West Sussex County Council Archaeology

AWDM/1040/16

Proposal:

Removal of existing first-floor and addition of new first and second floor extension to provide two-bedroom maisonette. Single-storey extension to rear (north) elevation to provide studio flat with shop unit to be retained to front of premises on ground floor.

82 High Street, Shoreham-By-Sea, West Sussex, BN43 5DB

Comment:

No 82, on the north side of Shoreham High Street is within the Conservation Area and included in the area of Study of the Shoreham Extensive Urban Survey carried out in 2009 by Dr Roland Harris, jointly resourced by English Heritage and West Sussex County Council. There is potential for the survival, below ground, of features and deposits relating to the pre 1350 development of New Shoreham. Excavations in the past to the rear of Marlipins to the east and at 94-96 High St to the west showed that features survive but at 94-96 High St there had been truncation.

It is also possible that buildings that outwardly appear to be later post-medieval can conceal earlier origins such as 74-76 High St, listed grade II, where the rendered elevations conceal a pair of 17th century timber framed cottages. There is no information to suggest that this is the case with number 82 but it is very likely that an earlier predecessor of medieval date once stood at the site and it is not uncommon for sound timber/s from the earlier building to be incorporated or re-used in a later re-build.

Recommendation:

I recommend that an archaeological monitoring exercise (watching brief) should be carried out on the removal of the existing first floor structure and any below ground excavations for foundations and services. This should be proportionate to the degree of evidence found in the building and in any ground excavations below it. In terms of recording any historic elements of historic building fabric exposed it may be sufficient to follow the English Heritage (Historic England) guidelines for a low key approach to recording at Level 1 or (if warranted) Level 2. I suggest that a condition along the following lines should be attached if planning permission is granted:

An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works.

Reason **:** To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works. Policy: NPPF 135, Adur Local Plan 2014 policy 17

The condition would be implemented *before* the commencement of construction but after initial demolition/ stripping out of the first floor level and *during* excavation of any foundations and service trenches.

M Taylor 18/08/16