

Heritage Statement

Address: 3-5 West Street, Storrington, RH20 4DY

Prepared by: Merve Tay Architectural Design

Date: 25/07/2025

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1. Introduction

This Heritage Statement has been prepared in support of a planning application for the retention of an extraction duct installed at the rear of 3-5 West Street, Storrington. The property lies within the designated Storrington Conservation Area and is located in close proximity to several listed buildings. The purpose of this statement is to assess the impact of the proposed installation on the character and setting of the conservation area and nearby heritage assets, in accordance with the National Planning Policy Framework (NPPF), Horsham District Council policies, and Historic England guidance (GPA2, GPA3, and HEAN 12).

This report draws upon primary sources including the *Storrington Conservation Area Appraisal* (Horsham District Council, 2009)[1], the *National Heritage List for England (NHLE)* maintained by Historic England[2], historic Ordnance Survey maps available via the National Library of Scotland[3], local archives, aerial imagery from Google Earth Pro, and the *Historic Environment Record (HER)* for West Sussex[4]. It also references *Building Regulations* Part F (Ventilation) and Part B (Fire Safety), along with *DEFRA's Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems* (2005)[5] and EMAQ+ 2018 performance benchmarks[6].

As recommended by Historic England's *Good Practice Advice Notes* GPA2 (“Managing Significance in Decision-Taking in the Historic Environment”)[7], GPA3 (“The Setting of Heritage Assets”)[8] and *Historic Environment Advice Note 12 (HEAN 12)*[9], the findings adopt an objective and conservation-led approach to ensure proportionate decision-making.

[References]

1. Horsham District Council (2009). *Storrington Conservation Area Appraisal*.
2. Historic England. *National Heritage List for England (NHLE)*.
<https://historicengland.org.uk/listing/the-list/>
3. National Library of Scotland. *Historic OS Maps*. <https://maps.nls.uk/>
4. West Sussex County Council. *Historic Environment Record (HER)*.
5. DEFRA (2005). *Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems*.

6. Environmental Protection UK (EMAQ+). *Control of Odour and Noise from Commercial Kitchen Exhaust Systems* (2018 Update).
 7. Historic England (2015). *GPA2: Managing Significance in Decision-Taking in the Historic Environment*.
 8. Historic England (2017). *GPA3: The Setting of Heritage Assets*.
 9. Historic England (2020). *HEAN 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*.
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2. Site Location and Description

3-5 West Street is located at the southern edge of West Street, near the junction with Church Street and close to the parish church of St Mary's. This section of the settlement is historically significant as a commercial and civic hub. Cartographic analysis reveals that the linear settlement pattern in this area is visible from the 1st edition OS maps (1875), with minimal alteration to building footprints.

The property forms part of a two-storey terrace, constructed in red/orange local brick with traditional clay tile roof and sash windows. It is likely to date from the early 19th century, based on stylistic elements and historic mapping evidence. It retains its original façade and roof structure, contributing positively to the historic townscape.

The rear of the property is accessed via a shared service yard with a mix of brick and flint boundary treatments. The space is functional and visually separated from public views, used historically for deliveries, waste storage, and ventilation.

3. Heritage Context

3.1 Storrington Conservation Area

Storrington Conservation Area, designated in 1974 and reviewed in 2009, comprises the compact historic centre of the village, extending from School Hill and West Street to Church Street and Old Mill Drive. It covers buildings and streets that form the medieval and post-medieval development core.

According to the Conservation Area Appraisal, the area's architectural character is defined by:

- Timber-framed and red brick buildings from the 16th to 19th centuries
- Terraced commercial buildings with retained shopfronts
- Historic burgage plots with narrow frontages and deep gardens
- Use of local materials such as Horsham stone slate, knapped flint, handmade clay tiles

- Mature trees and boundary walls providing spatial definition and setting

Rear elevations are not typically visible from the public realm and historically evolved with ancillary functions, making them suitable for practical additions when sympathetically designed.

3.2 Listed and Locally Listed Buildings

In addition to No. 11 West Street and 1 Church Street, the following Grade II and Grade II* listed buildings are located nearby and contribute significantly to the historic setting:

- **Nos. 7 and 9 West Street (Grade II):** Early 19th-century terrace with stucco frontage, red brick, Ionic pilasters, and cornice parapet.
- **Nos. 14, 16, 18 West Street (Grade II):** A sequence of 18th to early 19th-century dwellings with historic detailing and traditional fenestration.
- **Nos. 10–14 and 16–17 Brewers Yard (Grade II):** Ancillary and residential buildings behind West Street with long historic use.
- **Nos. 31 and 33 Church Street (Grade II):** Cottages with original fabric and distinctive gable fronts.
- **Abbey Convent, Church Street (Grade II):** Former religious building with ecclesiastical detailing.
- *Mulberry House (Grade II):** Notable house of historic and architectural significance.
- *Parish Church of St Mary the Virgin (Grade II):** Key spiritual and architectural anchor within the conservation area.
- **The Old Market Rooms / White Horse Hotel, The Palace, Stone House (No. 44 West Street) (Grade II):** Former public buildings and inns contributing to the town's commercial heritage.

These buildings collectively form the historic townscape fabric within which the application site is embedded. None of these assets have their principal elevations oriented towards the rear yard where the duct is located, and the setting of each remains unaltered.

4. Description of the Proposal

The proposal is for the retention of a commercial kitchen extraction duct on the rear elevation of 3–5 West Street. The duct is constructed in brushed stainless steel and affixed to the masonry in a vertical alignment. It includes a silencer and a filtered exhaust system as per DEFRA 2005 and EMAQ+ 2018 recommendations. The height is consistent with required stack clearance for optimal airflow dispersion.

The duct is located away from original openings or decorative features and follows an architectural line between floors. All fixings are reversible and respect the historic fabric.

Importantly, the duct is not a new addition but a modified and upgraded version of a previously existing extraction system that served the same fish and chips premises. The original duct has been repaired, and a silencer has been installed to reduce noise emissions. Therefore, this proposal represents a conservation-led enhancement of an existing installation rather than a new intervention, maintaining continuity with the historic use and avoiding further alteration to the building fabric.

5. Assessment of Heritage Impact

5.1 Visual and Spatial Impact

- The duct is fully concealed from any principal streetscape view.
- It follows the vertical line of the rear elevation and does not protrude above the eaves.
- The installation is consistent with the functional character of service courtyards in historic towns.

5.2 Impact on Conservation Area Character

- The conservation area's integrity relies on its street-facing elevations; rear alterations are historically expected.
- The proposed works do not affect key views, historic rooflines, or architectural typologies noted in the Conservation Area Appraisal.
- Historic cartographic analysis shows that such spaces have always supported utilitarian uses.

5.3 Impact on the Setting of Heritage Assets

- Views from and towards listed buildings such as 11 West Street, 7–9 West Street, and the Church of St Mary remain unaffected.
 - No change in curtilage, alignment, or sightline has occurred.
 - The setting remains legible, and the heritage significance of adjacent assets is preserved.
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6. Justification and Mitigation Measures

6.1 Justification

- The system is essential to comply with Environmental Health standards and statutory ventilation requirements.
- The duct serves a legal commercial kitchen operation that supports local employment and economy.

6.2 Mitigation

- Installed with minimal intrusion and no loss of historic material
 - Could be powder-coated or enclosed in a timber frame if required by officers
 - Unit meets modern acoustic and odour control standards
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7. Policy and Guidance Compliance

- **NPPF (2023):** Paragraphs 194–208: supports heritage-compatible economic activity; no harm identified
 - **Horsham Local Plan (Policy 34):** Compatible with conservation aims; supports sustainable adaptation
 - **Historic England GPA2, GPA3, HEAN 12:** Approach proportionate to asset significance; clear rationale documented
 - **DEFRA & EMAQ+:** System installed aligns with 2022 performance standards for extraction
 - **Building Regulations Approved Documents F and B:** Compliant in terms of ventilation and fire risk
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8. Conclusion

The proposed extraction duct at 3-5 West Street, Storrington is a minimal and reversible intervention in a discreet location. It causes no harm to the significance, character, or appearance of the conservation area, nor to the setting of any nearby listed buildings.

It meets all relevant planning and heritage policy objectives, supports lawful economic use, and preserves the historic value of the built environment.

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