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Design, Access and Heritage Statement

Proposed Alterations

140 High Street,
Steyning,
West Sussex,
BN44 3LH

Rev. A

1.0 Introduction

This Heritage Statement has been prepared to support a combined Planning and Listed Building Consent application for 140 High Street, Steyning, West Sussex, BN44 3LH. The property is a Grade II listed building located within the Steyning Conservation Area.

The purpose of this document is to assess the historical, architectural, and communal significance of the building and to evaluate the potential impact of the proposed alterations and extensions. The aim of the proposed works is to sensitively upgrade the property to meet modern living standards while preserving and enhancing its special character as a designated heritage asset.

2.0 Site Location and Context

The property is situated within the heart of the historic market town of Steyning, on the main thoroughfare of the High Street. It forms part of a continuous, largely unbroken street frontage of historic buildings that collectively create the distinctive and cherished character of the town and the Steyning Conservation Area.

3.0 Historical Development and Significance

140 High Street, known historically as The King's Head, is a Grade II listed building situated within the Steyning Conservation Area. The property is of considerable historic significance, with its origins believed to date back approximately 300 years, placing its construction in the early 18th century.

The building's primary historical importance stems from its former use as the local village pub, 'The George' and King's Head. This former use provides a direct tangible link to the social and commercial history of Steyning, representing a key aspect of community life for centuries. The building's form and fabric are a palimpsest of this long history.

Architecturally, the building is a semi-detached house constructed of facing brick and flint in a solid construction under various pitched and plain roofs. This material composition is characteristic of the local vernacular. The principal (south) elevation facing the High Street retains its historic character with timber sash windows, while other elevations feature a mix of windows, including wooden casements, reflecting its evolution over time.

A key surviving feature of interest is located at the rear of the property: a door at first-floor level, associated with a potential winching mechanism for provisions. This feature is a rare and significant physical remnant of the building's commercial past as a public house.

The building's context has changed over time. It is located at a point on the High Street where a mix of old and new properties exists, including the 1960s fire station. It is attached to a listed neighbour of a different design and sits adjacent to a modern building within Penns Court. This juxtaposition highlights the evolving character of the area while underscoring the importance of preserving the historic fabric of The King's Head.

Later additions to the rear of the house, constructed during the 1980s/1990s, are acknowledged as part of the building's timeline. These extensions are of lesser historical significance than the original core structure and will be assessed as such in the evaluation of proposed works.

4.0 Architectural Analysis and Significance

The building is a two-storey brick structure with a clay tile, pitched roof. Its significance derives from its contribution to the collective townscape and its retained historic fabric.

- **Principal (West) Elevation:** The facade is characterised by its brick and clay hung tiled frontage with two timber sash windows at ground and first-floor level.

- **Rear Elevation:** This elevation is of a more utilitarian and domestic character, containing a mix of historic and later openings.
- **Internal Plan Form:** The internal layout, including the position of rooms, chimney breasts, and partitions, contributes to the building's historic interest and understanding of its evolution.



Front elevation from the High Street



Rear elevation of the building

5.0 Statement of Significance

The special architectural and historic interest of 140 High Street, Steyning, as a Grade II listed building, can be summarised as follows:

- **Historic Significance:** It is a tangible link to Steyning's development as a prosperous post-medieval market town.
- **Architectural Significance:** It is a good example of a late Georgian / early Victorian building with later commercial adaptation. It retains key characteristic features, notably its principal elevation and timber sash windows.
- **Contextual Significance:** The building is a positive and valuable contributor to the character and appearance of the Steyning Conservation Area.

6.0 Assessment of Proposed Works

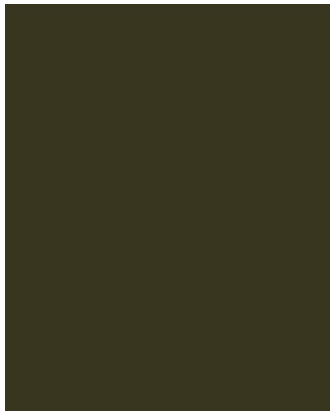
The proposed works have been designed to be sensitive to the building's significance. The following assessment outlines the impact of the key proposals:

Works to the Ground Floor Plan Form

- Proposal: Remove wall between current dining room and small office; Remove wall and fireplace in dining room.
- Heritage Impact: The removal of non-structural, likely non-original partitions will open up the ground floor for modern family living. This will have a low impact on the historic plan form. A historic building record will be made prior to removal to inform understanding. The removal of the fireplace will be carefully undertaken, and any historic features revealed will be preserved. The creation of a new utility/pantry from part of the former office is a sensible reorganisation of service spaces.

Works to Openings and Fenestration

- Proposal: Block up both doorways in to living room and create a centred opening by reusing the original pub doors; Open up blocked window in living room.
- Heritage Impact: This is a positive, beneficial intervention. Reinstating an original or historic window opening on the principal elevation will restore the building's architectural symmetry and integrity, enhancing its significance. Blocking the redundant doorway is a necessary part of this restoration.
- Proposal: Timber doors and windows to rear elevation; replace existing black door with obscured glass panel.
- Heritage Impact: The use of slim-framed, Crittall-style glazing on the less historically sensitive rear elevation is considered acceptable. It provides a clear distinction between old and new, avoids imitation of historic joinery, and will have a low impact on the building's significance. The proposed new doors are in keeping with the domestic character of the rear elevation.
- All frames to be painted in *Invisible Green, by Little Greene (see shade below):*



Internal Alterations and New Insertions

- Proposal: Remove kitchen ceiling to create a void and install banquette seating
- Heritage Impact: The ceiling removal will expose the roof structure, creating a sense of volume. The new banquette and kitchen island are modern insertions that will be reversible and therefore have a low impact.
- Relocate boiler from 1st Floor Bathroom to utility room; Redesign bathroom.
- Heritage Impact: Removing modern services from a primary room to create a more spacious, high-quality bathroom layout is a positive change. The works will allow for the better presentation of the room and will have a neutral to low impact, provided new boxing-in is minimal and sensitive.

Materials and Craftsmanship

All proposed works will adhere to the principle of using appropriate, high-quality materials. This includes the specification of timber sash windows for the principal elevation, traditional lime-based mortars for repointing, and sympathetic material choices for new flooring and tiling. This approach will ensure the long-term conservation of the fabric and a positive overall impact.

7.0 Conclusion

The proposed scheme of alteration for 140 High Street has been developed with a clear understanding of its significance as a Grade II listed building. The works are designed to sympathetically adapt the interior to meet contemporary needs while preserving and, in the case of reinstating the blocked window, enhancing its historic and architectural value.

The principle of minimal intervention and reversible design has been applied where possible. The proposals are considered to preserve the special interest of the listed building and will ensure its continued viable use and conservation for the future.

Following references taken from Historicengland.org.uk:

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1180470
Date first listed:	09-May-1980
List Entry Name:	138 AND 140, HIGH STREET
Statutory Address:	138 AND 140, HIGH STREET

Go to the official list entry



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Details

STEYNING HIGH STREET 1. (north-east side) 5404 Nos 138 and 140 TQ 1711 24/118

II GV

2. No 138 is a medieval timber-framed building refaced in the C18 and since modernised. No 140 is a later addition. Two storeys. Five windows. Ground floor red brick and grey headers, above tile hung. Bend in the front. Modern tiled roof, the south end rounded. Modern windows. No 140 is a C19 addition of higher elevation.

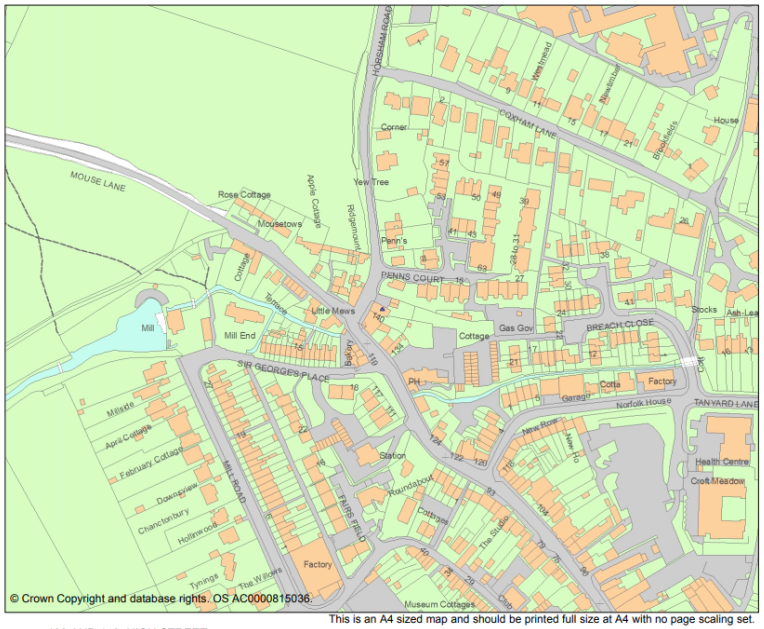
Listing NGR: TQ1738611516

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 298723

Legacy System: LBS



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: 138 AND 140, HIGH STREET

Heritage Category: Listing

List Entry No : 1180470

Grade: II

County: West Sussex

District: Horsham

Parish: Steyning

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: TQ 17386 11516

Map Scale: 1:2500

Print Date: 30 September 2025

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