

DESIGN AND ACCESS STATEMENT

Application Site:

90 High Street, Steyning, West Sussex BN44 3RD

Proposal:

Refurbishment works to existing detached garage building to rear of 90 High Street, Steyning.

Prepared by Nick Jones

Feb 2026

C H A R T E R E D A R C H I T E C T S

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1.0 Introduction

- 1.1 This statement has been prepared in support of a planning application for refurbishment works to existing detached garage building to rear of 90 High Street, Steyning and should be read in conjunction with the accompanying drawings, and details prepared by Jones Architects.

2.0 Site and Surroundings

- 2.1 The site is positioned fairly centrally in Steyning, to the rear of No. 90 on the north-east side of the High Street. The existing detached garage building backs onto Newmans Gardens Car Park. The site is located within the built up area boundary, it is within the Steyning Conservation Area and is further identified as being within the Town and Village Centre boundary. Please refer Heritage Statement for further details.

3.0 Planning

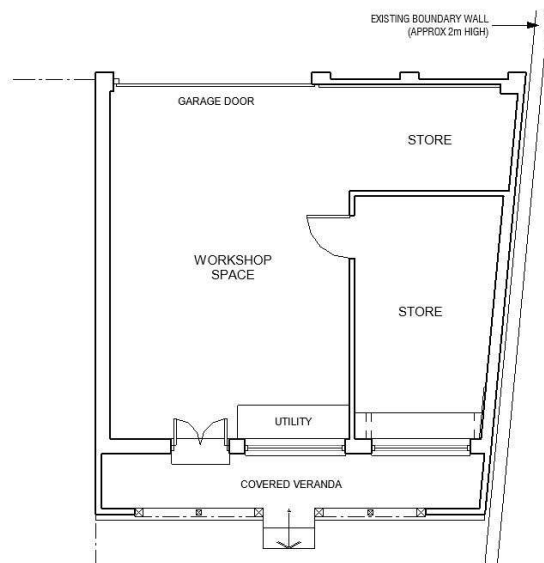
- 3.1 This application sought Pre-Application advice from Horsham District Council. This advice can be found under reference **PE/25/0176** and was issued 1st September 2025.
- 3.2 The Pre-Application advice received was generally supportive of the application, with the only concern raised being the number of proposed rooflights (previously 4).

“In summary, the proposed alterations are broadly consistent with the requirements of the NPPF and HDPF, and with refinement have the potential to enhance the conservation area and sustain the setting of the listed building. The principle of replacing the garage door and introducing timber infill is supported. The key issue is the design and number of proposed rooflights [at pre-app 4 rooflights were proposed], where revisions are recommended to ensure compliance with heritage policies... Subject to these refinements, the Council is likely to be supportive of the proposal.”

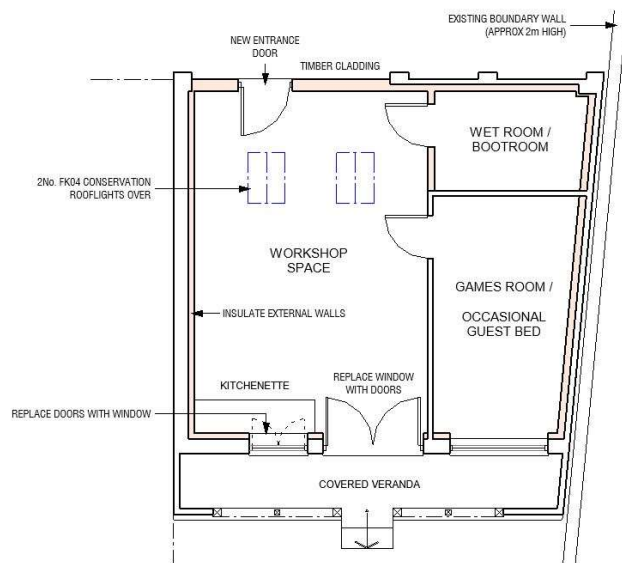
4.0 Description of the Proposal

- 4.1 The proposed works include the replacement of the faulty 80s electric garage door with a single swing door, cladding the resulting infill walls with timber sliding to match the existing sliding on each gable end wall. Introduction of 2No. conservation-style flush rooflights to bring more natural light into the space. Repurposing the existing water supply and drainage into a wetroom for hosing down dogs and muddy boots. We also propose to include an internal layer of insulation to the walls to improve thermal efficiency and rejig the position of the glazed doors out to the covered veranda to improve access to and from the garden.
- 4.2 We have also carefully reviewed and taken on board the Planning Officer’s Pre-Application advice regarding the proposed rooflights:

“The cumulative impact of 4 modern rooflights may appear intrusive in this prominent roofscape. Conservation-style flush rooflights, reduced in number, would be more appropriate and would ensure the simple vernacular form of the building is respected... Consideration should therefore be given to limiting the number to two or three conservation grade units to minimise visual impact.”



EXISTING PLAN



PROPOSED PLAN



AS EXISTING



AS PROPOSED

5.0 Access

- 5.1 These proposals improve the existing access arrangements. Replacing the faulty garage door with a single swing door will make the rear access much easier and relocating the glazed door position out to the covered veranda improves the flow through the space and out to the rear garden area. There's no change to existing parking arrangements either as the garage is currently used as a workshop with vehicles parked externally.
- 5.2 Steyning has been identified as a *"Small Town/Larger Village - that has a good range of services and facilities, strong community networks including local employment provision and reasonable bus/rail services."* Helping to make this a sustainable location for development.

4.0 Conclusion

- 4.1 These proposals have been carefully designed with due consideration for their historical context. They fully accord with both National and Local Planning policy and furthermore will make a small but positive contribution to the local area.