DESIGN & ACCESS STATEMENT

Application Site:

78 High Street, Steyning, West Sussex BN44 3RD

Proposal:

Ground Floor Internal Alterations to 78 High Street, Steyning.

Prepared by Nick Jones

Feb 2024

CHARTERED ARCHITECTS

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1.0 Introduction

1.2 This statement has been prepared in support of a listed building consent application for 78 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, fronting the north-east side of the High Street. 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.

2.2 78 High Street is Grade II listed (listing shared with the attached 80 High Street), refer Heritage Statement for further detail.

3.0 Description of the Proposal

3.1 This application seeks listed building consent to rearrange and renew the ground floor rear consultation areas.

3.2 Please refer the following drawings for further detail:

A000 – SITE LOCATION PLAN
A100 – EXISTING FLOOR PLAN
A110 – DEMOLITION PLAN
A120 – PROPOSED FLOOR PLAN
A200 – EXISTING & PROPOSED ELEVATIONS

4.0 Access

4.1 This application does not propose any alteration to the existing access

4.2 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.*

5.0 Conclusion

5.1 This proposal carefully respects the listed building status and its location within the Steyning Conservation Area. This proposal is in accordance with planning policy and will make a small but positive contribution to the local area.