Heritage Statement.

To accompany a Planning and Listed Building Application at;

32 High Street Steyning BN44 3YE

for the replacement of 2No existing ground floor front elevation bay windows

1. Heritage

a. Background

The National Planning Policy Framework states;

"In determining applications, local planning authorities 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 no more than is sufficient to understand the potential impact of the proposal on their significance."

This document aims to fulfil the Applicants obligations in describing and assessing the Heritage Asset, to assist in the Planning Authority identifying and assessing the Heritage Asset in their consideration of this Application.

b. Introduction to 32 high Street Steyning

The Grade 2 Listing details are;

STEYNING HIGH STREET (north-east side) No 32 and No 34

(Formerly listed as No 32 (Kelvin House) and No 34 (Magnet House), previously listed as Nos 32 and 34 (Magnet House)

GV II C16 timber-framed building, refronted in C18 with stucco, but the timbering with plaster infilling and curved braces still visible in the north-west wall. Horsham slab roof. Glazing bars intact on first floor. Modern shop fronts below. Two storeys and attic. Three windows. One hipped dormer. Token coins were once made in the rear of No 32, when it was called Mint House.

Listing NGR: TQ1768311177



Front elevation photograph – number 32 is the right hand side and number 34 the left.

As well as being Listed the property lies within the Steyning Conservation Area

2. The Proposal

The proposal is for the replacement of the two large plan single glazed bay windows with new timber vertical sliding sash windows of a more sympathetic style and appearance.

Nearby buildings with multi-pane sash windows; precedent for the proposal









3. The Existing Building - Style, Appearance etc

Number 32 is the right hand/east side of the building that is part of the building that is number 32 and 34.

With the exception of the two bay windows on number 32 which this Application proposes to replace all are small multi-pane style windows.

Number 34 has a square box bay at ground floor which was once a large pane 'shop' type window. The proposal for number 32 it to replace the large pane windows with multi-pane style bay windows with vertical sliding sashes.

With this change the building 32 and 34 High street will then have multi pane historic style front windows to the street elevation.

Many of the surrounding properties and the next door number 34 have sash multi-pane windows therefore the proposal for number 32 will be appropriate for both the building and the local Conservation Area.

4. The Impact of the Proposal

a. Setting; The proposals will have no impact on the setting of the Listed Building.

b. The Listed Building as a whole and the Conservation Area; The the removal of the somewhat incongruous shop front windows will benefit the building's appearance and the wider Conservation Area

5. Summary and Conclusion – Heritage

32 High Street is a Grade 2 Listed Heritage Asset which has been identified and described in this document.

The proposed works and alteration that this Application seeks Permission for have been informed by understanding of the Heritage Asset, its setting and the surrounding Conservation Area.

Proposals have been reviewed in this document to assess their impact on the Listed Building and its wider context.

It is the conclusion of this report that the proposals would not negatively impact on the Listed Building or the Conservation Area and the significance of the Heritage Asset and will bring the building back into beneficial use and secure and preserve it's future.

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