



HERITAGE STATEMENT

Application Site:

78 High Street, Steyning, West Sussex BN44 3RD

Proposal:

Rear staff room upgrade to 78 High Street, Steyning.

Prepared by Nick Jones

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

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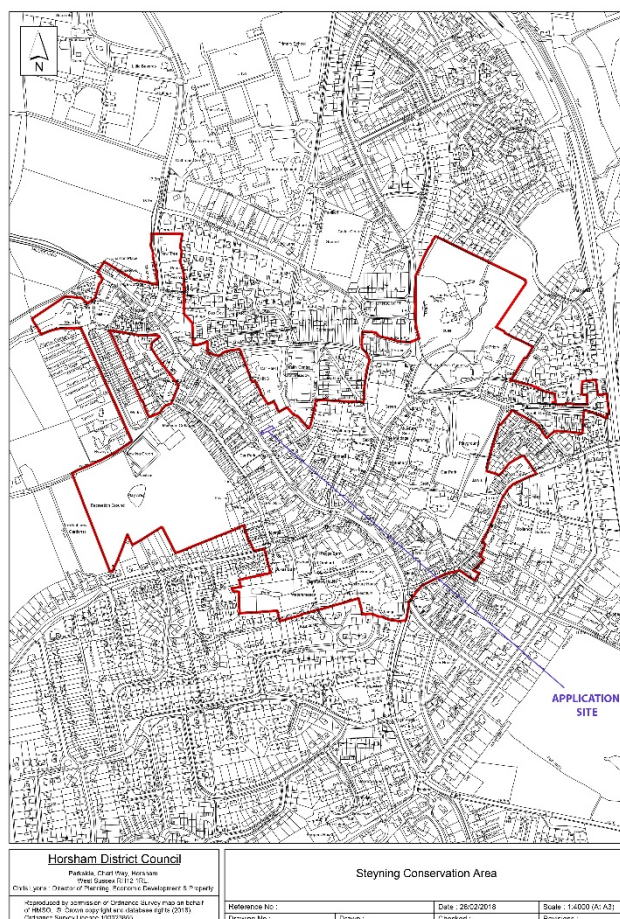
1.0 Introduction

- 1.2 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 Conservation Area

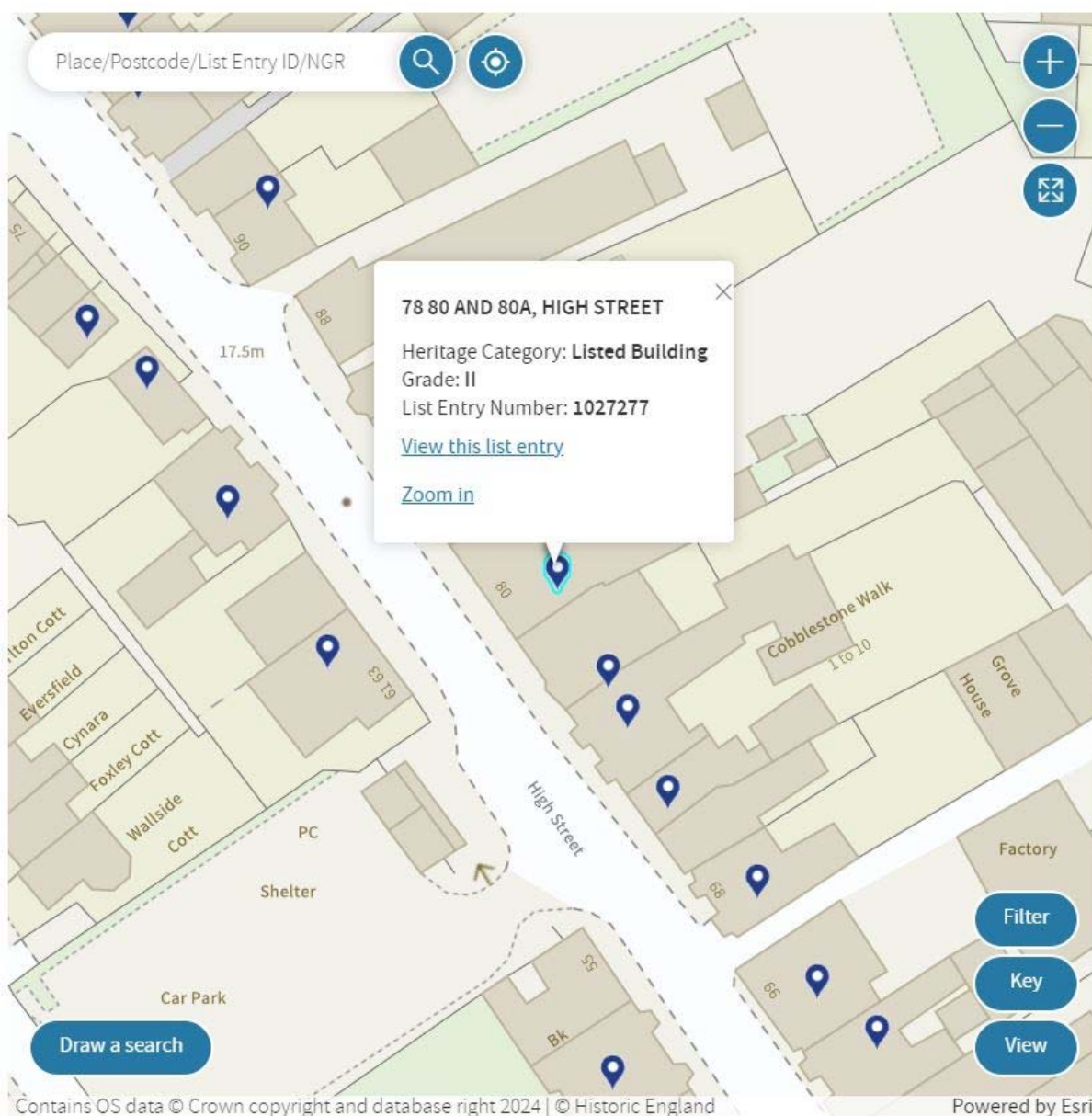
- 2.2 The site is positioned fairly centrally in Steyning, fronting the north-east side of the High Street. The site is located within the built up area boundary, it is within the Steyning Conservation Area and is further identified as being within the Town and Village Centre boundary.
- 2.3 The Steyning 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."



2.0 Listed Building Status

- 2.1 78 High Street, along with the majority of properties on this section of the High Street, is Grade II listed. It shares it's listing with the attached properties on it's north-western side, number 80 and 80A High Street.
- 2.2 The list entry is 78 80 AND 80A, HIGH STREET and it's List Entry Number is 1027277.



Listed Building Map from Historic England

2.3 First listed in May 1980, listing details are as follows:

One building. Three storeys. Three windows. Painted brick. Wide eaves bracket cornice. Hipped slate roof. Glazing bars intact above ground floor. Modern shop front. Group value.

Listing NGR: TQ1756211300



Existing photo from High Street.

78, 80 and 80A. Number 78 (this application) is on the right-hand side.

3.0 Description of the Proposal

- 3.1 Externally, the High Street (front) elevation is the key elevation. It is this that the building's listing details refers to and it is this elevation which contributes most significantly to the character and appearance of the Conservation Area.
- 3.2 This application is not proposing any alterations to the front (High Street) elevation.
- 3.3 The works proposed in this application are internal (ground floor towards the rear of the building) and replacing the existing corrugated roof sheeting (which is damaged and leaking) with a ply and felt roof. This section of the building we believe is not original and is a later addition. It is however important to note that, due to its attachment to the main building, it is also included within the overall Grade II listing.
- 3.3 This application seeks listed building consent to create a new staff room and WC area at the rear of the building as indicated on the proposed plans. The only demolition proposed is the removal of the existing corrugated roof to the rear store area (refer elevations).
- 3.4 This application should be read in conjunction with previous application DC/24/0316 (approved) which sought permission for the rearrangement and re-fit out of the internal consultation areas.

4.0 Conclusion

- 4.1 The proposed works to this listed building in Steyning Conservation Area have been carefully considered and are respectful of both the building and the local heritage.
- 4.2 Furthermore the proposed renovation works will improve the feel and functionality of the space, helping this listed building to evolve in its usage and therefore preserve and enhance it for the future.