methodology for assessing significance is set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019). In addition, guidance on assessing significance of Church of England buildings is set out in the Church Buildings Council document *Statements of Significance and Needs*, 2025 (Church Commissioners).
- 1.6 Both guidance documents have been used to inform this Heritage Statement. The *Shoreham St Mary de Haura Statement of Significance v.2* (2019) produced by Oxford Heritage Partnership has also been used to inform this report and assessment of significance. The Statement of Significance (2019) includes a fuller account of the historic development of the Church of St Mary de Haura and further assessment of the fabric, fixtures and fittings across the Church. This document, alongside resources available from the Church, including The Church of St Mary New Shoreham: A Building History booklet, and correspondence with the clergy and Church administration has been invaluable in understanding the Church today.



Location of Church of St Mary de Haura

- 1.7 An assessment of the significance of the Church, including any contribution made by the features in the south transept and those to be impacted by the proposals, is set out in this Heritage Statement. This is followed by an assessment of the impact which evaluates the potential effect of the proposed scheme on the significance of the Church of St Mary de Haura. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority. The Heritage Statement is also provided to comply with the provisions of The Faculty Jurisdiction Rules 2015 (as amended).
- 1.8 A site visit was undertaken in November 2025 in order to assess the listed building, its general character, and its wider environs.
- 1.9 An Archaeological Desk-Based Assessment has been produced which accompanies the Faculty and Planning applications. The scope of this Heritage Statement relates to the above ground historic environment and does not include assessment of the below ground archaeological potential of the application site.

2.1 The Church of St Mary de Haura was statutory designated in May 1950. The listing reads:

Church of St Mary de Haura

Location Church Street, Shoreham-by-Sea

District Adur (District Authority)

List Entry No 1192780

Grade I

Description Church. C1130, c1170-1230. Nave ruined during the C17 and pulled down in early C18. West tower with single (originally nave bay to west), transeptal chapels and aisled chancel (now nave and chancel). Remains of original nave, transystal chapels and first stage of tower all c.1130, rest after c.1170. Flint, cobblestone with stone dressings; Horsham slab roofs. Nave bay. West doorway reset, probably later Norman with pointed arch and beakhead decoration. C14 pointed-arched window over. Upper windows to sides with round-headed openings. Arcade openings visible, as in west sides of transepts, with round piers, built into walls. Transepts: upper window, two to each side, with round-heads and shafts. Triple arcade in south gable. Crossing tower: first stage, c.1130, with two light openings paired on each side. Shafted round-headed outer arch, with inner lights divided by central shaft. Second stage. Two taller three-light openings with pointed outer arch and round-headed main arch. Nave and chancel: 5 bays with lower aisles and 2 flying buttresses with spirelets on each side. Plain lancets in clerestory, C19 Norman windows in aisles. East end 3 shafted windows with round heads below in deep niches. Three tall lancets above, with mouldings above a band of quatrefoils. Wheel window in gable with renewed tracery, lighting space above interior vault, flanked by sunk pointed quatrefoils. Interior: east, south and north tower arches, probably c.1130, with plain arch orders and large carved capitals. West tower arch taller with similar capitals but several roll-mouldings to the arch order. Chancel and nave. Five bays with quadripartite vault. Aisle walls with round-headed blank arcading and moulded arches. North arcade. Alternately round and octagonal piers with stiff-leaf capitals. Round headed arches of two orders. South arcade of compound attached shafts. Vaulting piers supported on candle-brackets of north, reaching ground as part of arcade-piers to south. Triforium of coupled lancets and stout central shaft in 8 bays to west on north side; single openings with pointed trefoiled heads to east. North triforium of single lancet openings with drip-moulds. Simple wide lancets in clerestory. Fittings: Font c.1180. Shallow square bowl with each side decorated differently.

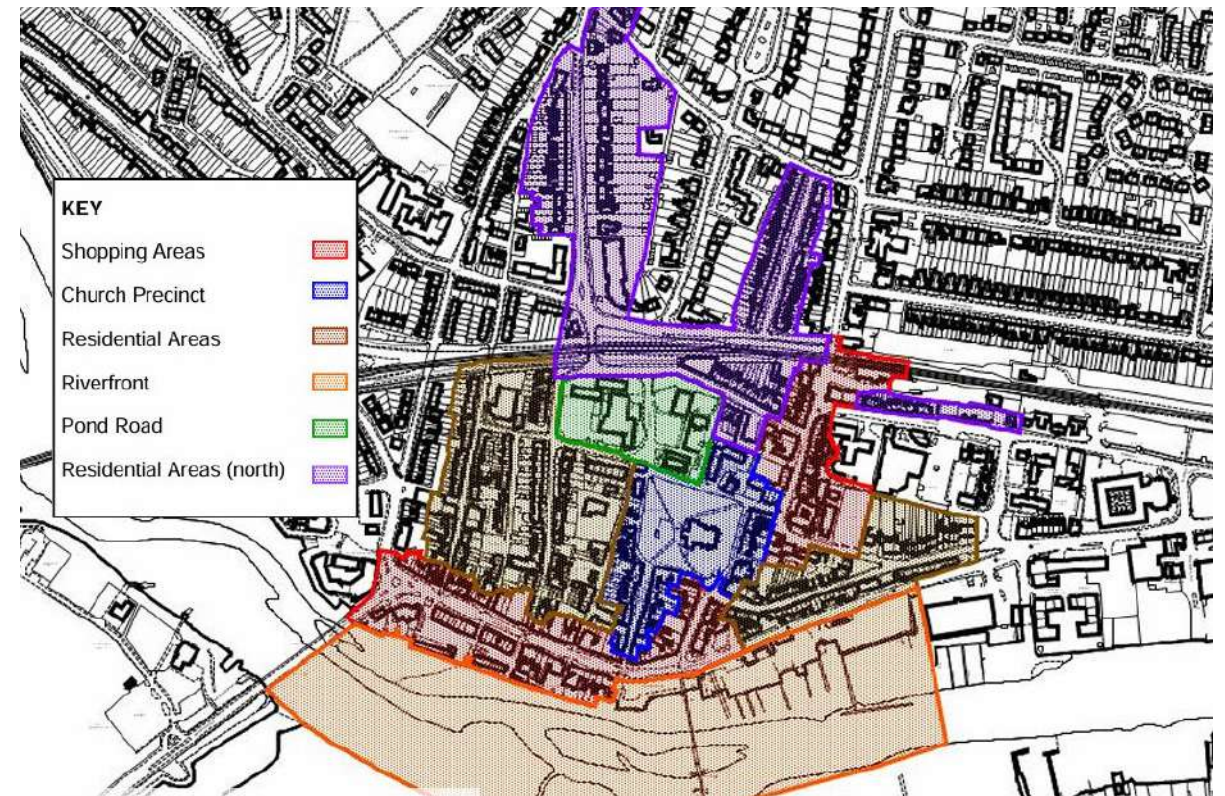


Grade I Church of St Mary de Haura, from the south

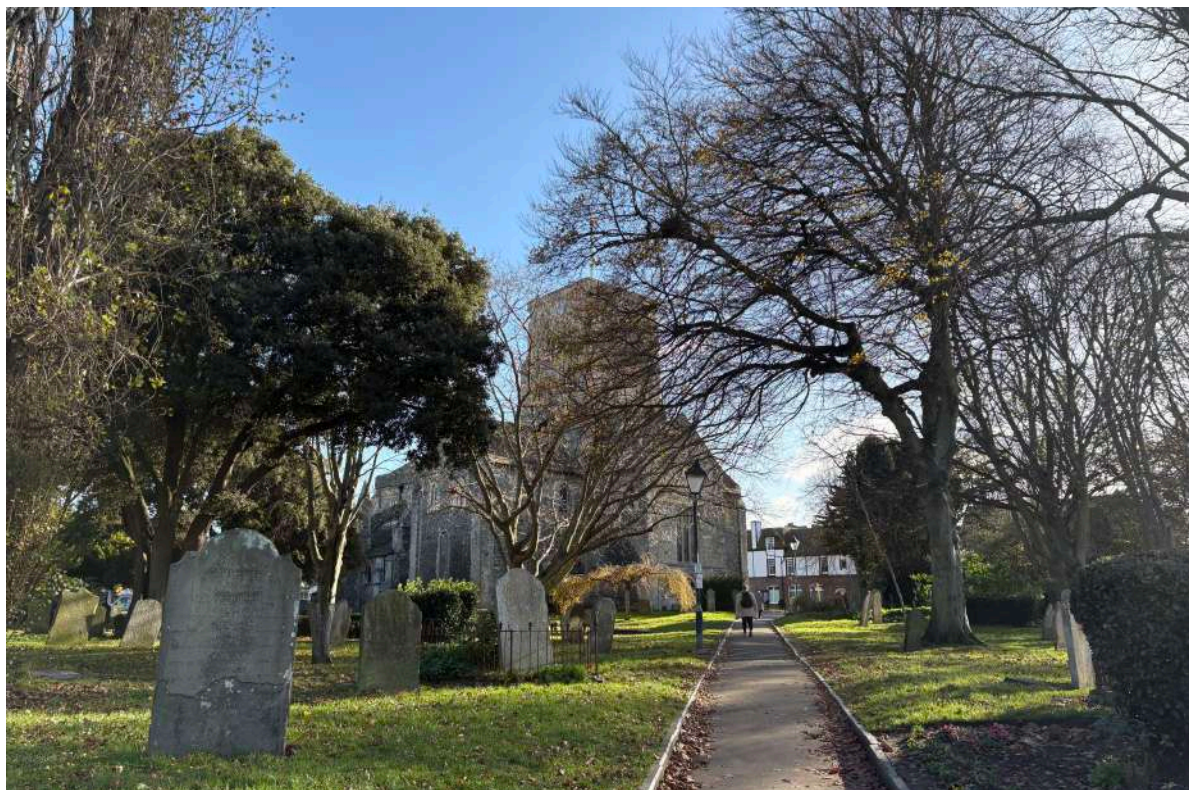


Grade I Church of St Mary de Haura, from the north-east

- 2.2 The Church is on Historic England's Heritage At Risk Register and has been assessed as in a poor condition, showing signs of slow decay, with no solution agreed.
- 2.3 The Church of St Mary de Haura is located in the Shoreham-by-Sea Conservation Area which was originally designated in 197 before being extended in 1993.



Map of Shoreham-by-Sea Conservation Area, detailing Character Areas



The churchyard of the Church of St Mary de Haura, from the north-west



Church of St Mary de Haura and the War Memorial to the south-east

3 PROPOSALS AND STATEMENT OF NEEDS

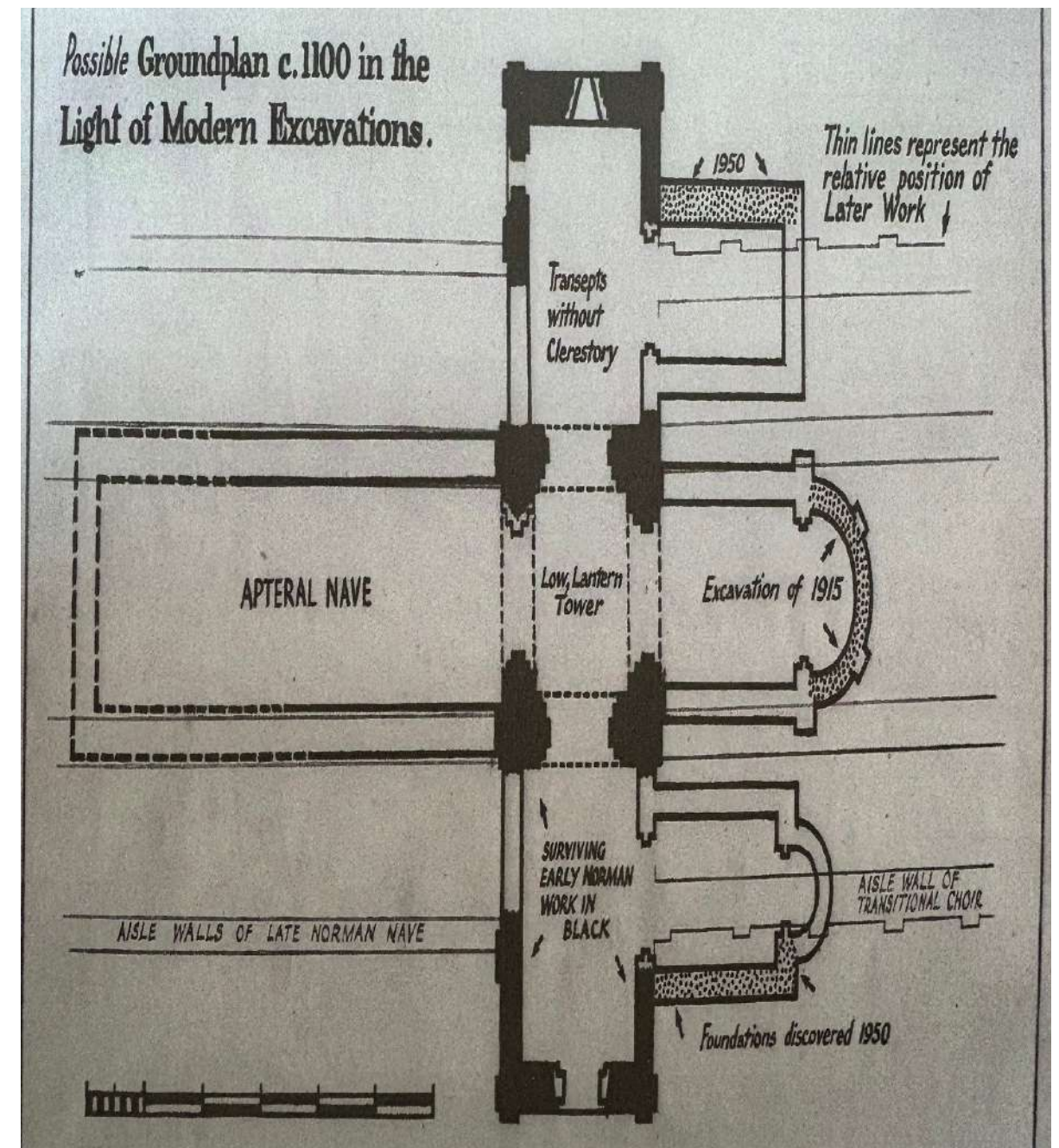
- 3.1 The proposals relate to works to enhance the accessibility and usability of the space within the south transept, to improve the wider accessibility and usability of the Church to respond to the needs of the congregation, clergy, and visitors.
- 3.2 The proposals comprise:
- Reconfiguration of existing timber screening and partitioning within the south transept
 - Enhanced space for choir and clergy vestry use
 - Provision of WC facilities, including one accessible WC, and baby changing facilities
 - Enhanced and more accessible access and storage space
 - Alterations to the existing external doorway into the church to enhance access
- 3.3 Works are primarily contained within the existing vestry space within the south transept. The existing interior facing timber screening (erected in 1937) would be retained as would the late 19th century timber partition which has been retained to the south-west of the south transept and adjacent to the stone wall interior of the church.
- 3.4 The proposals also include the laying of service and drainage pipework and cabling below ground from the south wall of the south transept through the churchyard to the paved pedestrian area between the churchyard and the junction of East Street/New Road.. A separate Archaeological Desk-Based Assessment is submitted as part of the Faculty and Planning applications.
- 3.5 As noted at Section 1, guidance and advice produced by both Historic England and the Church of England has provided a methodology for assessing the significance of the Church of St Mary de Haura. This guidance also informs an assessment of the proposals and their impact on significance as well as a Statement of Need for the proposals which informs a justification for them. In addition, further guidance including the Church of England's Equal Access to Church Buildings v7 (Church Buildings Council, 2021), and Historic England's Conservation Principles, Policies and Guidance (English Heritage, 2008) have informed the proposed scheme of works.
- 3.6 Further details of the proposed works are set out in Section 6 of this report and illustrated in the accompanying drawings and plans, which should be read in conjunction with this report.
- 3.7 The proposals and their potential impact on the significance of the Church of St Mary de Haura and the Shoreham-by-Sea Conservation Area are assessed in Section 6 of this report.

Statement of Needs:

- 3.8 Improving accessibility and enhancing user facilities is at the heart of the present set of proposals for which the current Faculty application relates. The Church of St Mary de Haura does not currently provide any WC facilities for clergy, congregation or visitors. The current access points are not suitable for current requirements of accessibility for all. The proposals seek to improve facilities available with the addition of two WCs and associated facilities and baby changing area. One WC would be accessible. A re-ordering to the current vestry area would enable more appropriate use of the space for current needs of the clergy and choir. Improving access to the Church via the south transept would support the wider user experience and remove a barrier to inclusivity.
- 3.9 In improving and enhancing accessibility and facilities available, the proposed works would enhance the user experience of the Church, better fit the 21st century use of the Church, and respect the history, architecture and overall special interest of the Church.

4 HISTORIC CONTEXT

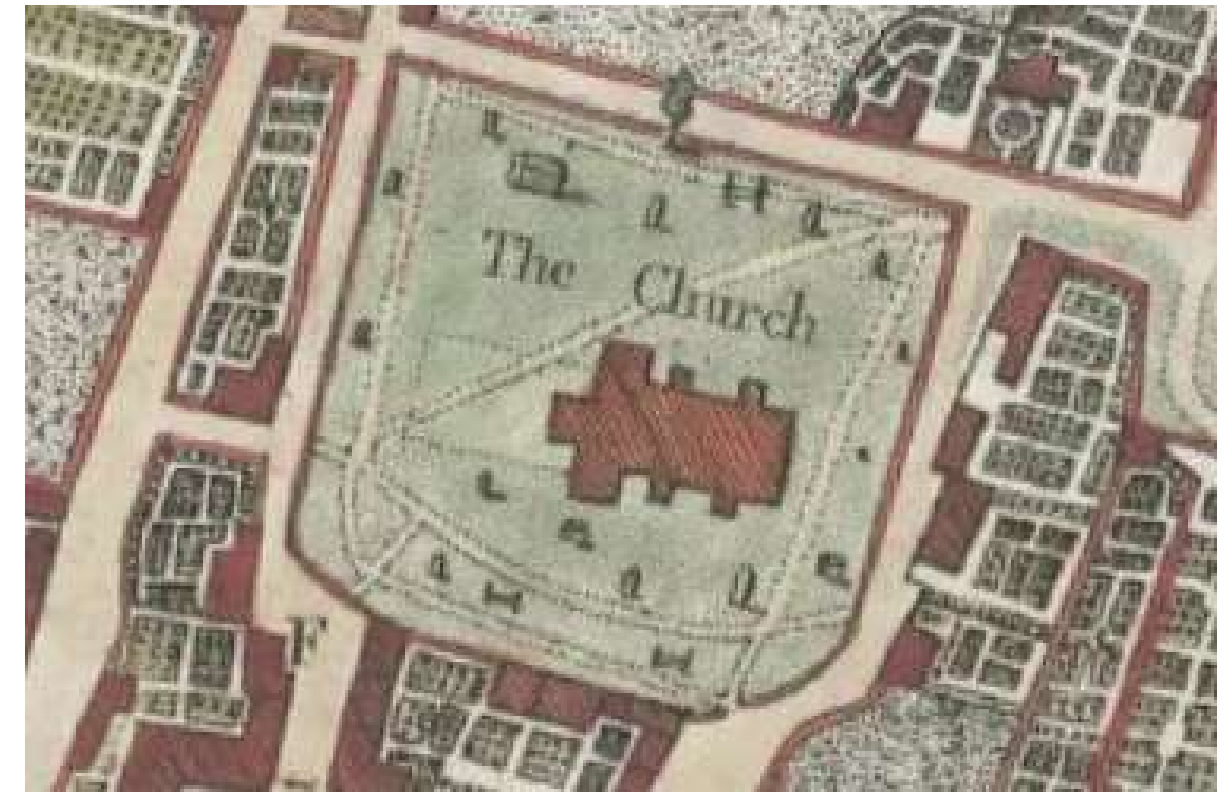
- 4.1 This section provides the historic context and development of the Church of St Mary de Haura based on desk-based research and a site visit. Understanding the history and context of relevant heritage assets is important to establish their significance and the contribution that their setting makes to their significance.
- 4.2 Within a generation of the Norman Conquest of England in 1066, the settlement of New Shoreham had been planned and was beginning to be developed. As part of this growth which was supported by the de Braose family, recipients of the Rape of Bramber, a new port was established at New Shoreham, which must have taken advantage in the increase in commerce and demand which came in the aftermath of the Conquest.
- 4.3 The Church of St Mary de Haura was founded in the early 12th century. The new church may have been built on the site of an earlier chapel. Its foundation date has been debated with a traditional date of c.1103 deriving from a grant giving St Mary's to the abbey of St Florent. The Corpus of Romanesque Sculpture in Britain and Ireland (CRSBI) assigns a later mid-12th century date based on the style of the earliest surviving fabric and a notification which suggests a date between 1125 and 1139.
- 4.4 Originally a cruciform structure, it may have originally comprised a short aisle-less nave to the west and an apsidal chancel to the east, with north and south transepts. To the east of each transept was a side chancel, and evidence for these was revealed in excavations of 1950, although the exact footprint of these was not confirmed. The lower stage of the present tower was at the centre of the original building. Soon enlarged, by the end of the 12th century, the Church comprised a longer and wider nave of six bays and with two aisles which may have been vaulted.
- 4.5 The additions to the original church included the raising of the central tower with the addition of another stage, comprising a pair of twin lights with semi-circular heads on each elevation. A further stage as added above although it is not clear if this was contemporary with the stage below; the third stage retains pointed heads above semi-circular heads. Triple blind arcading was incorporated into the gable end of the south transept. Finally, the tower was raised again with the addition of flint walling relieve by oculi, examples of which are more common in France although there are local examples such as at Old Shoreham.
- 4.6 The present marble font, located below the tower, was carved for the enlarged church.
- 4.7 Upon the completion of the enlargement of the nave to the west of the tower, the choir (or quire) to the east was rebuilt. Commencing possibly as early as the 1160s but not complete until 1225, it comprises a mix of Romanesque and Gothic features.
- 4.8 It is not clear as to the impetus for the scale and style of rebuilding and extension of the chancel; it may have been the result of the de Braoses as lords of the manor seeking to relocate the ecclesiastical establishment from Sele, or it may derive from their support of the Templars, the military order which included skilled engineers and builders. It may be part of the general wider impetus in pilgrimage and fervour following the murder of Thomas Becket in Canterbury Cathedral in 1170 and it may coincide with the increasing prosperity and independence of New Shoreham from Old Shoreham.



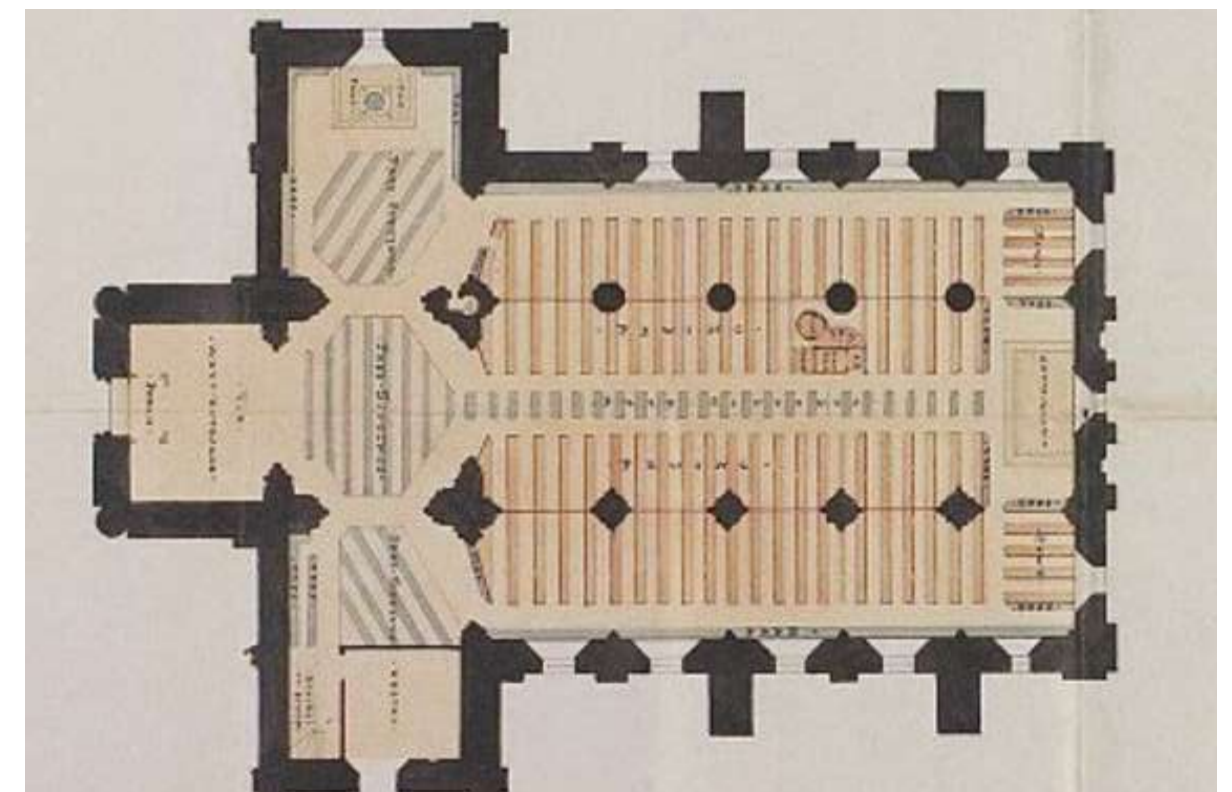
Possible plan of 12th century Church

- 4.9 The new choir followed the same width as the tower and transepts but was taller with seven bays over five bays of vaulting. It was re-roofed in c.1900 with Welsh slate; the roofs of the transepts and the extant nave are Horsham stone.
- 4.10 There has been some debate as to the dating of the building of the extended choir; the mix of architectural styles suggests a longer period of construction, however there may have been some re-use of an earlier phase of the building.

- 4.11 The impact of the Black Death on the population of New Shoreham and the economic stability of its resident and society as a whole from the mid-14th century was accompanied by the silting up of the harbour. The harbour had extended eastwards to Aldrington and was bounded by a promontory of land to the south, with the River Adur being navigable to Bramber. At some point possibly in the 15th century, the promontory was submerged and sand was deposited in the mouth of the river.
- 4.12 The impact of changes to the population of the town and the demise of the harbour's prosperity and importance was catastrophic for the church;
- 4.13 The economic impact of the Black Death and change in fortunes of the town was seen when comparing revenue of the lord of the manor over time. In c.1200, income from the town was £70 but in 1368 it was just £20. By 1424 it was just £5 3s 4d. The impact of the Black Death and the silting up of the harbour was long lasting.
- 4.14 The period after the mid-14th century meant that no further large scale works were undertaken to the church, although this did not mean no further alterations were made. The Perpendicular style was incorporated into the building by way of the west window and the south window to the south transept which may date to this period in the 14th/early 15th centuries. After 1350, a structure, possibly a sacristy, was added to the west wall of the south transept which may have extended as far as a south porch, which was added in the 14th century. The south porch would have provided access to the south side of the nave.
- 4.15 Writing in 1695, Camden noted the ancient port that was '*now choaked up with heaps of sand driven together.*' Even in the 1750s the townsfolk were petitioning Parliament for help to improve the state of the harbour.
- 4.16 Following a long period of decline, the church fell into disrepair. The vicarage was vacant from 1660 to 1715 and the population of New Shoreham fell to only 500. A storm of 1703 may have added to the deterioration of the church and in the first quarter of the 18th century the surviving upstanding fabric of the nave was demolished. There are only sections of remains still visible above ground at the west end of the church today. The former east bay of the nave was converted to a narthex. The east end of the church, the tower and chancel survived.
- 4.17 A first floor schoolroom was inserted into the south transept in 1714. No longer used as a school room after 1829 it was only removed in the early 20th century.
- 4.18 As the town's fortunes rose in the early 19th century, its population expanded and this meant the church had to serve an increasing congregation. In 1808 one of the churchwardens suggested alterations to the east end of the church in an effort to restore it.
- 4.19 In 1829 a plan drawn up by Brighton architect S. H. Benham was submitted for the insertion of pews to the new nave (since the loss of the earlier nave, the choir was used as a nave and small chancel, to the east of the tower and transepts). The plan indicated an additional 589 seats of which 465 were 'free' (that is seating available without payment by parishioners or 'pew renting'). The 'free' seats were largely to the rear of the congregation and were added to the three that existed previously. A west gallery was added. An area of the south transept was used as a vestry and the staircase to the school room was illustrated.



Extract of A Plan of the Borough of New Shoreham, 1789 (Old Maps Online)



Plan of the Church of St Mary de Haura illustrating addition of pews, 1829. Samuel Benham (from Incorporated Church Building Society (ICBS) <https://images.lambethpalacelibrary.org.uk/luna/servlet>)

- 4.20 Shortly afterwards, in 1845 a number of pews and the west gallery were removed under the supervision of Benjamin Ferrey. Following proposals for large scale rebuilding works (including rebuilding the nave in the 1850s), partly in response to the increase in the congregation, the restoration of the church was commenced in 1876 under Arthur Loader. The works included opening up blocked windows across the church, glazing the clerestory windows, repaving the transepts, re-roofing the south aisle and inserting oak benches to the aisles and chairs to the nave. Plaques recording the benefactors and contractors for the works remain within the church.
- 4.21 Repair works continued into the 20th century, in part to repair previous inadequate repair works. In addition, a new heating system was installed in the 1890s and conversion to electricity was introduced in the 1930s.
- 4.22 In 1915 excavations by Arthur Packham and Walter Marshall exposed evidence of the earlier apsidal east end of the chancel, as well as floor tiles of the lost south porch.
- 4.23 The vestry in the south transept was reconfigured in 1937 when a timber screen was given to the church by Sydney and Emily Harper in thanks for their 60th wedding anniversary; a plaque on the vestry partition recognises this today. While not clear, the reorganisation of the vestry area may have incorporated earlier fabric; the surviving fabric today indicates at least two phases as the timber differs. Parts of the vestry structure may date to the refurbishments of the 1870s, although it is worthy of note that the south side of the vestry illustrated in 1829 is in the area of a present partition. The vestry partitioning includes a dedication to those parishioners who gave to the restoration of the church in 1957.
- 4.24 The north transept was converted to a memorial chapel in 1947 and this necessitated the relocation of the medieval piscina. Works to the pulpit, choir stalls and an extension to the sanctuary platform were completed in the 1960s under architects Denman & Sons. The reconstruction of the vaulting above the nave (former chancel) was undertaken in the early 21st century.



Extract of Ordnance Survey map, 1909, published 1912 (National Library of Scotland)

- 5.1 The following section is an assessment of the significance of the Church of St Mary de Haura. Planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal.
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex 2: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), echoes the definitions set out in national policy and guidance on the historic environment as follows:
- **Archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship, and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.4 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.5 The Church Buildings Council guidance document *Statements of Significance and Needs*, 2025 proposes a similar set of criteria, or strands, for understanding significance:
- **Aesthetic/architectural:** The ways people draw sensory and intellectual stimulation from a place. The way the building, its site and contents are visually appealing or designed to be appreciated. Many things might make a place aesthetically and architecturally interesting. It might have a purposeful design or incidental beauty. It might remain as it was originally intended, or it might have acquired aesthetic and architectural interest through the cumulative impact of centuries of work.

- **Historical:** The connections that a building, its setting and contents have to the past. Its associations with historical people, events, or aspects of life. Historical significance does not solely depend upon age. The structure might be a good example of a particular style, or illustrate past technological innovation, craft skills or vernacular techniques. It might be associated with a known architect, gardener, or craftsman, or be a historic example from nature.
- **Archaeological/evidential:** This is the potential of the place to yield evidence of the way people lived in the past. It is usually connected with physical evidence such as buried archaeology or the historical fabric of the building. The potential for archaeological or evidential interest can be estimated by historical and archaeological records on the area, such as information on the Historic Environment Record.
- **Social:** This is the meaning of the building, site and its contents to people in the community both in the past and today. It could be valued for religious or non-religious reasons. It could be linked to communal activities, traditions, or memories.

- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest.

CHURCH OF ST MARY DE HAURA

- 5.7 St Mary de Haura is notable as a building central to the spiritual and communal life of Shoreham by Sea today, as an example of Romanesque and Gothic architecture which took advantage of the prosperity of the town in the Norman period, and as a survivor of the turbulent social, economic and political events of the later medieval period. Subject to renovation which was typical of the 19th century, the building was described by Professor Freeman of Oxford University in 1880 as '*without a fellow in England*' in recognition of its exemplary architectural style and influences.

ARCHAEOLOGICAL INTEREST/EVIDENTIAL

- 5.8 A heritage asset will hold archaeological interest if it contains, or has the potential to contain, evidence of past human activity worthy of expert investigation. Physical evidence or historic/archaeological records can inform archaeological interest.
- 5.9 The building itself possesses high archaeological interest in its form and fabric; assessment of its fabric, decoration, construction, and features has provided a wealth of information to inform an understanding of its origins, evolution, place in the community, uses, occupants, and influences on its evolution.

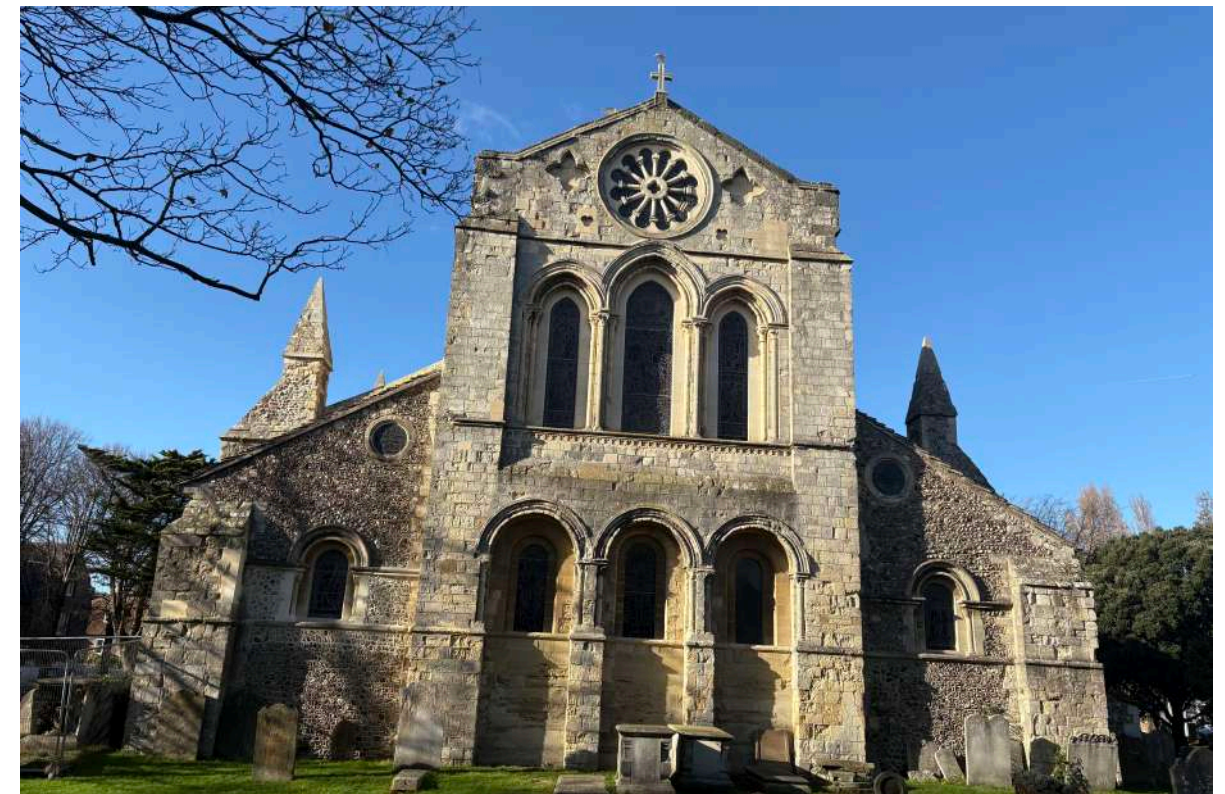
- 5.10 Historic sources including engravings and sketches, clerical records, or visitor travelogues provide information on the building in the past, and further assessment of the fabric itself and the building's construction could provide an enhanced understanding. Archaeological excavations have provided evidence for possible related or earlier structures, and further assessment, including in the wider churchyard may provide further evidence. Re-use of earlier fabric within the building was evidenced in the early 21st century when Caen stone in the vaulting showed re-use from the original apsidal chancel, and the building may retain other areas of re-used fabric or altered decoration which would enhance knowledge on the building today.
- 5.11 The preserved elements of the former nave help inform the historic and architectural value of the building as it is possible to envision the former scale of the building, and illustrates its evolution.

ARCHITECTURAL AND ARTISTIC INTEREST/AESTHETIC

- 5.12 How heritage assets provide sensory and intellectual stimulation. Architectural interest arises from design, craftsmanship, materials, and construction, whether the result of conscious design or vernacular evolution. Artistic interest concerns human creative skill and aesthetic quality, whether expressed through design, composition, or craftsmanship.
- 5.13 The grand scale and decoration of the building, both internally and externally attests to its construction, design and craftsmanship. Designed to inspire awe, the building has succeeded, with successive alterations adding to its interest, either planned to build upon earlier elements, or fortuitously impacting earlier architectural styles. This has resulted in a unique appearance which blends different architectural styles and cues, enhancing the sense of awe and splendour; itself a defined aim of the original craftsmen and church administration.
- 5.14 The influences of the medieval craftsmen, architects and patrons can be seen; solid flying buttresses echo Boxgrove Abbey, oculi to the upper stages of the tower echo examples in Normandy.
- 5.15 The mix and variety of architectural styles and decoration, a result of the Transitional period of the Norman to Gothic ecclesiastical style provides the high level of interest noted by Professor Freeman and, later, Nikolaus Pevsner. The more detailed artistic elements add richness and variety, from the carved corbels to the stained glass windows to the masons marks which were recorded in 1905.
- 5.16 The survival of much of the original or early form and fabric of the 12th/13th century building enables today's visitors to appreciate the building and its evolution.

HISTORIC INTEREST/HISTORICAL

- 5.17 Historic interest relates to how a heritage asset illustrates or is associated with past lives, events, or developments in society, economy, or culture. Connections and associations provide interest, as can a heritage asset which is a good or notable example of its type.



East front of the Church of St Mary de Haura



Nave of the Church illustrating the differences in architectural style and detailing

- 5.18 The Church of St Mary de Haura is a notable example of a Norman parish church which has been subject to partial loss, alteration and extension. Its scale and decoration allows it to stand out as a building serving a prosperous local community with powerful benefactors in the medieval period. The loss of the nave expresses the wider fortunes of the town in the later medieval period and the 19th century alterations to the interior express the approach to worship, doctrine and influence of architects working to the 'restoration' philosophy of the day. The use and re-uses of the space, the addition and removal of pews for example, illustrate the evolution of the building and its community and clergy.
- 5.19 Locally notable architects and craftsmen such as Arthur Loder and John Denman and Sons helped create the building of today, as did the more nationally renowned Benjamin Ferrey. The influence of the de Braose family in establishing the building in the 12th century provides historic interest.
- 5.20 The building today is the result of these influences and associations. Other buildings from across southern England and Normandy provided architectural cues as well as possibly builders and craftsmen. Benefactors from the 12th to 20th centuries are acknowledged in the records and fabric of the building.
- 5.21 Overall, the building as it stand today helps illustrate the rise and fall of the economy and society of New Shoreham from the early 12th century, as well as the attitude to worship, reverence and status of the established church from the medieval period.

SOCIAL (COMMUNAL VALUE)

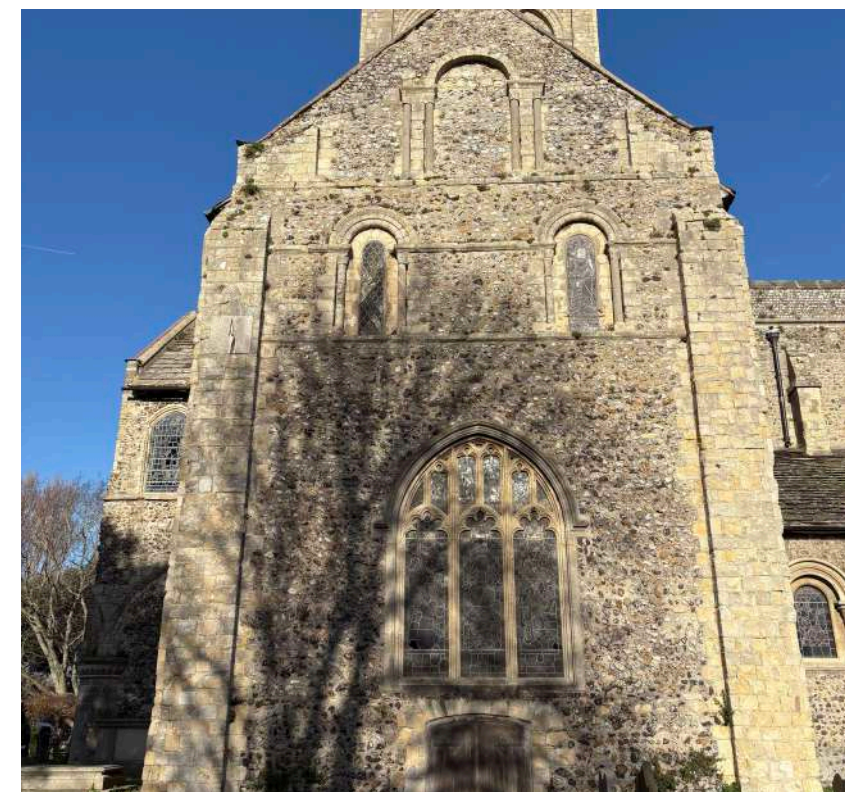
- 5.22 The meaning a heritage asset can have to a community or person, today and in the past. This may derive from culture, faith, memories or tradition.
- 5.23 The fundamental role of the Church of St Mary de Haura remains that of worship, reflection and community and the building as well as its churchyard continues to provide a space for this, whether individually or communally. This social or communal element of significance remains high and has been part of the purpose of the building since the 12th century, despite the periods of decline and loss.

SETTING OF THE CHURCH OF ST MARY DE HAURA

- 5.24 Annex 2 of the NPPF (2024) defines the setting of a heritage asset as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*
- 5.25 The Church dominates the historic centre of the town of Shoreham-by-Sea immediately surrounded by its churchyard, an open space in contrast to the activity and urban form of the wider streets. The trees in the churchyard provide a sense of landscaping against the hard landscaping of the surrounding roads and pavements. This setting allows the Church to be a landmark best seen from its adjacent streets.



Font and west end of the Church



South elevation of the south transept of the Church

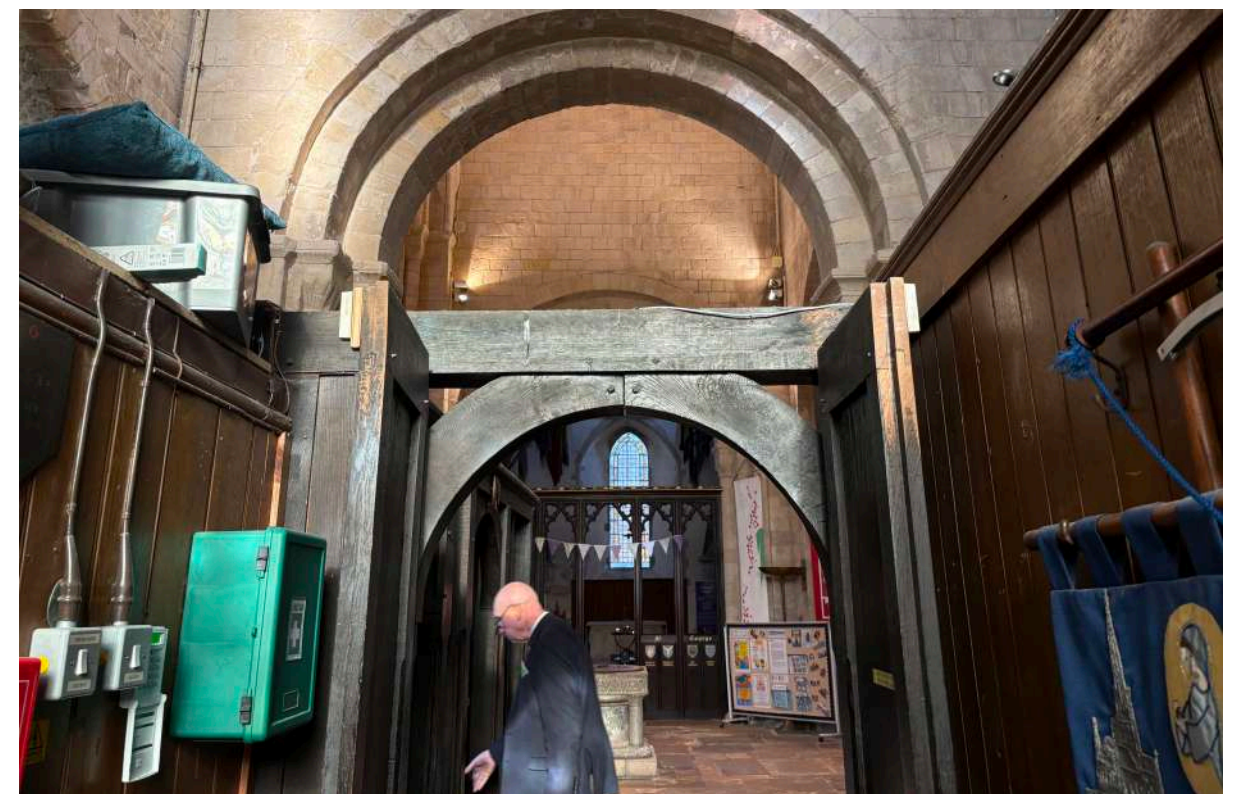
- 5.26 Located in the centre of busy and active town and this urban context may suggest to some that it appears to be understood as a backdrop to the busy lives of the community. However, the churchyard is well used with pedestrian paths which allows the community space away from the town in the presence of an exemplary building which has a place in the memory of the towns residents. Visitors are equally able to access the space for a moment of reflection for example. The Church's setting allows this and enhances its social or communal interest.
- 5.27 Noted in the Shoreham-by-Sea Conservation Area Character Appraisal and Management Strategy (2008), the Church Precinct character area is a close knit commercial and residential development centred on the Church, with public open space (the churchyard) and trees. The Conservation Area Appraisal notes that the Church of St Mary de Haura and its setting are positive features within the Conservation Area.

The south transept and vestry

- 5.28 The south transept is one of the earliest elements of medieval church which survives. Excavation has indicated that it originally included a side chancel to the east, off the east elevation of the present transept. The exterior of the transept comprises flat buttresses, with a 15th century window to the centre below a pair of 12th century windows with round heads under round arches. This pair of windows express the Norman Romanesque architecture whereas the window below is an example of the Gothic Perpendicular. The addition of the larger Perpendicular style window would therefore not be contemporary with the south transepts construction and is likely to date to the period of later small scale works which accompanied the gradual decline of the church. Evidently, this decline was not all encompassing in the 14th century. The gable end of the south transept also includes a blocked window lancet which is a survivor of a triple lancet truncated when the roof was lowered. The roof is Horsham stone.
- 5.29 The external doorway into the transept dates to the 1930s but is set in a possibly 16th century archway.
- 5.30 The south transept retains much of its medieval fabric and form in its stonework and associated detailing. This includes the column located at the junction of the south transept and the former nave, as well as the stained glass window which dominates and overlooks the space internally. The small alcove, or niche, to the interior stonework to the east of the south door is a piscina, one of a pair which was mirrored in the north transept, is medieval in origin. The vestry itself is a later insertion, with fabric dating to the 19th and 20th centuries. The timber screen to the interior of the present choir vestry area, to the south-west stonework is of some interest as it includes older detailing and fabric. The timber vestry partition of the 1930s which faces the interior of the Church includes a painted list of patrons, and the partition behind this which currently forms a corridor to the south door, includes two brass plaques which record workmen and benefactors related to the 19th century refurbishment works completed across the Church. The plaques are not thought to be in their original positions due to the later alterations to the vestry. A safe has been built into the stonework of the south wall of the transept, next to the piscina.



Vestry area in the south transept of the Church, from the east



From the vestry area (south transept) looking north

- 6.1 This section appraises the impact of the proposed works on the significance of the Grade I listed Church of St Mary de Haura and the Shoreham-by-Sea Conservation Area. Relevant legislation and national and local planning policy relating to the management and development of the historic environment is set out in Appendix 1 at the end of this report.
- 6.2 The proposals comprise a series of works to repair and mitigate future adverse effects on the fabric of the listed building at ground, and below ground, level. The works follow a conservation led methodology to support the sustainability of the building and enhance access and usability of the cellar space as ancillary accommodation.
- 6.3 The proposals seek to ensure the preservation of the building's significance in accordance with the principles set out in the *National Planning Policy Framework (2024)* and *Historic England's Conservation Principles (2008)*, and in accordance with national and local legislation and policy set out in Appendix 1.
- 6.4 A summary of the proposals is set out below, before an assessment of the proposals and their impact on the significance of the Church of St Mary de Haura is made.
- 6.5 It is proposed to reconfigure the existing vestry arrangement of partitions to provide more useable space to serve as a vestry for both the choir and the clergy in separate spaces and
- 6.6 In addition, it is proposed to create WC facilities to serve visitors and parishioners to the church. This would include one accessible WC and baby changing facilities. A utility area would be provided in a separate room adjacent to the WCs. At present, no WC facilities are provided within the church.
- 6.7 Existing service routes would be retained and re-used where possible. New service routes would be created within the new partition walls and boxed in to avoid impact upon the historic stone wall.
- 6.8 The above works would involve the partial removal of existing timber screening within the south transept, however the existing screening which faces the main interior of the church would be retained.
- 6.9 Enhanced accessibility to the space above the newly created rooms would be provided and this space would be used for storage.
- 6.10 The existing external access from the south into the south transept would be altered to provide enhanced accessible access to the church. The external existing door would be replaced with automated doors of a 'like for like' appearance.
- 6.11 It is proposed to connect new drainage routes to an existing point beyond the churchyard to the south at the junction of East Street and New Road. This would require pipework to pass below ground through the churchyard. The route would run from the east side of the doorway to the south transept south-east adjacent to the existing tarmacked pathway across the churchyard to the main. Due to the potential to encounter below ground archaeological remains, a separate Archaeological Desk-Based Assessment has been produced, which accompanies the application.

Detailed assessment of impacts

- 6.12 The series of proposed works within the area of the south transept of the church have been informed by an understanding of the history, evolution and significance of the church, designed to respect its special interest as a Grade I listed building. The proposals have been informed by suitable guidance and best practice in building conservation, seeking to limit or mitigate any potential harm to the significance of the building. An understanding of the fabric and evolution of the present vestry area has been integral in shaping the proposals. In addition, the high degree of need to enhance the available public access and facilities at the Church of St Mary de Haura has been the impetus to propose the works at this time, with the ultimate aim of better serving the community and church users.
- 6.13 The south transept of St Mary de Haura was created in the 12th century when the church was initially built. Externally, the transept retains fabric and decoration dating to across the medieval period, which contributes to the significance of the church. A vestry within the south transept is believed to have existed, by way of internal portioning, since the late 1820s, at that time, sitting below a first floor level. The current vestry arrangement dates to the late 1930s yet there is evidence for late 19th century wooden partitioning surviving to the south-west. This late 19th century fabric may relate to works undertaken when the church was 'restored'.
- 6.14 The external stone detailing and decoration, including the medieval windows, would not be impacted by the proposals. The exterior form of the vestry would be retained and the interior walls would not be altered. The proposed works would respect and allow the retention of the 19th century vestry partition, as well as the main interior facing timber screen added in 1937. This would enable the retention of the painted list of church patrons to be retained in situ.
- 6.15 In retaining this main interior facing screen and door, the existing form of the central part of the church, laid out around the altar and understood when entering the church from the main west entrance would be preserved. That is, the spatial quality of the interior of the church would largely continue to be read as it currently is, with no alteration to the use of the space to provide room for contemplation, service, and the wider communal activities it currently provides.
- 6.16 The existing 20th century wood partitioning between the south entrance and the main interior facing timber screen to the present vestry area possesses no historic, architectural or archaeological interest, and makes no contribution to the wider significance of the church as a Grade I listed building. Its removal would not impact the significance of the church.
- 6.17 It is proposed to reconfigure the arrangement of the space in the south transept to provide a more useable and accessible layout. A series of rooms would reflect the present low key arrangement and the proposed partitioning would reflect the style of the existing, being of a slightly lower height, which would ensure the space remains functional and subservient to the stonework and detailing seen across the wider church interior.

- 6.18 The slightly lower partitioning would provide a marginally enhanced ability to appreciate the Perpendicular style window to the exterior of the south elevation of the transept. A consistency of style of the new plywood partitioning would offer a more pleasing appearance in place of the somewhat incongruous medley presently seen.
- 6.19 The proposed arrangement would provide enhanced spaces for a separate choir vestry and clergy vestry and a dedicated utility space.
- 6.20 The two brass commemoration plaques which are attached to the existing vestry partitioning would be retained and they could be placed on any new partition work, to ensure this piece of historic interest and recognition is retained.
- 6.21 Above the new rooms would be storage space. A removable ladder would provide the means of access, allowing for enhanced safety and greater security of stored items.
- 6.22 The proposed arrangement would also provide space to incorporate a separate WC and associated facilities and a further, accessible, WC and facilities, and baby changing facilities. Existing plumbing routes would be removed where not required. Proposed plumbing routes would be provided within the new studwall which would be placed adjacent to the existing interior stonework of the east elevation of the south transept. This area of interior stonework is presently screened by the existing vestry and as such, the proposals would not result in screening the stonework where it is presently exposed.
- 6.23 The studwall would also be used to house electricity cabling introduced to the new areas. This boxing in and screening of service routes would mitigate any visual intrusion which may detract from the appearance of the space and would be entirely in keeping with the treatment of servicing in public spaces.
- 6.24 The studwall and proposed partitioning would be reversible in nature to ensure that the interior stonework could be exposed in future, and no impact would be made to the fabric or understanding of the space.
- 6.25 The studwork and vestry partition would continue to respect the historic stonework and decoration including that of the columns supporting the tower at the north-west of the transept. The south elevation of the south transept, in the proposed WC around the piscina (niche) would be repaired and replastered with lime plaster to support the protection of the stonework and enhance its appearance while not harming it. Analysis of the existing fabric would be undertaken to inform the specification of the proposed lime plaster.
- 6.26 The proposed sink to the accessible WC would be placed below the 12th century piscina which would be retained untouched to the interior south elevation of the south transept. Plumbing and drainage routes to the sink would be boxed in along a small section of wall. At present, some service cables and pipework are exposed within the south transept along the south elevation which is a detracting element.



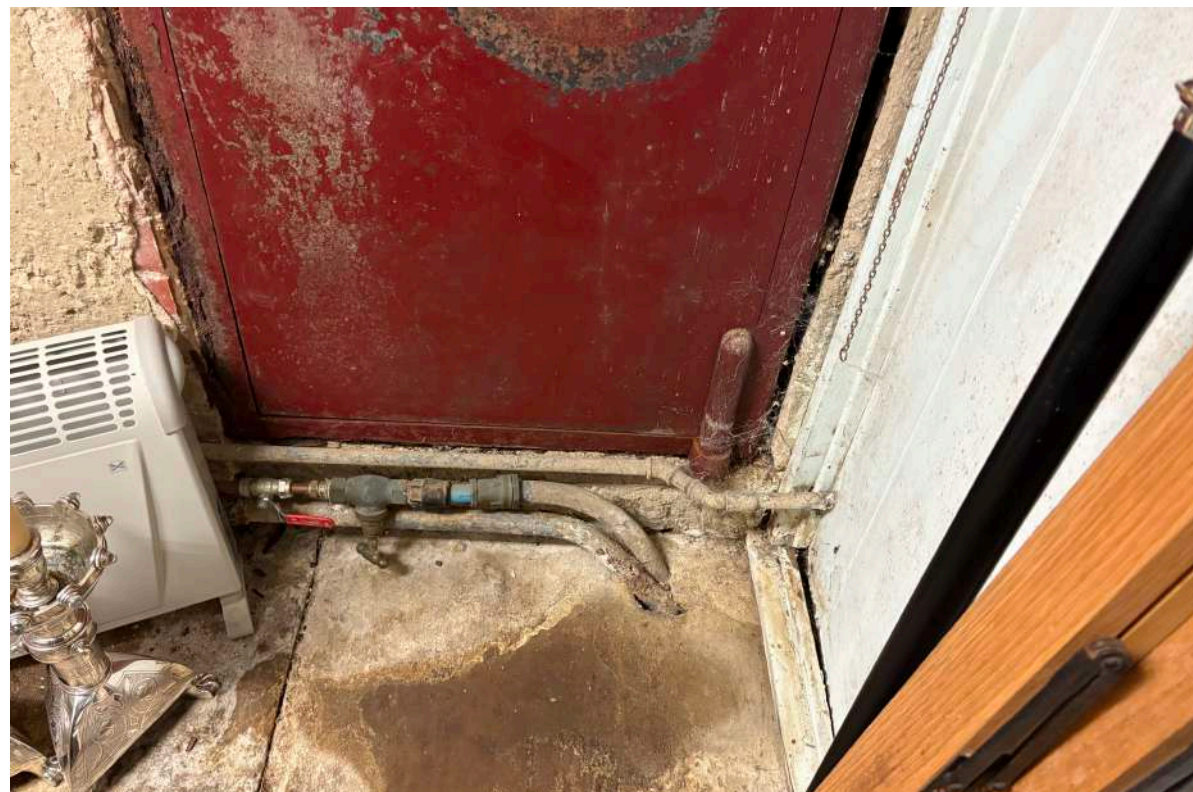
Main screen of the vestry



Earlier timberwork within the vestry, adjacent to stonework

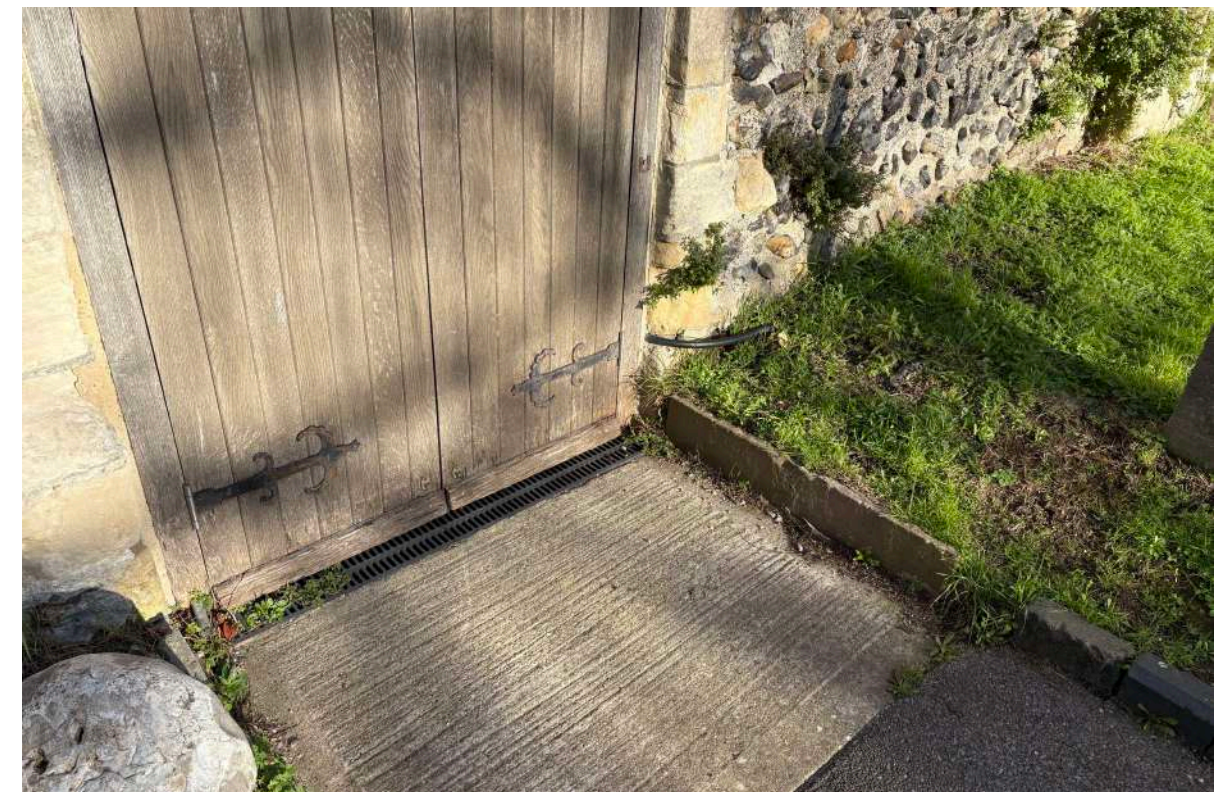


Medieval piscina set in the stonework of the south elevation of the south transept (vestry office), with a safe to the west



Existing pipework exposed in vestry office

- 6.27 A connection from the interior to the exterior of the church would be required for drainage services to connect to the existing servicing beyond the churchyard. This would necessitate the removal of a small section of exterior wall fabric of the church. This would be a five inch core to allow a waste pipe to pass through the stonework wall at ground level. This would impact the medieval stonework at ground level. This small localised loss of historic fabric may be considered to harm the fabric, or archaeological interest, of the building, however the intervention would be only to a level to provide a suitable connection, being as minimal as possible. The area of stonework does not contain any detailing and there would be no impact on the architectural interest of the building. There would be no impact on the historic interest of the building. The loss of fabric would not be appreciable when understanding the church as a whole or the south transept as an integral part of the church.
- 6.28 Due to ground levels outside, the proposed pipework would run entirely below ground beyond the stonework of the Church.
- 6.29 The proposed service connection to the existing infrastructure at the junction of East Street and New Road would require below ground works to the churchyard. Assessment of this aspect of proposals is beyond the remit of this Heritage Statement.
- 6.30 Externally, the proposed service connection would not be appreciable as the route would run underground.



Existing door and access to south transept

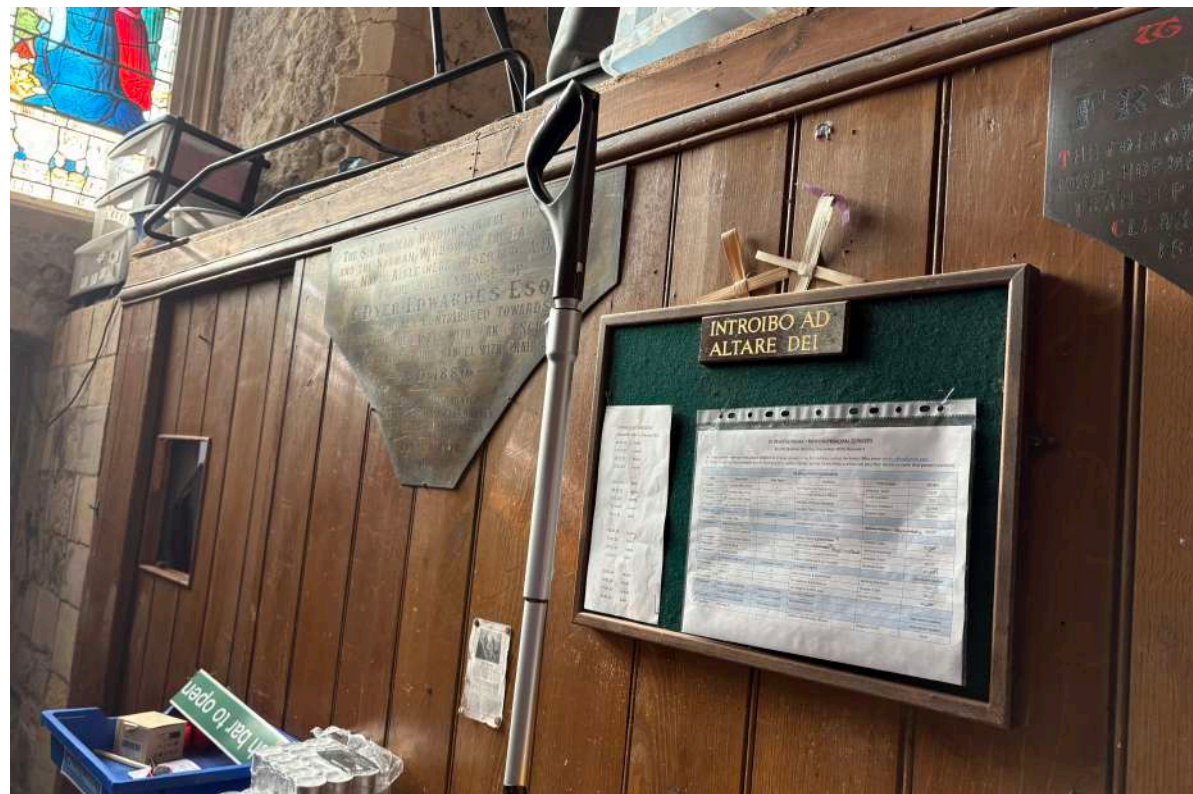
- 6.31 Alongside the reconfiguration of the space of the vestry area within the south transept, the proposed works include alterations to the existing exterior access doorway. It is proposed to replace the existing door which has been dated to the 1930s with an automated doorway which mirrors the appearance of the existing door. In replicating the existing appearance and style of door, the proposals would not impact the significance of the church or the wider Conservation Area. The doorway would continue to be highly legible as a functional secondary access and clearly not a primary access such as is seen to the west end of the building (remains of the historic nave). The historic fabric would be retained, and the loss of the 20th century door, which possesses no interest and does not contribute to the significance of the church, would be not impact the church's significance.
- 6.32 The existing flagstone flooring to the interior of the south transept would be retained and preserved. The flagstone flooring, laid in the 1870s as part of Arthur Loaders series of 'restoration' works has some significance as its provided a consistency of functional use and appearance. Existing pipework has impacted the flagstones on a localised level in the area of the safe and this would be boxed in to improve the aesthetic of the room. Presently boxed in pipework which runs along the threshold to the current access into the vestry office would be removed and the floor made flush to enhance accessibility.
- 6.33 Outside, a timber post would be erected adjacent to the existing path leading from the south transept, which would accommodate a discrete push button which would relate to the proposed automated doors. This would provide a means of enhanced access and control to users of the church. The proposed post would be designed to be plain and discrete so as to minimise any visual alteration in the churchyard and on the approach to the Church. In comprising a single linear post, of basic design and appearance, and placed in proximity of the existing railings to the grave and headstone to the south-west of the door, it is proposed that this would help minimise the visual impact of the post.



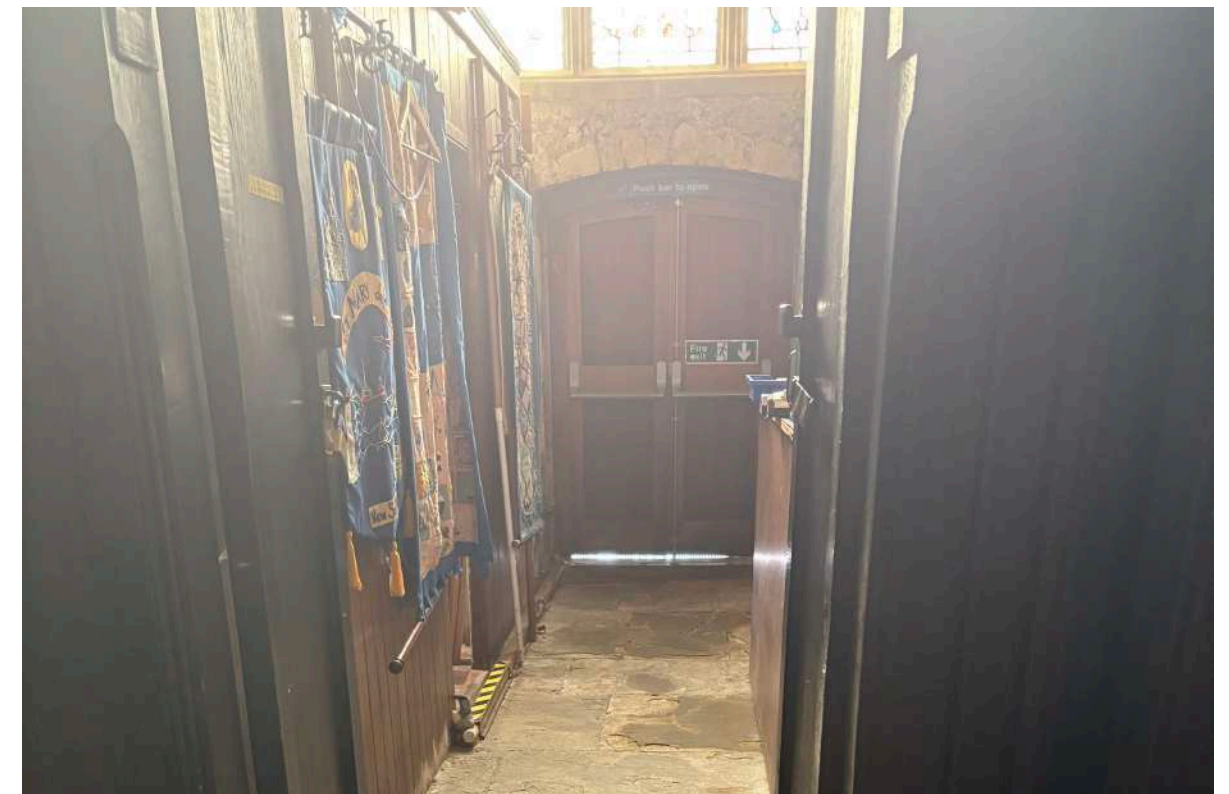
Existing timber door and access to south transept



South elevation of south transept and existing gravestones and railings in churchyard



Commemoration plaques nailed to timberwork partition of vestry



Timber partitioning to vestry and door to outside

7 CONCLUSION

- 7.1 The proposed scheme of works has been informed by an understanding of the evolution, fabric and significance of the Grade I listed Church of St Mary de Haura, and the character and history of the Shoreham-by-Sea Conservation Area.
- 7.2 The proposed works comprise a series of partial removal of existing fabric, re-ordering of space within the south transept, and introduction of new partitioning. The works also include the introduction of facilities to enhance accessibility and services for all who which to use the church.
- 7.3 The works are underpinned by the desire to enhance accessibility, facilities available and the user experience of the church alongside the need to respect the church, its historic form and fabric, its decoration and its general special interest as a heritage asset. This special interest, or significance, is very high.
- 7.4 The south transept contributes to the significance of the Church as part of its original form and the historic form which is evident today. This is held in the stonework structure. Externally, the decoration and detailing of the south transept adds to the architectural interest of the Church, and this continues to the interior, notably by way of the window above the doorway into the Church. Part of the interior structure is the medieval piscina which remains in its original location, albeit not in its original or historic use. The wooden vestry itself makes a lesser contribution to the significance of the Church; the internal division of the south transept as it exists today derives from works in the 19th century, which evolved from an earlier partition and use of the space in the 18th century. The extant fabric and form of the vestry today is primarily dated to the 1930s. The fixtures attached to the vestry structure acknowledge the Church's 19th century tradesmen, although they are not in their original positions.
- 7.5 The proposals include the reconfiguration of the existing vestry. The main element of the 1930s wooden vestry structure would be retained, which would retain the painted list of 19th and 20th century benefactors which adorns one of the panels. The reconfiguration of the space would not impact the historic structure of the Church. The wooden vestry partitions to be removed provide no contrition to the significance of the Church. The altered space would enable a more usable space and allow the insertion of two WCs and associated facilities. These would enhance the accessibility and usability of the space and provide a much needed amenity for Church users.
- 7.6 The proposals would utilise existing service routes where possible, and internalise service routes into the new structure, which would mitigate the need to works impacting the historic fabric and structure of the Church. The key elements of the structure would be retained (the piscina, the doorway and windows, and column to the tower, and the existing flooring).
- 7.7 A small section of the historic wall structure would be removed to allow pipework containing service routes and cables to run form the interior, below ground through the Churchyard to existing infrastructure beyond the churchyard. This would be the only direct impact on the historic fabric of the building. The degree of loss would be negligible in the context of the whole Church and would be to a section of wall which is devoid of decoration or detail. As such, the fabric is not considered to hold any specific interest or element of significance. The impact of this proposals would therefore not result in harm to the significance of the Church.
- 7.8 The proposals would provide an improved access into the Church, with a new door and flush flagstone flooring. The existing doorway would be retained with the 1930s door removed. The new door would echo the appearance of the existing door to avoid any visual change which may impact the appearance of the Church from within the churchyard or further afield in the Conservation Area.
- 7.9 A discretely designed and located post with push button relating to the proposed automated doors would be erected in the churchyard. While this would result in a slight visual change to the churchyard, this would not alter the character of the Conservation Area and would not result in any harm to its significance. The setting of the Church of St Mary de Haura would be marginally altered by the addition of a timber post in the churchyard. This may be considered to result in a visual intrusion, however the design of the post being purely functional with no decoration, seeks to mitigate any intrusion. The position of the post has been considered, with the practical access needs a determining factor, alongside a sensitive location adjacent to existing linear metal railings. The public benefits of the new doors and associated post should be considered to be high; in providing enhanced and more suitable access, with enhanced control, the Church would become more welcoming and usable for more people.
- 7.10 In conclusion, the proposed works should be seen as providing an enhancement to the access and use of the building. The altered vestry structure would provide an enhanced use of space with associated enhanced user facilities. The significance of the Church would be retained, with the ability to see and understand it enhanced through the replacement of the existing vestry structure with a more visually appealing structure with a legibly ancillary and functional construction which wold not detract from the high degree of archaeological, architectural, historic and social value and interest held by the Church.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

The Faculty Jurisdiction Rules 2015 (as amended) govern the permissions required for alterations to church buildings and land within the Church of England. The Faculty Jurisdiction Rules set out criteria for which a Faculty application to the relevant Diocesan Registry must be made.

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF) and at local level within the Adur Local Plan and wider Adur District Council planning policy documents.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Setting is defined in Annex 2 as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance. And sufficient to understand the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 207).

In para 210 it states that ‘In determining applications, local planning authorities should take account of:

- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- 3) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, ‘irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’ (para 212).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 213).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 214).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 215).

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

LOCAL POLICY – ADUR DISTRICT COUNCIL

The site lies within the boundary of the Adur District Council. The Adur Local Plan 2017 was adopted in 2017. The following policies within the Local Plan relate to the historic environment and are relevant in relation to the present proposals:

Policy 17: The Historic Environment

For All Heritage Assets:

Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances. Development should not adversely affect the setting of a Listed Building, Conservation Area, archaeological feature or Scheduled Ancient Monument.

Listed Buildings:

Planning permission and/or Listed Building consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historic character of the building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. In the case of extensions and alterations, materials used must be consistent with those originally used or typical of the locality. Changes of use may be considered which might normally be resisted on other grounds (subject to local access and environmental considerations) in order to secure the retention of a building of historic or architectural interest. New development which would adversely affect the setting of a Listed Building, in terms of design or materials, will not be permitted.

Conservation Areas:

Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area.

Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary.

Where an application for planning permission or Conservation Area consent is submitted for the alteration, change of use, extension or repair of a building or feature in a Conservation Area, the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features will be sought. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of the Conservation Area Management Plans. The importance to the local area of key non-listed buildings within Conservation Areas will be a material consideration in assessing an application for their demolition or development.

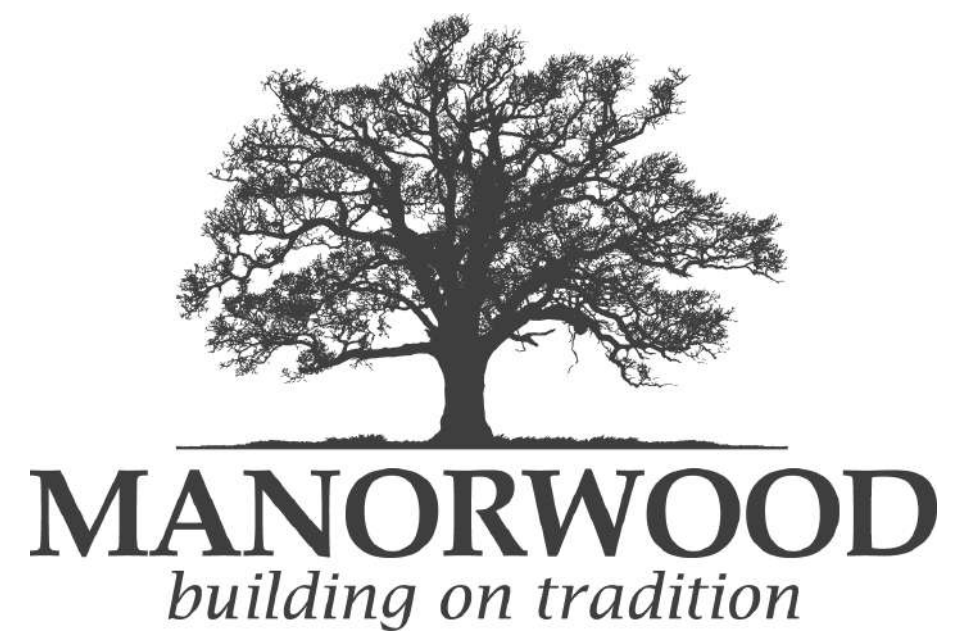
Where in compelling circumstances the Council is minded to grant consent for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded.

Archaeological Features:

The Council will ensure where possible the preservation of archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes heritage assets of archaeological interest, an appropriate desk-based assessment will be required and a field evaluation where necessary.

Shoreham-by-Sea Conservation Area Character Appraisal & Management Strategy

The Shoreham-by-Sea Conservation Area Character Appraisal & Management Strategy was adopted by Adur District Council in 2008.



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