

HERITAGE 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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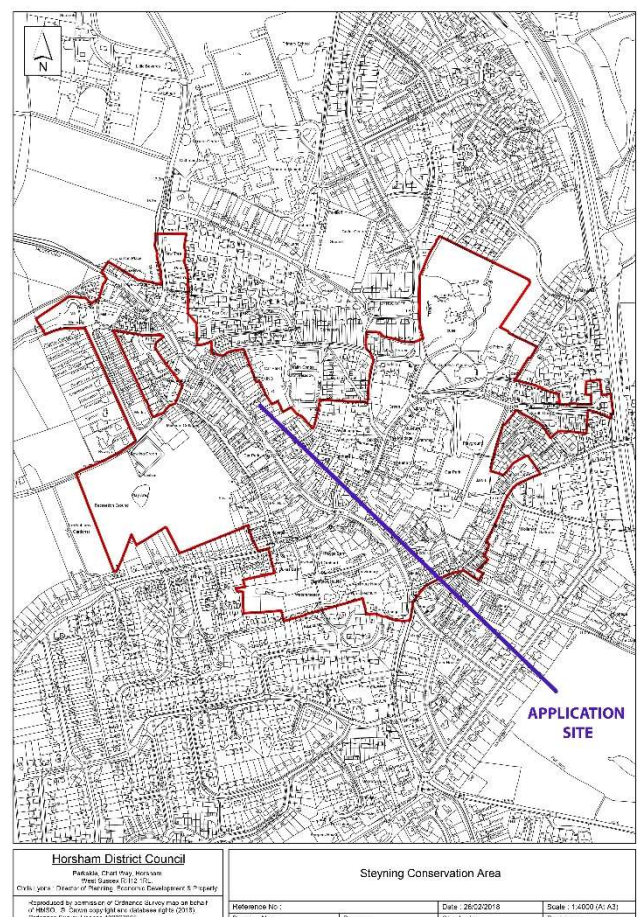
1.0 Introduction

- 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 Conservation Area

- 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. The Newmans Gardens Carpark is outside of the Conservation Area, but provides vies back towards the High Street element of the Steyning Conservation Area.
- 2.2 The Steyning Conservation Area Character Assessment Document provides further detail regarding the High Street element of the Conservation Area:

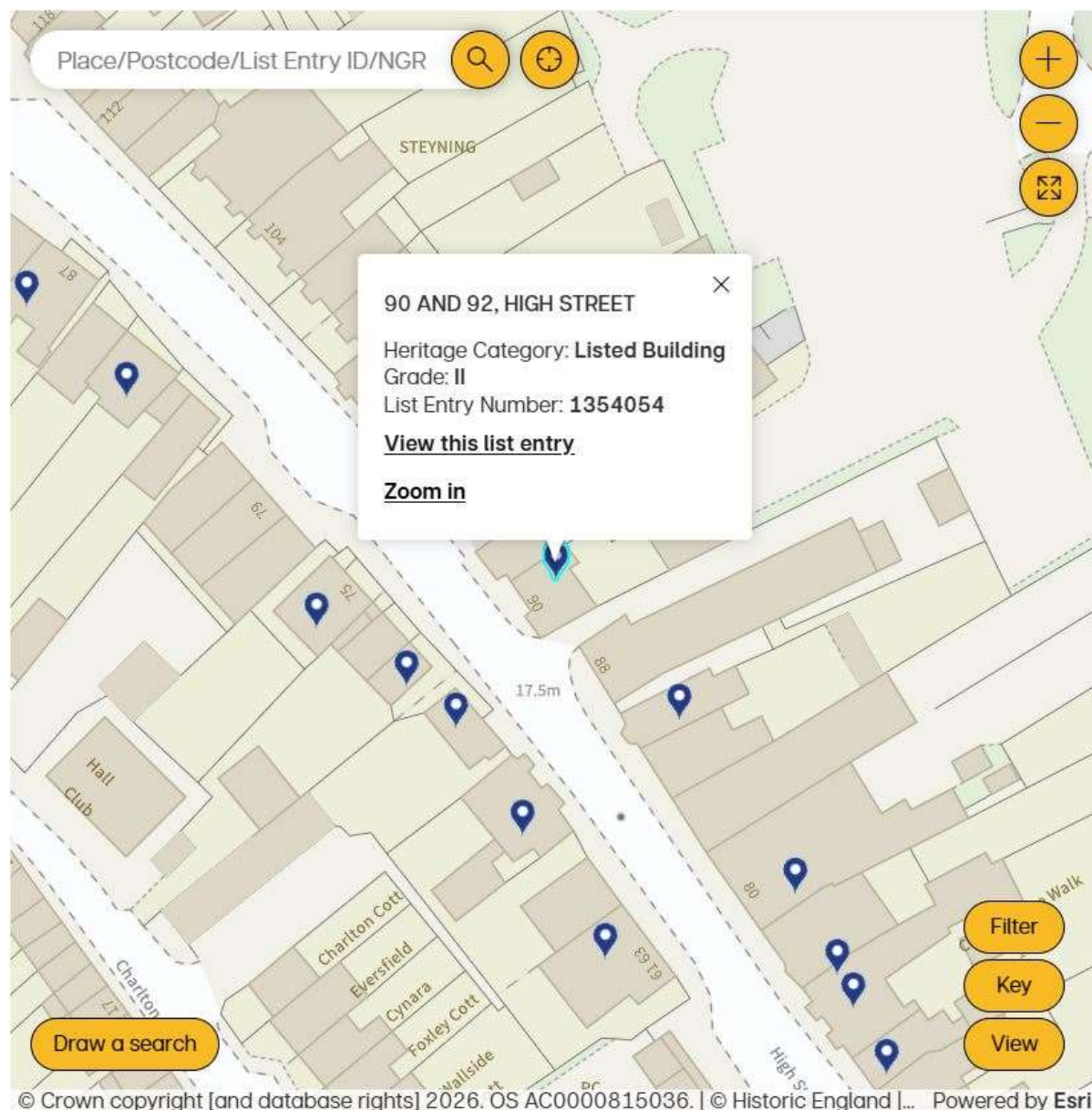
"The High Street is the retail centre of the town, though there are also a number of offices and some further commercial uses extending off the Street in Elm Grove and Tanyard Lane. Both the northern and southern ends of the High Street start and end with fairly open individual properties in extensive gardens, and towards the centre, development becomes far denser. Varied building heights throughout the High Street provide a number of views of the countryside and surrounding streets... Most of the buildings were originally built as houses and were later converted to retail use with shop fronts on the ground floor; the High Street in many places resembles a collection of cottages, particularly with regard to the upper floors. Most properties are individual in design. They are generally 2-3 storeys in height but due to the varying ages of the properties there are significant differences in storey heights. Most front directly onto the pavement."



3.0 Listed Building

3.1 The existing detached garage building is not listed. It is, however, within the setting of a Listed Building – 90 & 92 High Street.

3.2 90 & 92 High Street are Grade II Listed. Their List Entry Number is 1354054.



(Above) Listed Building Map from Historic England

3.3 First listed on 15th March 1955, the listing details are as follows:

One building, once three cottages, now two. L-shaped medieval timber framed building, the first floor close-studded with plaster infilling and once jettied, but the ground floor has been built out at each end in red-brick and grey headers, though the centre still oversails. Hipped roof of Horsham slabs. Horizontally sliding sash windows, except on ground floor of No. 90, which has ordinary sash windows with glazing bars intact. Doorway in centre with obtusely-pointed head lining. North-west wall has the timbering wholly exposed with squares of plaster infilling. Crown post roof inside.

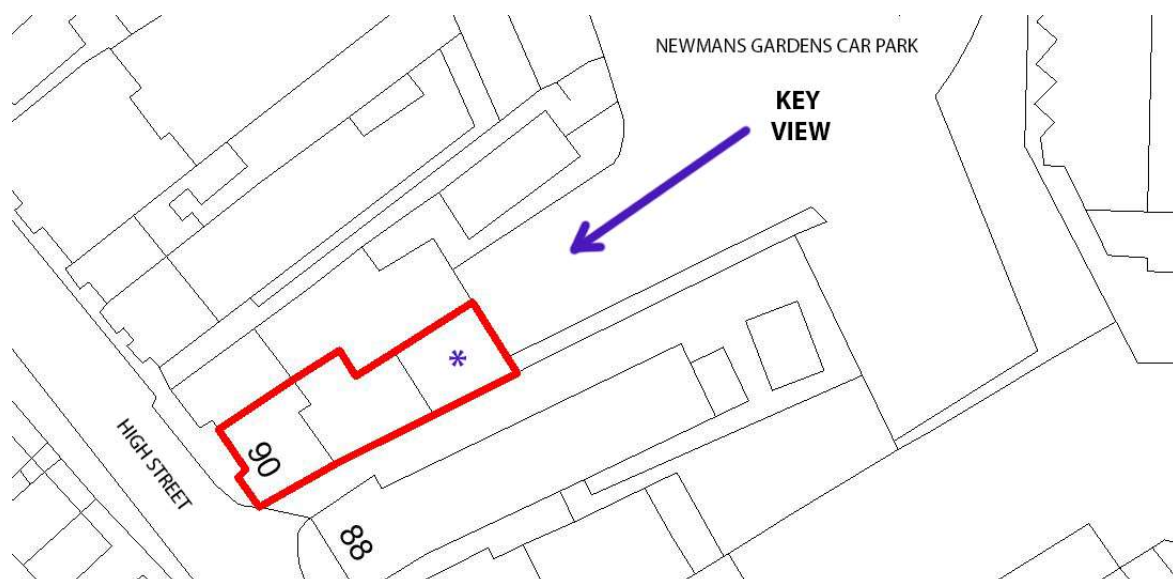


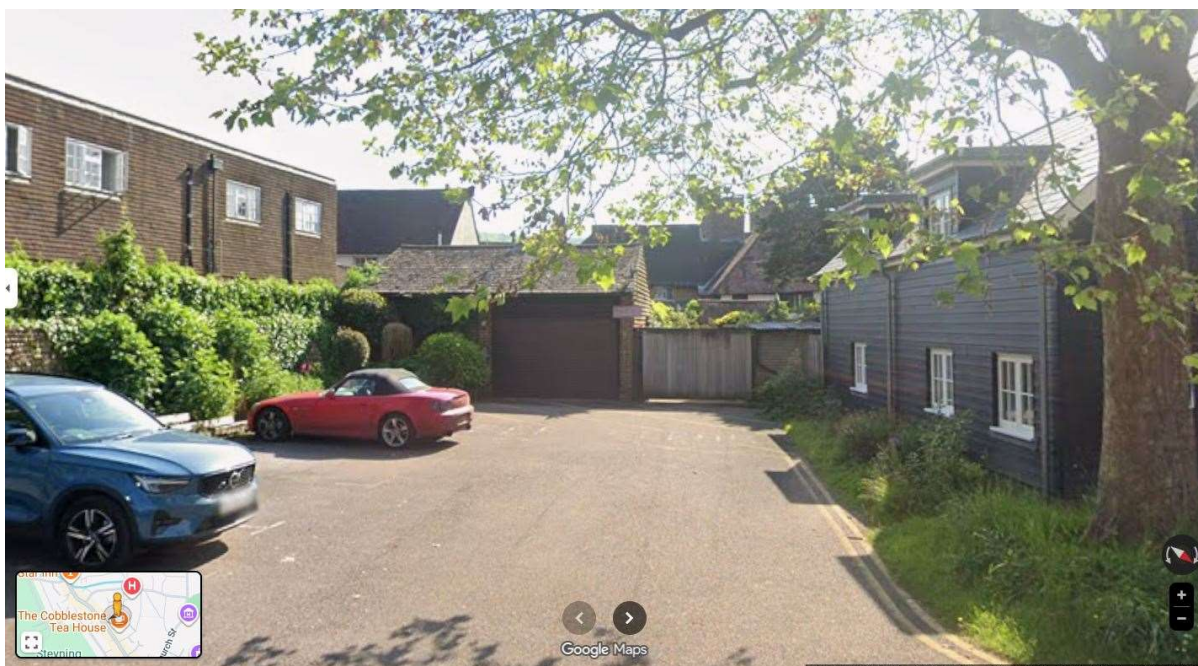
Image of 90 & 92 High Street from Historic England website. Photo by David Lovell, March 2019.

- 3.4 As we can see, the listing focusses predominantly on the front elevation of 90 & 92 High Street, and it is this elevation which contributes most significantly to the character and appearance of the Conservation Area. This proposal is not visible from the High Street and will have no impact on the front elevation of 90 & 92 High Street.

4.0 Description of the Proposal

- 4.1 The key view, with regards to this proposal, is from Newmans Gardens Car Park back towards the rear of 90 & 92 High Street.





Key view (as existing) from Newmans Gardens Car Park back towards the rear of 90 & 92 High Street

- 4.2 This application seeks permission to replace the faulty 80s electric double garage door (visible in centre of image above) with a single swing door. The remainder of this large opening will be infilled with timber sliding to closely match the existing timber sliding on each gable end wall of the existing detached garage building. We are also looking to install two conservation style flush rooflights to improve natural daylighting within the internal space. These are the only alterations that will be visible from the public realm.



AS EXISTING



AS PROPOSED

4.0 Conclusion

- 4.1 These proposals accord with HDPF Policy 34 and NPPF paragraphs 203-206, which require alterations to be sympathetic to their historical context.
- 4.2 These proposals sustain the setting of the nearby listed building (90 & 92 High Street). Furthermore these proposals will make a positive contribution to the local area helping to preserve and enhance the character of the Steyning Conservation Area.