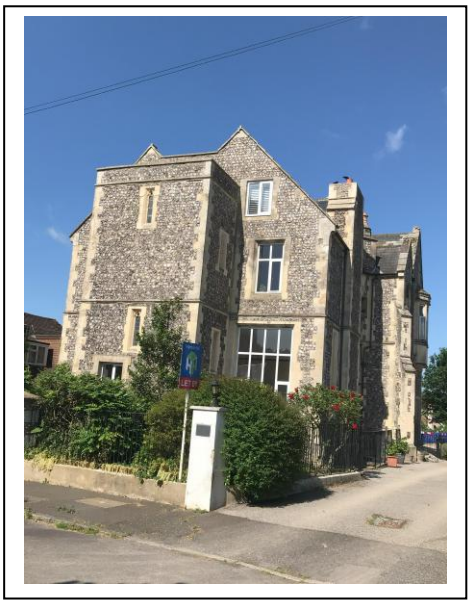
FLAT4, SHOREHAM COURT, THE CLOSE, SHOREHAM BY SEA, BN43 5AR

REF:11025-06



HERITAGE STATEMENT

To accompany a partially retrospective application for Listed Building Consent for internal alterations at Flat 4, Shoreham Court.

On behalf of Mr A Levey

Prepared by: Cath Prenton BA BSc(Hons) MRICS

Bree Prenton Property Consultants

www.breeprenton.co.uk

Prepared by Bree Prenton Property Consultants on behalf of Mr A Levey. June 2025. Contact: Bree Prenton Property Consultants – Cath Prenton BA BSc (Hons) MRICS

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1. HERITAGE ASSETS

1.1 Shoreham Court is Grade II listed. The building does not lie with a Conservation Area or an Archaeological Notification Area.

1.2 The building was listed in 1984. Listing reference 1027903.

1.3 Description: House, now divided. Circa 1860 in a neo-Gothic style. Flint with ashlar quoins and dressings. Slate roofs with tall irregular stacks. Two storeys with garrets. Entrance front: irregular fenestration. Salient features include gable to right with projecting octagonal oriel on first floor and smaller gable flanking it to left with neo-decorated window on first floor, complete with hollow-chamfered arch and drip-mould over entrance with similar mouldings and boarded door. These two gables project from the wing to left, the corner clasped by a diagonal buttress with set-offs. Wing to left of 2 bays with central projecting stack. Stack in angle between blocks with octagonal stack over. Square parapetted stair-tower setback at left and with cusped single lancet windows reflecting the position of the staircase behind. Modern door inserted below, to east.

1.4 There are two other listed buildings in the locality of Shoreham Court. Details are set out below together with a map indicating locations and proximity.



Fig. 1 Map from Historic England.

1.5 Corner Cottage Crispins Trinity College. Ref 1353762: Cottage row. C18. Possibly timber-framed. Rendered with plain tiled roof and 3 very large gabled semi-dormers. Brick ridge stack to right and brick and stack projecting to left. Small stack projecting to front to left of centre. Two storeys and attics; 6 windows on first floor, 7 on ground-floor, sashes. Entrances at extreme right, to left of centre and at rear to left in Hill Lane (Corner Cottage).

1.6 53 Southdown Road. Ref 1286305. House. Mid-Cl8, rendered in mid Cl9. Incised render with 2 moulded bands and modillion cornice to parapeted roof with end stacks. Three storeys; regular 3 bay front. Moulded window surrounds on first and second floors, bracketed cills and cornice-hoods on first floor. Central first-floor window blocked. No surrounds to ground-floor windows. Glazing bar sashes throughout. Central arched with pilaster and entablature surround. Panelled door with fanlight. Two storey wing to left with large C20 square bay on ground-floor. Further extension to left.

2. BACGROUND

2.1 Based on the available information it appears that Shoreham Court was subdivided into flats in the early to mid-1980s. There is no online planning information available and it is unclear whether the building was listed before or after the development.

2.2 It is understood that the original development of Flat 4 included an enclosed space above the shower room, which housed the water tank and provided high level storage.

2.3 The original floor plan layout and elevation detail is provided in drawing 11025-002. This is based on the lease plan (1986) and photographs supplied by my clients.

3. IMPACT ON HERITAGE SIGNIFICANCE

3.1 The main room of the flat has an imposing ceiling height of 3.929m. The original enclosure of the area above the shower room had an adverse impact on the historic proportions of the space. (See Figs 2 & 3.)

3.2 The removal of the front wall to the mezzanine floor reduces heritage impact, as it enables the proportions of the room to be properly seen.

3.3 The depth of the original mezzanine floor was in line with the footprint of the shower room, and therefore did not project beyond the face of the chimney breast.

3.4 However, the original floor plan layout included a lobby between the entrance door and the main area of the flat. The lobby wall, together with the enclosure of the mezzanine floor above had an adverse impact on the plan form of the room, in reducing the readability of the chimney breast. (See Figs 2 & 3.)



Fig. 2 Original lobby & mezzanine enclosure. Lobby door and access door above.

Photo credit Proactive Inventories



Fig. 3 Original mezzanine enclosure, lobby door and door above.

Photo credit Proactive Inventories

3.5 The depth of the mezzanine level has been extended, and now projects by approximately 400mm across the face of the chimney breast.

3.6 However, the wall and door to the former lobby below have now been removed and therefore the plan form of the chimney breast is visible, reducing the heritage impact in terms of the room's original proportions and layout.



Fig. 4 Lobby wall & door removed opening up chimney breast



Fig. 5 Mezzanine floor with open balustrade allowing visibility of chimney breast

4. CONCLUSIONS

4.1 The amendments to the original layout, including the removal of the solid wall to the face of the mezzanine and the lobby wall and door reduce the impact on the heritage asset.

4.2 The exposure of the mezzanine floor with an open balustrade allows an understanding of the room's original proportions.

4.3 The opening up of the mezzanine floor, together with the removal of the lobby wall and door reduces heritage impact by allowing the chimney breast to be viewed from floor to ceiling.