

78-80/80a High Street,

Steyning,

West Sussex

July 2026

ABSTRACT

A historic impact assessment on the conversion of offices into residential accommodation in a Grade II listed building

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78-80/80a HIGH STREET

STEYNING

WEST SUSSEX

1.0 Introduction

1.1 Nos. 78-80/80a High Street, Steyning form two separate properties of what was originally a single dwelling of three storeys.

1.2 This report has been written at the request of Mr Kevin Thornton the owner of No. 80/80a. The ground floor of No. 80 is currently a retail a gift shop. 80a comprises the two upper floors which are used as offices.

1.3 No. 78 is under separate ownership, and the ground floor is an opticians.

1.4 Mr. Thornton is seeking planning permission for a change of use to convert the two upper floors (80a) of the property into residential accommodation.

1.4 This report is intended to inform the design and planning process.

2.0 Historical Background

2.1 Steyning High Street runs in a diagonal line from north-west to south-east. Nos. 78-80/80a are situated on the eastern side of the High Street.

2.2 The property was listed Grade II in May 1980, the official listing reading as follows:

> 2. 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.

2.3 The property is also situated within the Steyning Conservation Area.

2.4 The property appears to have been constructed in the late 18th/early 19th Century as a single dwelling. The photograph below shows the rear of the property and reveals a Greek Revival style house with later ground-floor additions.



Figure 1Rear of 78-80 High Street, Steyning

2.5 The 1840 Tithe Map of Steyning shows the property as No. 614 on the map and is described as 'House, Garden etc.' in the occupation and ownership of Hugh Ingram. All the adjoining properties at that time were in the ownership of the Duke of Norfolk.

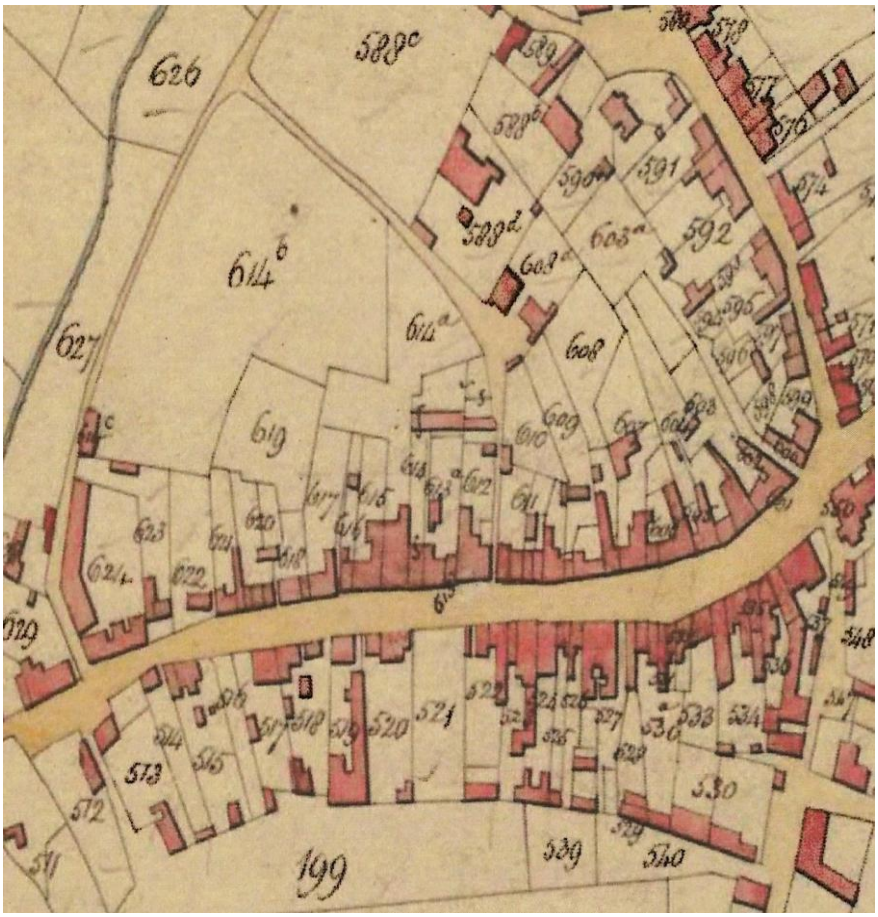


Figure 2 1840 Steyning Tithe Map - Nos. 78-80 shown as No.614 on map

2.6 The 1841 Census shows that the house was occupied by Hugh Ingram, who gave his occupation as 'Independent', his wife, Mary, their seven children and four servants. This was clearly a private house of high status.

2.7 The 1875 25" Ordnance Survey map shows the footprint of the house at that time

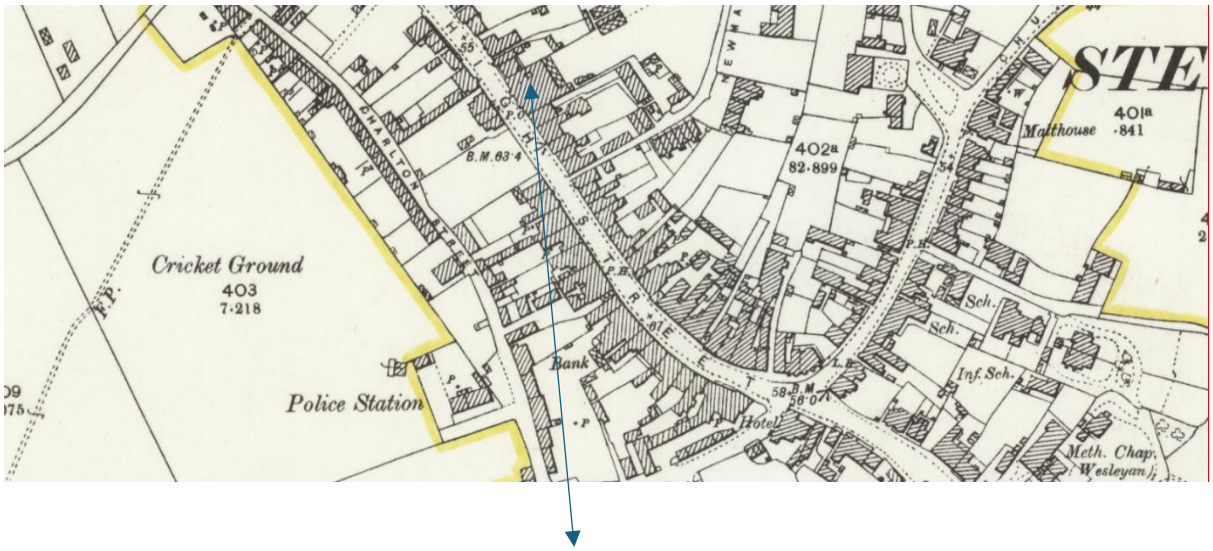


Figure 3 1875 OS Map showing footprint of 78-80 High Street (arrowed)

2.7 A drawing of Steyning High Street, believed to date to around 1900 shows a partial representation of the house at that time, which features a porch at the front, which has since been removed.



Figure 4 Steyning High Street (looking south) Drawing c.1900 showing the house with porch

2.8 The Ingram family were still in occupation of the house in 1911 when Edith Ingram was living there with her two adult children and four domestic servants. She is described as a Widow living on Independent Means. The Census shows that the house at that time comprised 19 rooms.

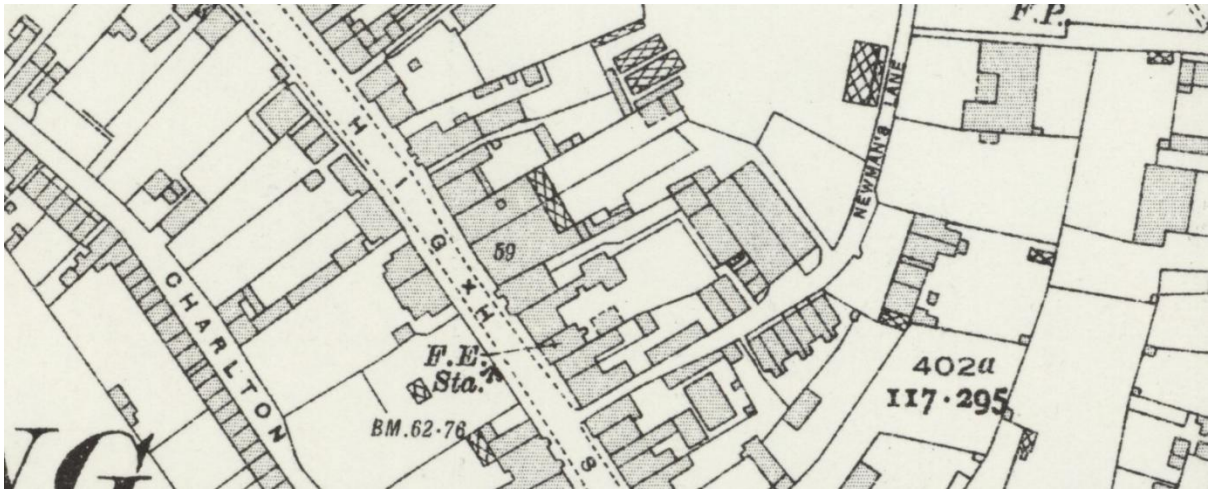


Figure 5 25" OS Map 1935 - 78-80 High Street numbered 59 on map

2.9 It is not certain when the property was converted from a house into two separate properties comprising two shops with accommodation above.

2.10 A photograph of the High Street taken in the 1920s shows the presence of the porch that appears in the drawing of c.1900. However, the planning history of the property on the Horsham DC website makes no mention of this conversion and change of use, suggesting that this took place in the late 1920s or 1930s.



Figure 6 Photo of High Street looking north showing porch (on right) 1920s

3.0 The Proposals



Figure 7 Proposed Plans of alterations to the two upper floors

3.1 It is proposed to convert the existing offices into living accommodation. This includes the two rooms on the first floor becoming bedrooms and the present kitchen on that floor being converted into a shower room with a wash basin and W.C.

3.2 It is proposed that on the second floor the present kitchen area and adjoining W,C, will be converted into a shower room with a W.C. and wash basin. The room at the front will become an open plan kitchen/living room.

3.3 There will be no alterations made to the ground-floor shop area.

3.4 There are a number of original features within the rooms which include fireplaces and moulded plaster cornices. It is understood that these will all be retained.

3.5 It is not proposed to make any external alterations.

4.0 Conclusion

4.1 Overall, the proposed changes appear to be minimal with little or no impact on the historic fabric of the building.