



Steyning Conservation Area Character Assessment Document

Steyning Parish Council has produced the Steyning Conservation Area Character Assessment Document and it is supported by Horsham District Council as an evidence base which informs the Neighbourhood Plan. It has been updated following a period of public consultation in March 2016.

June 2016

Contents

1. Introduction

<i>What is a Conservation Area</i>	3
<i>What Controls Apply</i>	3
<i>Purpose of This Document</i>	3
<i>Location</i>	3

2. Character Appraisal

<i>Origins and Development</i>	4
<i>Landscape Setting</i>	6
<i>Trees and Landscape Features</i>	7
<i>Detailed Appraisal of the Town</i>	7
<i>Materials Used</i>	19

3. Policies for Preservation and Management of the Conservation Area

<i>Listed Buildings and Listed Building Consent</i>	20
<i>Conservation Area Consent and Article 4 Direction</i>	20
<i>Trees in a Conservation Area</i>	23
<i>Enhancement Schemes</i>	23
<i>Amendments to Conservation Area Boundary</i>	24
<i>How Can You Help?</i>	24
<i>Further Advice</i>	25

Annex 1

Map of existing Steyning Conservation Area	26
Map of proposed additions to Steyning Conservation Area	27
Map of proposed new Conservation Area	28
Map of Area of Special Advertisement Control	29

Annex 2

Listed Buildings in the Steyning Conservation Area (English Heritage)	30
--	----

Annex 3

Guidance on Acceptable Colours for External Paintwork and Render	34
---	----

1. INTRODUCTION

What is a Conservation Area

A Conservation Area is an area of 'Special architectural or historic interest, the character or appearance of which it is desirable to preserve.'

Designation is recognition of the group value of buildings and their surroundings and the need to protect not just the individual buildings but the character of the area as a whole. The special character usually derives from a combination of many features, such as – trees, hedgerows, walls, open space, groups of buildings, their layout, scale and detailing.

What Controls Apply

Within the 37 Conservation Areas designated by Horsham District Council, under the Planning (Listed Buildings and Conservation Areas) Act 1990, a number of special controls apply, e.g. Control over the lopping or felling of trees, or the demolition of buildings. Planning policies seek to ensure that any development accords with the area's special architectural and visual qualities. These controls are set out in national and district planning policies.

The emphasis is on preserving or enhancing those buildings, spaces and features which give each Conservation Area its special character. Where changes can be justified, great care must be exercised to ensure that there will be no adverse impact on its character.

Purpose of this Document

The appraisal of the Steyning Conservation Area has provided the opportunity to review the boundary which was originally defined in 1973. This review of the boundary ensures that it properly reflects the historic and architectural character of the area. The proposed amendments are detailed at the back of this document.

In addition this document sets out:-

- 1) An assessment of the special character, so as to protect the essential qualities, and provide guidance for development proposals;
- 2) Policies for preservation
- 3) Measures for enhancing the area.

Location

Steyning is situated within the Adur valley at the foot of the South Downs. The settlement is in the south-east corner of Horsham District and is the main town within a Parish of approximately 6000 people and just under 3000 dwellings.

Steyning is a focal point for the nearby small villages of Bramber and Upper Beeding. Horsham is 30km to the north and the coastal towns of Shoreham, Brighton and Worthing lie to the south.

2. CHARACTER APPRAISAL

Origins and Development

Saxon and Norman

Steyning evolved as a port during Saxon and Norman times, when the River Adur was a wide tidal estuary. The settlement developed around the wooden church of St. Cuthman's, and a later flint church with the harbour of *Portus Cuthmanni* to the east. Ancient trackways and the common fields helped to define the settlement and still influence the form of the town today.

By the 9th century the town was under Royal patronage. Alfred the Great had inherited it from his father but Edward the Confessor granted it to the Norman Abbey of Fecamp and there it remained until alien owners were dispossessed in the 14th century. The monks of Fecamp oversaw the construction of St Andrew's Church starting in the late 11th century, the grand design of which resembles the Romanesque churches of northern France.



The Church of St Andrew and St Cuthman from the Churchyard

By Norman times Steyning was a town of some importance – in the Domesday Book it is recorded as having 123 burgages and a population of several hundred, making it one of the most important towns in southern England. Shallow draft, sea-going boats came up the river to Steyning, which exported wool, salt and wood. *Medieval*

In the 13th century Steyning was sufficiently important to be given a grant to hold two fairs a year and a market twice a week. In 1278 it was granted Borough status, returning two members to Parliament. However, in the same century, severe storms swept the Sussex coast and this led to the silting up of the Adur estuary. By 1350 Steyning had ceased to be a port, and this, coupled with population decline caused by the Black Death, resulted in the settlement experiencing a period of stagnation.

It is thought that Steyning must have begun to recover from this decline within a period of around 100 years, as many of the timber-framed buildings which survive today were built in the 15th and 16th Centuries. These buildings were constructed away from the former port area, along the High Street. This medieval form of the settlement still influences the present-day layout of the town.

17th and 18th Century



Steyning Grammar School

During much of the 17th and 18th centuries the population of Steyning grew little though, towards the end of that period, there was a burst of new building. 1614 saw the formation of Steyning Grammar School, but by 1800 it was in a bad way and only really recovered after 1840. Thriving fairs and markets and its position on one of the stage coach routes from London to the South Coast ensured that the town survived. Many of the buildings along the High Street were constructed in response to this trade.

19th Century

In the first half of the 19th century, Steyning experienced a period of uneven growth. The advent of more direct routes from London to the coast meant that the coaching trade virtually ceased to operate. Also, Steyning as a Rotten Borough lost its right to Parliamentary representation under the Reform Act of 1832.

The fortunes of Steyning changed with the establishment of a new tanyard in the 1820's and the opening of the railway in 1861. At this time, Steyning was the home of two breweries and its allied industries, and also supported the dairy-related agriculture of the region by holding numerous livestock markets, together with all the rural trades, and the supply and maintenance of farm machinery. By 1893 the settlement received piped water, although the old water pumps were never removed and remain a feature of the southern end of the High Street to this day.

Many buildings in Steyning survived into the 19th century structurally intact. Some buildings were able to support the construction of neo-Georgian and Queen Ann facades when it

became unfashionable to live in timber-framed buildings. In addition, the growth in trade resulted in the insertion of shop fronts into many dwellings. As a consequence of this the High Street now exhibits a mixture of architectural styles. To cope with the expanding population of the settlement, Victorian terraces and villas were built and the town expanded.

20th Century

The 20th century saw the closure of Steyning's two breweries and its markets. The railway was closed in the 1960s, as the transport focus shifted to the car. With the growth of other settlements in Sussex, Steyning lost its role as a centre of employment and its status became that of a small market town, with a local shopping and tourist centre and the home of many workers commuting to jobs in central Sussex and the coast.

In the 1980s, a bypass was constructed to the east of Steyning on part of the former railway line to ease the problem of traffic congestion through the centre of the town. Associated with the road construction was a large housing development towards the bypass and provides a definitive boundary to the settlement.

21st Century

Development for housing has continued within the town boundary, but at a much slower rate, with smaller developments and infilling on large individual plots. The High Street remains a vibrant centre of the town, with a good range of largely unique retail premises that, together with a variety of food outlets, are able to fulfil the everyday and occasional needs of the community and visitors alike. The primary and secondary schools continue to excel and expand, attracting families to settle in the town. A number of businesses operate within the parish boundary, all providing the opportunity for local employment.

Landscape Setting

Steyning lies just outside the South Downs National Park, with the boundary running through the periphery of the town. The Downs provide a dramatic and beautiful backdrop to the town. The densely wooded slopes rise sharply to the south and east. Particularly impressive views are available from Steyning's Memorial Playing Fields, Mouse Lane and Newham Lane, which gives a semi-rural and sometimes quite remote feeling to the area. Another significant landscape feature is the River Adur to the east which, although it does not run through the town itself, has resulted in large areas of flood plain and, until it silted up in the 1350s, was the basis of most of the town's economic activity.

The town itself undulates gently with some sharper rises in levels. It is tightly constrained by the South Downs National Park to the south and west and the River Adur to the east. To the north of the town is attractive countryside with small fields and many areas of woodland.

Trees and Landscape Features

Trees are not a significant landscape feature within the centre of the town due to the functionality of the streets, though in summer planters and hanging baskets, full of colour add to the street scene. Mature trees are more common away from the main High Street and large individual specimens are a particular feature of the Church and Gatewick House area.

Within the town, areas of open space such as that around the Church help to break up the denser development. Although outside the Conservation Area, Steyning Memorial Playing Field and Clays Field bring open space into town.

Detailed Appraisal of the Town

Steyning is a large and varied Conservation Area. The following detailed appraisal covers aspects such as building styles and materials, roofing styles and materials, windows, shop fronts and the general characteristics of the street.

The streets are set out in alphabetical order to make referencing easier. A summary of the boundary changes suggested are set out at the back of the document along with a description of other areas assessed but not included within the Conservation Area.

The Church of St Andrew and St Cuthman, Gatewick House and surroundings



View of the Church from Church Street

Gatewick House, The Church, Old Priory and the open space to the south are an open area with mature trees allowing very attractive views of the Church and Gatewick House. Flint dominates as a building material. The Parish Church of St Andrew and St Cuthman is Grade 1 listed and is considered to be one of the finest pieces of Norman work in Sussex. Over its history numerous modifications have been made to the church and many different materials used. The tower is constructed of a chequer work of stone and flints and is surrounded by an attractive graveyard criss-crossed by footpaths. Although many people use the area it has a quiet and peaceful feeling. A bank and low flint wall encloses the

churchyard and a carefully designed flight of steps and a lych gate with Horsham Stone roof join the churchyard with the road. Some modern houses have been built adjacent to the churchyard but they are well screened, set down, and do not impact on the character of the area significantly.



Gatewicke House and Grounds from Churchyard

Gatewick House is a Grade II listed house dating from the 18th century with a variety of outbuildings set in open lawns, which can be viewed from the church. The stone gateway, also Grade II listed, in the garden dating from the 18th century was originally a ruin or folly but has since been converted to the gateway seen today. The house and grounds are set down from the Churchyard and have seen many periods of change reflected in the various architectural styles and building materials used. Tall flint walls surround grounds and it is protected from the visual intrusion of the bypass by a substantial hedge and trees.

Opposite the Church is a large area of public open space and the modern library. This building with its curved glass frontage and main mono-pitch roof adds to the surroundings and does not detract from the historic setting of the Conservation Area. It maintains a sense of enclosure and helps to turn the corner.

To the south of the library are the car park and community centre adjacent to Steyning Grammar School and its boarding houses. These are well-used by residents of the town and the school alike.

Old Priory and Vicarage Lane

Views across the town from the churchyard towards the Downs are an important feature of the area particularly westwards where trees and vegetation screen all development except a single chimney on Highland Croft. Also prominent in the skyline is the Old Market Square which is set up higher than the surrounding area.

Chantry Green and Church Lane



Saxon Cottage

Heading from the Church to Church Street, Saxon Cottage with its thatched roof and timber frame provides a key focal point. Chantry Green provides an important and attractive green space. Individual houses surround the green and are set back from the road with various sized front gardens. The modern houses 'Chantry Side' and 'The Maltings' on the green are again set back and allow long views down Church Street. There is a mix of building scales, Chantry Green House and Chantry House are much larger whereas North Cottage and Chantry Green Cottage (28-32 Church Street) are much smaller and more cottage-like with low eaves. A mix of local materials has been used in the properties including clay tiles, Horsham Stone roofs and red brick with burnt headers in a mixture of styles.



Chantry Green

In places there is no footpath but where it is present it is often laid in stone with a cobbled curb.

Charlton Street

Charlton Street was originally an access road serving the rear of the High Street and is still used as such now. The street is characterised by a terrace of small-scale flint-faced or red

brick houses with mostly slate roofs and both small windows and front doors with arched heads.



Charlton Street cottages, nos. 5-10

The terraced houses front in most places directly onto the pavement and there is little or no pavement at the southern end of the street where outbuildings back straight onto the road. Nos. 24-28 are set back with small front gardens behind picket fences. The bend in the road contributes to a sense of enclosure. Pavements, where they exist, are edged in small, pink granite kerbstones.

Backing onto the High Street at the southern end of Charlton Street are a number of flint-faced outbuildings with clay tiled roofs. One has been carefully converted using traditional timber-framed sash windows. Attractive views of the roofs and rear elevations of the High Street and glimpses of the Clock Tower are features of this part of the street. Steyning Police Station on the access road to the Memorial Playing Field was built in 1860, not long after the 1856 Police Act, under which a national police force was created, and is a fine example of an early purpose-built police station. Reorganisation of the Sussex police force may result in the building being vacated. The Parish Council is registering it as a community asset and would like to see it considered for listing.

North of the car park the street opens out with some more recent housing development and garage complexes, much of which, although not unattractive, does not reflect the overriding character of the street. They are larger in scale, set back from the road with large front gardens and parking.

From the playing fields leading off Charlton Street, the rear of the properties can be clearly seen. Few have been significantly altered, but one has a flat-roofed dormer extension in its roof; there are several roof-lights installed and conservatories added to some properties.

Church Street

Church Street is one of the most picturesque in the area. It rises and falls away exposing the varied roof styles constructed of plain tile and Horsham Stone. The buildings are tightly packed with few gaps, and they are of a variety of scales ranging from small 2 storey houses to the much taller large 3 storey brick-gabled entrance of Steyning Grammar School (Grade I listed, see front cover).



Nos. 1-7 Church Street, view towards High Street

Alongside the variety of scales, there is also a large variety in styles and building material. Many buildings originally date from the Medieval period, some now have gabled frontages and others pitch towards the road. A number have jettied timber-framed frontages which overhang the street. Nos. 1-5 (Grade II*) is a Wealden house built around 1400. Building materials used include red brick, knapped flint with red brick detailing, painted render and timber. The majority of the houses are set at the back edge of the footway and some have narrow planting beds particularly towards Chantry Green, for example April Cottage and 17 School Lane.

Chantry Green forms a green end to the street. The traffic and the tarmacked road with double yellow lines detract from the street giving it a 'hard' character.

College Hill

College Hill rises steeply from Bramber Road and consists of a number of medium sized semi-detached and detached Edwardian dwellings with brick and flint walls containing front gardens. A number of properties have ornate front doors, tile hanging and dormer windows. The road is fairly quiet and although initially enclosed by housing and mature vegetation, it opens out towards Goring Road. The view down the street highlights the varied roof styles and gardens behind the high flint walls fronting onto Bramber Road.

Dog Lane



Dog Lane from High Street junction

This small, narrow lane runs alongside the old Singwell Stream giving a peaceful setting. The Lane is rich with gardens, trees and a grass covered path. The entrance from the High Street is narrow and enclosed by the 3 storey former brewery on one side and Springwell Hotel on the other; glimpses of smaller cottages behind can also be seen. In places the lane is enclosed by steep well vegetated embankments and flint walls. Attractive views across the ornate gardens of Watersmead can be glimpsed from the grass covered lane which drops down into a valley from Sheep Pen Lane, give an open character to the area. Along the hard surfaced part of the lane, views of the White Horse pub up the slope are clear. Flint walls, many supported by red brick buttresses, flint buildings and cobbled paths are the dominant materials in the Lane.

Elm Grove Lane



Elm Grove Cottages

Elm Grove Lane is a narrow lane leading off the High Street. From the Lane, views of the roofs and rear elevations across the rear of no. 68 High Street towards the Clock Tower can be glimpsed. Elm Grove Lane contains a mixture of business and residential uses, though is still generally quiet in nature. Elm Terrace and Elm Grove Cottages are two storey small-

scale cottages of coarse flint and painted render with attractive front gardens. Towards Highland Croft, tall flint walls form a strong building line, enclosing the lane and continuing around a partially derelict flint building, which is being converted into a residential dwelling.

Gatewick Terrace and Tanyard Lane

The crossroad with Church Lane contains few noteworthy buildings. However, nos. 6-10 Gatewick Terrace are a well-presented terrace of traditional cottages. Nos. 4 and 5 attached to this terrace with their gabled end form a stop to any longer views up the road.

Nos. 1-3 Chantry Orchard are large detached red brick houses that reflect little of the character of Steyning.

High Street

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 surrounding countryside and surrounding streets.

Particularly distinctive at the northern end of the street is the vernacular thatched cottage, Chanctonbury Cottage, adjacent to the Fire Station.

A small brook also runs between the Star Inn and no. 126 High Street providing an attractive break between buildings. Development on the street has taken place over the last 300 years and a large range of architectural styles characterise this. Many are medieval timber-framed buildings that have been re-fronted.



Steyning High Street

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 regards to the upper floors. Most properties are very 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 and most front directly onto the pavement.



The Old Market House, High Street

A focal point for the town and High Street is the Old Market House with its tile-hung frontage and distinctive clock tower and belfry. Further south, towards the car park, many of the buildings on the western side of the street are set up from the road, reached by sets of steps.

Particularly notable features of the High Street from Elm Grove Lane to the junction with Church Street are the number of arched vehicle entrances leading through the buildings to the yards behind. This is in contrast to the largely unbroken frontage seen elsewhere in the High Street. Particularly prominent is the entrance seen between nos. 56 and 58 with a large wooden lintel and carved brackets.



Charlton House and Old Brewery House

From the junction with Church Street, the High Street becomes less commercial and the development is less dense; trees and vegetation are significant features. Attractive views of the southern section of the street are available from this raised position. There are a number of large houses, and of particular interest is Charlton House, a Grade II* listed example of the Queen Ann period.

Running behind a number of the properties, e.g. 11-17 High Street, are large flint walls which block off views of the buildings behind. Flint walls again are a prominent feature of this southerly point of the Conservation Area and surround Ashburton Lodge, obscuring most views of the building from the road.

Small lanes punctuate the High Street. Among these is Bank Passage, a narrow passageway containing the Magistrates Court, which has now been converted to residential premises and retains some original features. Wykeham Close is a small residential informal courtyard containing mostly large Victorian/Edwardian detached houses with views of the adjacent Church. Norfolk Cottages, a row of flint with red brick dressing terraced houses, leads off the High Street.



Norfolk Cottages

A large variety of building materials have been used in the High Street; these include flint and red brick, tile hanging, timber and some weatherboarding. In places properties have been painted or plastered. Due to the individual nature of the properties the roofs are at a variety of heights and again many different materials have been used. Particularly common are plain tiles and Horsham stone, but other materials used include thatching and slate.

Within the main commercial area hanging signs with decorative brackets and painted signs on walls are particularly attractive features. Among the most elaborate is that seen on the Chequer Inn. Traditional Tudor buildings are also a feature of the Conservation Area.

Horsham Road South and Penns Court

Horsham Road is characterised by vegetated embankments. The street becomes gradually denser as the road joins the High Street.

Penns Court is a modern development of sheltered housing where an attempt has been made to reflect the character of the area by using flint and brick to construct the garden walls fronting onto Horsham Road. A variety of local materials have also been used for the construction of the buildings and a number contain detailed brickwork and vernacular roofing materials.

Jarvis Lane



Malthouse Cottage, Chapel House, Atherton and Jarvis Hall

Jarvis Lane has a varied appearance in terms of the style and scale of buildings and the vernacular mixture of materials used. The narrow, slightly winding and undulating lane has an enclosed feeling in many places with a number of vegetated steep embankments and limited pavements. There are a number of distinctive buildings, of all different ages, including Malthouse Cottage, Jarvis Hall (formerly a chapel, with large round headed windows) and Jarvis, an early 16th century timber-framed building. A new residential development has taken place towards the High Street (Tunsgate) which both reflects the scale of surrounding cottages and the nearby Chapel. It has been set at the back edge of the pavement and uses traditional materials. The scale of development increases towards the High Street with some 3 storey larger buildings fronting directly onto the lane. The western side of the lane is typically large-scale detached dwellings set down behind brick and flint walls. Those properties on the eastern side are generally smaller in scale.

Oxford Terrace is a row of terraced brick houses set up high from the lane and which have most of the uniform features such as windows and doors preserved. These houses are uniform in colour and style, contrasting with the individuality of other properties in the lane. Another small set of 2 storey cottages terrace properties, Jarvis Cottages, are located further north and although of slightly altered appearances. This again contrasts with the rest of the lane. Jarvis Lane is greener than others in Steyning but is densely developed with flint and brick walls enclosing properties. Parked cars often dominate the street scene. Access is possible from the lane to Cuthman's Field from which views of the Church can be seen.

Mouse Lane



Old Workhouse Cottages, Mouse Lane

Mouse Lane contains a mix of distinctive and picturesque buildings of different sizes and vernacular styles. Among these are Old Workhouse Cottages, a timber-framed Wealden style dwelling, and Mouse Cottage, an attractive thatched house.

The lane itself is carved deeply with high retaining walls of brick and flint softened by vegetation. A number of springs are found in the area and the lane and immediate surrounding area is prone to flooding. Charlton Place Cottages and High Bank are set up high and hardly visible from the lane itself but can be seen from the High Street and nearby footpaths. Pompey Terrace is a small row of cottages covered in painted render with original windows and doors contributing positively to the character of the area.

School Lane

School Lane leads off Church Street cutting through Steyning Grammar School. It is enclosed to the north by flint walls and vegetation but opens out towards the south with modern school buildings set amongst mature trees. This is a busy area used by many pedestrians as it links the centre of Steyning to the long-term car park, Community Centre and housing to the east.

Sheep Pen Lane and White Horse Square

Sheep Pen Lane contains a number of attractive buildings generally set back behind high walls. At the top of the lane nos. 1-3 White Horse Square form a pleasing set of 2 storey terraced cottages of English brick bond with burnt headers and tiled roofs. Alongside these buildings, Dukes Office and the high wall of Myatts loosely enclose the square. The large White Horse Public House dominates one side of the road, although it is set well back from the road allowing some views of the Downs. Newham House, with two medieval arches in the garden, all Grade II, on the opposite side, part of which dates from the 17th century, is concealed behind a tall flint wall with an unusual formal red brick classical doorway. Several large evergreen trees help to soften the street, although telegraph poles and the associated lines detract from the overall scene.

Part of the former Dukes Yard office building is now an attractive modern residence.

Sir George's Place



View from no. 1 Sir George's Place towards High Street

The main feature of Sir George's Place is nos. 1-14 in a row of painted terraced cottages. These cottage-like houses are set back from the road with small front gardens enclosed behind low red brick topped flint walls. To the north, nos. 2-4 have small porches and bay windows. A small passageway in the terrace leads to a view of a water pump and a brook runs behind the properties flanked by small gardens. All the terraces have slate covered roofs. The road is fairly quiet such that the noise of water running by Court Mill can be clearly heard.

Station Road, Southdown Terrace and Old Market Square

The prominent vicarage forms the start of Station Road, although large-scale it is built of local materials such as plain tile and coarse flint and a number of trees in the front garden help it to blend into the area. The remainder of this residential road contains mostly Victorian and Edwardian houses in a variety of styles. The houses are of different scales, all have some form of bay window and many have small front gardens that soften the built form. Some ironwork detailing has been added to the tops of the bays on a couple of houses adding further interest to the buildings.

A particularly prominent tree in the front garden of South Down House provides a focal point on the junction of Station Road and Cripps Lane. South Down House and Silvermead are large attractive houses set back from the junction with most of their ridge tiles still in place and roof brackets adding to the grander feel of these properties.

Station Road leads to Old Market Square, which houses the former market, an unusual large-scale 3 storey building in a courtyard setting which is visible from surrounding areas. The building retains many original external features including arched doors and windows. The building was originally used as a cattle and poultry market, then converted to auction rooms and is now a residential development



Southdown Terrace from Station Road

Southdown Terrace, set above Station Road, is an attractive set of terraced houses retaining a number of ornate features. The majority are painted and all have bay windows on the first and second storey. Lead covered dormers are an unusual feature and the buildings are constructed in buff brick, unique in the town, trees shield the terrace from Station Road. Unfortunately the modern housing development to the east of the terrace detracts from the setting.

Tanyard Lane – New Row

New Row is a set of terraced houses which curve round with the road creating some unusual plot shapes. The properties are set back from the road and slightly raised, with gardens, brick walls or grassed embankments fronting them. Many original features of the houses such as doors and windows have been replaced, and this unfortunately detracts from some of the historic characteristics of the Row.

MATERIALS USED

The main vernacular material used within the Steyning Conservation Area is timber framing, with traditional infill panels of wattle and daub, sometimes replaced with brick or modern render.

The eighteenth century saw the rise of the popularity of brick and tile hanging. Local red Wealden clay was used in Steyning. Vitrified brick and a mixture of bonding are also common in the area. Plain clay tiles, both used on the roof and wall hanging are also widely used.

Flint, mostly from the Downs, is used as a facing and building material, in buildings and garden walls. A variety of styles, such as knapped, squared or rough flints are seen throughout the Conservation Area.

Less common is the use of render. There are a few rendered timber-frame buildings, and some nineteenth century rendering in the town.

Roofing materials are often clay tiles, with plain or decorative ridge tiles. There are some Victorian and Edwardian embellished ridge tiles and finials. In addition, Horsham Stone has been used widely for roofs, particularly in the High Street and Church Street.

3. POLICIES FOR PRESERVATION AND MANAGEMENT OF THE CONSERVATION AREA

Listed Buildings and Listed Building Consent

Steyning Conservation Area contains many listed buildings, for which permission must be sought before carrying out any changes to the building.

A 'listed building' is a building, object or structure that has been judged to be of national importance in terms of its architectural or historic interest and that is included on a special register, the List of Buildings of Special Architectural or Historic Interest.

Any demolition, alteration or addition to the interior or exterior of a Listed Building that affects the building's special character as a building of special architectural or historic interest requires an application for Listed Building Consent. It is a criminal offence to carry out any unauthorised work to a Listed Building and an application for Listed Building Consent must be lodged with Horsham District Council separately from an application for Planning Permission.

Applications for Listed Building Consent will receive specialist consideration. Common applications include alterations to doors, windows, walls, external painting, replacement roof covering, extensions, relocation of kitchens and bathrooms, replacement timbers and alteration of floorboards. In addition, any object or structure fixed to the building, 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 1 July 1948, are treated as part of the listed building.

All listed buildings (see Annex 2 for English Heritage listed buildings within the Steyning Conservation Area) will require listed building consent before any work to alter the building is carried out. In addition, planning permission may be required.

Conservation Area Consent

Under Article 4 (2) of the Town and Country General Permitted Development Order 1995, as amended, the local planning authority (Horsham District Council) can make a Direction to remove certain development rights from houses, so that planning permission becomes a requirement for any property in the conservation area. This helps to control changes to features on buildings, in particular to those that are unlisted, which may affect the setting of listed buildings nearby and which may make an important contribution to the character of an area, such as doors, windows, roofs, chimney stacks or porches. The historical integrity of an area could be seriously impacted by the use, in renovations or improvements to properties within a conservation area, of modern or inappropriate materials or designs. The historical character of an area can be lost due to slow and incremental change.

In identifying the positive characteristics of the conservation area, Steyning Parish Council have also identified works which are considered to have had a negative impact on the character and appearance of the conservation area; and properties which are vulnerable to inappropriate future alterations.

In identifying these concerns, the Parish Council lists the following works which could be subject to an Article 4 Direction - an Article 4 Direction extends planning controls on certain alterations to unlisted residential properties which formerly did not require planning permission; the Parish Council would like HDC to look critically and consider the inclusion of the following list when reviewing the Steyning Conservation Area:

- The painting or coating of unpainted exterior natural materials, bricks and vertical tile hangings on dwellings and buildings within their curtilage. Such painting could harm the natural colours which are important to the character of the area. However if previously rendered surfaces are to be painted a breathable paint system should be adopted, to allow natural moisture movement through the wall to the outside air.
- The alteration of windows and doors involving a new design or change of material. Steyning Parish Council have a preference for windows and doors to be replaced with original materials, but will consider modern materials where they achieve the desired appearance, with integral, not stick-on, glazing bars. We are seeking designs that revert to the style of the original building and match the surrounding street scene. The Lewes District Council Guidance Document on Windows in Historic Buildings says 'The insertion of factory made standard windows of all kinds, whether in timber, aluminium, galvanised steel or plastic is almost always damaging to the character and appearance of historic buildings. uPVC is not a traditional, vernacular material and is unsuitable for historic buildings. uPVC windows are often crudely detailed, and the size of frame is usually much larger than that of a traditional window, giving uPVC windows an obtrusive, chunky appearance'.
- Additions and alterations to roofs (for example, roof-lights, dormer windows, photovoltaic panels, solar panels, air-source heat pumps), including changes to materials. Dormers and skylights should be of Conservation Grade. Any use of flashing should be unobtrusive.
- Erection of porches to front entrances of properties and the enclosure of existing open porches
- The removal of chimney stacks. Chimneys add to the architectural landscape interest; it is therefore felt that their removal could be harmful to the character of the Conservation Area. Chimneys should not be tile hung or rendered and chimney pots should be kept matching where possible.
- The demolition of curtilage walls. Curtilage walls are important linear features characteristic of Steyning and should be retained. Repairs should be carried out in traditional materials wherever possible. If not possible, the issue should be discussed with the Parish and District Councils to find an acceptable alternative.
- Fencing and driveways should be constructed in materials and style in keeping with the street scene.

- Repairs and re-instatement in natural materials, such as flint, brick, clay tiles and timber are preferred to re-building in modern materials; however, in certain cases, permission may be given for good quality synthetic replacements to avoid the need for continual upkeep (e.g. for weatherboarding on a facade, barn or similar), particularly in areas with difficult access. The re-use of 'in-situ' materials or similar is encouraged on all traditional buildings.
- Any application to paint, stain or varnish any previously treated external surface including walls, windows, doors, cladding, shutters, railings or downpipes using:-
 - a) textured paint,
 - b) any geometric pattern,
 - c) a change in colour which would be likely to materially affect the appearance or character of the building or wall – unless the new colour is an “approved colour” and is appropriate for the age and surroundings of the building (see Annex 3).
- New signs, signwriting and/or advertising for shops and business premises. Traditional colours (from the preferred colour palette, see Annex 3), with prior agreement, and appropriate sign-writing must be used for advertising and shopfronts.
- The addition of satellite dishes, conservatories to the street elevation of buildings.
- Guttering layout and the siting of TV aerials should be designed/erected with consideration given to the character of the surrounding area, although we appreciate practical considerations have also to be taken into account
- Changes of materials for railings, fencing, hardstanding or driveways.
- Utility meters and bin stores on street elevations must be unobtrusive and sympathetic to the surroundings.
- Car ports and garages should be unobtrusive and of a design and style to blend in with the surrounding street scene.
- We would require properties in the Conservation Area to be maintained adequately so there is not such a degree of dilapidation that the street scene is adversely affected. Maintenance should be carried out in materials and style to match the original.

Trees in the Conservation Area

Prior approval must be obtained for works done to all established trees that grow within the Conservation Area, including but not limited to lopping, crown lifting or felling.

Tree Preservation Orders (TPO)

A TPO is made in order to protect trees that bring a significant amenity benefit to the local area. This action is particularly important where trees are under threat. Permission needs to be sought from Horsham District Council for any work to a tree covered by a TPO, even if it is only for pruning branches that overhang from a neighbour's tree covered by a TPO.

Trees in Conservation Areas which do not have an existing TPO

It is likely to be a criminal offence not to give six weeks' notice to Horsham District Council before work begin on any tree within a conservation area which has a trunk diameter of more than 75mm when measured at 1.5m from ground level (or more than 100mm if reducing the number of trees to benefit the growth of other trees). The purpose of this is to give HDC the opportunity to place a TPO on any tree considered worthy of preservation.

Enhancement Schemes

The Parish Council wishes to encourage schemes that preserve or enhance the character and appearance of the Conservation Area. The key objective is to encourage the upkeep, reinstatement or retention of features which reinforce the character of the area.

In Steyning, schemes which would be of particular benefit are:

- The green space on the crossroads of Church Lane and Tanyard Lane adds to the rural character of the area, but could be enhanced to give more wildlife value
- Church Street is one of the most picturesque streets in Steyning yet it carries a lot of traffic, some of which has damaged buildings. It is suggested that some traffic calming measures and softening of the hard road surface may be appropriate.
- Telegraph poles and lines can dominate some roads e.g. Sheep Pen Lane and Sir George's Place. The Conservation Area could be enhanced if these were removed.
- Steyning Parish Council wishes West Sussex County Council Highways Dept. to be sensitive when painting yellow lines in the Conservation Area, and apply lines which are paler and thinner than standard.

New Development

New development within the Conservation Area should be sympathetic to the historic setting in terms of scale, bulk, ridge heights and eaves heights, new development should generally follow established building lines, new material should draw upon the wealth of traditional details and materials in the immediate vicinity, traditional roof forms, including bay widths and building depths, should be adhered to, external landscaping should be sympathetic to the surrounding area and use traditional materials where possible.

Amendments to Conservation Area Boundary

Proposed amendments to the Conservation Area are listed below (refer to Annex 1, maps of the existing and proposed conservation area boundary).

Proposed inclusions within the boundary of the conservation area:

- Charlton Street extended to include the Police Station
- College Hill (excluding College Place)
- All grounds of Chanctonbury Cottage, High Street
- St Johns and Little St Johns, Jarvis Lane
- Herodsfoot, The Nest, Jarvis Lodge and St Cuthman's Cottage, Jarvis Lane
- The east side of The Crescent
- 1-6 Clivedale and Edge Hill, Castle Lane
- Dukes Yard and Dukes Lane due to its impact on the setting of White Horse Square
- Houses from the Vicarage to no. 1 Station Road, inclusive, the Old Market House, Southdown Terrace up to and including no. 8, South Down House and Silvermead on Cripps Lane
- Goring Road, from nos. 43-61 on the east side and from Nos 34 (Copper Beech House) to 52 (Chancton House) on the west side, to include pairs of semi-detached villas and three detached Edwardian/Arts and Craft properties.
- The artisan terrace built 1911 to 1924 (Nos 1-27) on the west side of Mill Road
- The SME premises in Mill Road

How Can You Help?

As most of the land is privately owned, we need your help to maintain and enhance the character and appearance of the Conservation Area. You can help by:-

- Suggesting possible enhancement measures and notifying us when problems occur
- Contacting us before embarking upon any proposed alteration or extension to your property to establish whether planning permission and /or Listed Building or Conservation Area consent are required
- Ensuring that any proposed alteration to your property and land respect the special character of the area eg. By using the correct materials and maintaining your property to prevent deterioration which would adversely affect the character of the local area.

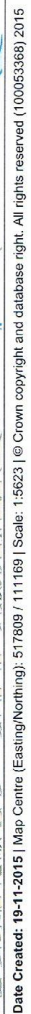
Further Advice

If you need further advice or wish to discuss any matter in more detail please telephone the Planning Department (01403 215100) or write to the Council at the following address:

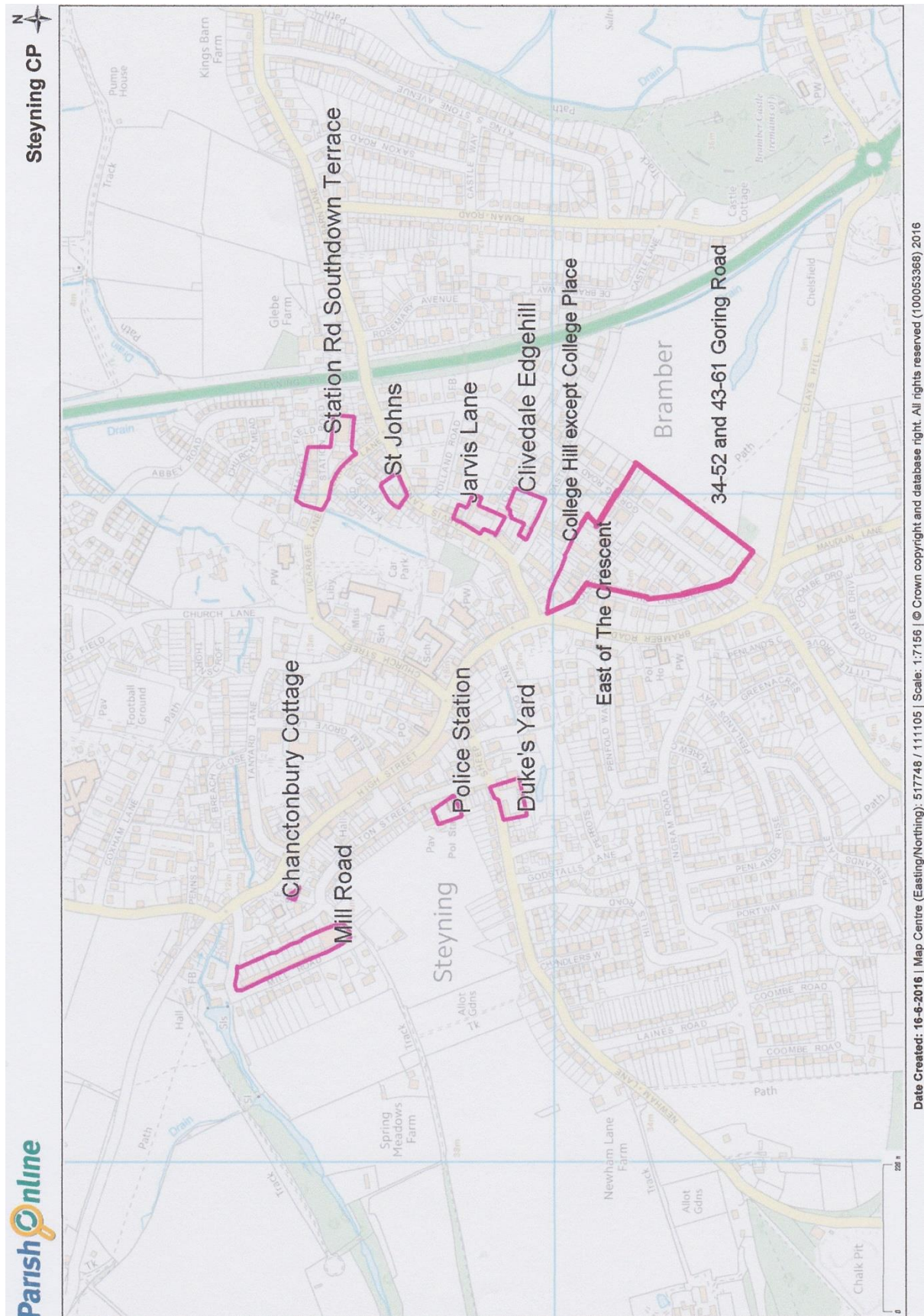
Director of Planning
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex RH12 1RL

This document is produced taking into account national and district conservation area policies. For details of other literature available contact the Planning Department at the above address.

Annex 1 Map of existing Steyning Conservation Area



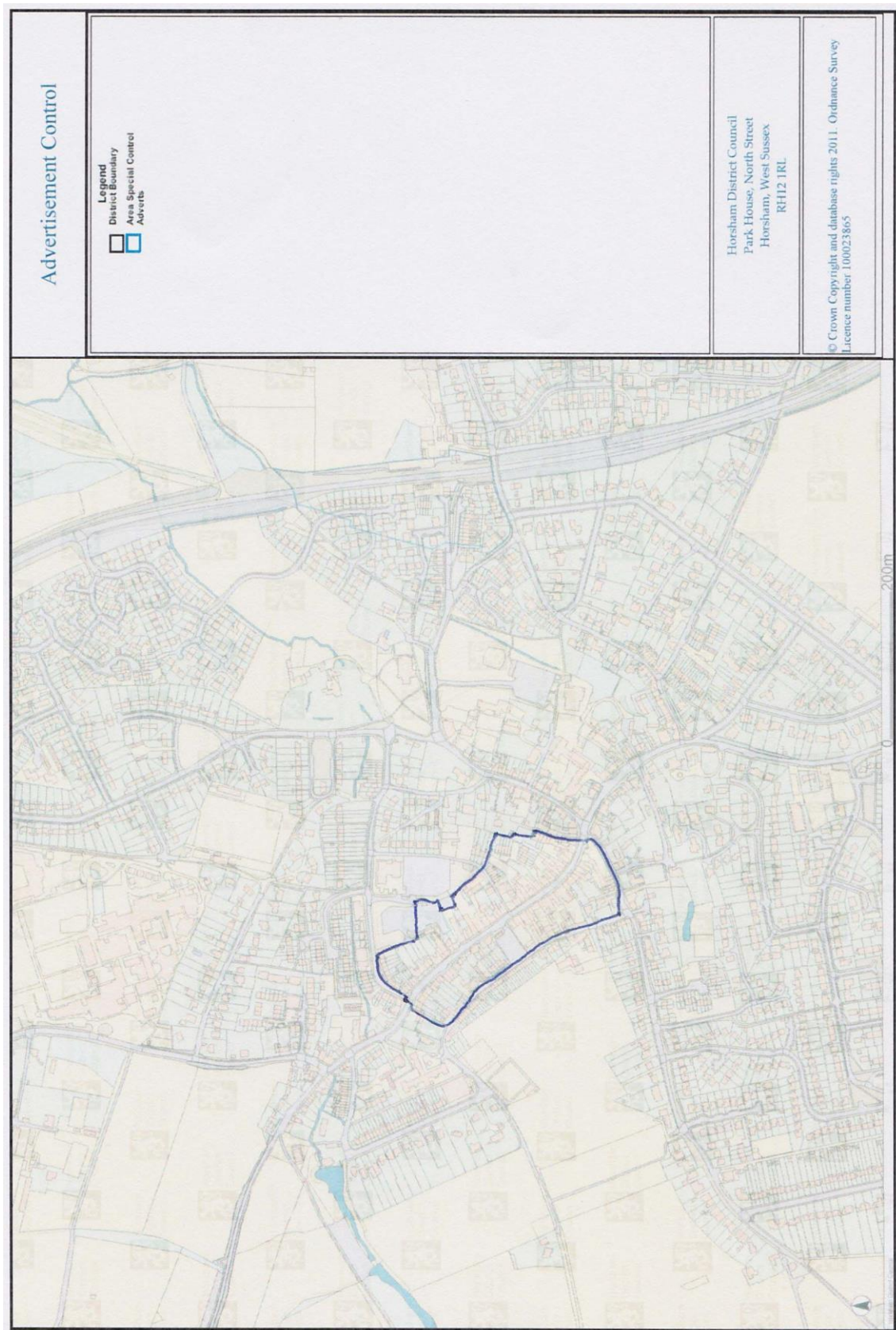
Map of proposed additions to Steyning Conservation Area Boundary



Date Created: 16-6-2016 | Map Centre (Easting/Northing): 517748 / 111105 | Scale: 1:7156 | © Crown copyright and database right. All rights reserved (100053396) 2016

[illegible]

Map of Area of Special Advertisement Control (HDC)



Annex 2 Listed Buildings in the Steyning Conservation Area (English Heritage)

High Street and Lower High Street

Grade II*

Charlton House and Garden Wall, Gate and Railings to north east, 5 High Street

Springwell's Hotel, 9 High Street

Penfold House, 17 High Street

Penfold Lodge, 17a High Street

The Stone House, 21 High Street

61, 63 and 65 High Street

Grade II

Rosewell Cottage, 7 High Street

Detached portion of Springwell's Hotel to the north, High Street

The Village Pumps and Drinking Fountain in front of detached part of Springwell's Hotel,
High Street

11 High Street

13 High Street

Holly Cottage, 15 High Street

17b High Street

Causeway Cottage, 19 High Street

K6 Telephone Kiosk, High Street

The Cavalier, 25 High Street

27 High Street

Lashmars, 29 and 31 High Street

33 and 33a High Street

Wellingham House, 35 High Street

Lloyds Bank, 37 High Street

39 High Street

The Chequer, 41 High Street

47 and 49 High Street

51 High Street

53 High Street

67 High Street

The Old Cottage, 69 High Street

71 and 73 High Street

75 High Street

83 and 85 High Street

87 High Street

89-93 High Street

95 and 97 High Street

Chanctonbury Cottage, 103 High Street
Norfolk Cottages, 1-6 High Street
The Three Tunns Inn, 6 High Street
Orwell Cottage, 22 High Street
24 High Street
26 High Street
Penfold Cottage, 30 High Street
Kelvin House, 32 High Street
36 High Street
38 High Street
Nyewood House, 42 High Street
The Post Office, 44 High Street
46, 48 and 50 High Street
58 High Street
60 and 62 High Street
64 High Street
66 High Street
68 and 70 High Street
The Market House, 72 High Street
74 High Street
76a High Street
78, 80 and 80a High Street
84 and 86 High Street
90 and 92 High Street
94 and 96 High Street
Warwick House, 98 High Street
120 and 122 High Street
124 High Street
Mill House, 126 High Street
The Star Public House, 128 and 130 High Street
134 and 136 High Street
138 and 140 High Street

Horsham Road

Grade II

Penns House, Horsham Road

Church Lane

Grade II

1 and 2, Church Lane

Gatewick, Church Lane
Outbuilding adjoining Gatewick to the south-east, Church Lane
Gateway in the Garden to South of Gatewick, Church Lane

Church Street

Grade I

The Parish Church of St Andrew and St Cuthman, Church Street
9 Church Street

Grade II*

1, 3 and 5 Church Street
Chantry House, 34 Church Street

Grade II

Smugglers Cottage
7 Church Street
Holland Cottage, 13 and 15 Church Street
Gable End, 31 Church Street
Clematis Cottage, 19 Church Street
Amberley Cottages, 25 and 27 Church Street
April Cottage, Church Street
33 Church Street
51 and 53 Church Street
Penfold Hall, 55 Church Street
4 and 6 Church Street
The Forge, 10 Church Street
12 Church Street
Rosemary Cottage, 14 Church Street
Hawthorn Cottage, 16 Church Street
The Norfolk Arms, 18 Church Street
Saxon Cottage, 26 Church Street
Chantry Cottage, 30 Church Street
Chantry Green House, 38 Church Street
The Old Priory, Church Street

Dog Lane

Grade II

Faggs Barn, Dog Lane

Elm Grove Lane

Grade II

Elm Grove, 3 and 4, Elm Grove Lane

Jarvis Lane

Grade II

Atherton, Jarvis Lane

Jarvis Hall, Jarvis Lane

Jarvis, Jarvis Lane

Mouse Lane

Grade II

Old Workhouse Cottages, 1, 2 and 3, Mouse Lane

Mouse Cottage, Mouse Lane

Charlton Court Cottages, 1 and 2, Mouse Lane

Sheep Pen Lane and White Horse Square

Grade II

Pen Cottage, 1 Sheep Pen Lane

Newham House and the two medieval arches in the garden

Newham Cottage, Sheep Pen Lane

1, 2, and 3, White Horse Square

The White Horse Inn and Stables adjoining to the south-west, 23 High Street

Sir George's Place

Grade II

Court Mill House and Entrance Gates

Annex 3 Guidance on Acceptable Colours for External Paintwork and Render

It is appreciated that choosing a colour for a front door or the rendered facade of a house is a subjective and personal process, but, although the Parish Council does not wish to be overly prescriptive, it does wish to ensure that inappropriate, garish or clashing colours are not used for paintwork on buildings within the Conservation Area. In order to be compliant with the provisions under Article 4 (2) of the Town and Country General Permitted Development Order 1995, as amended, that remove certain development rights from houses, planning permission will be required if it is wished to change colour of paintwork on a house within the Conservation Area.

Thus prior consultation with the Parish Council would be required to be undertaken. Such a process will avoid costly mistakes and a discordant street scene. As a guide, traditional colours from a British Standard colour chart have been chosen to make up an acceptable 'colour palette' in order to provide guidance in the choice of colour for the age and style of property, which can then be considered as part of the process of obtaining planning permission.

We would wish colours to be selected from the standard range of British Standard colours BS 2660 colour chart, available to view with Pantone numbers at :

http://www.e-paint.co.uk/BS2660_colour_chart.asp

Most paint stockists have a range of paint manufacturers who make colours in these ranges. The aim is for buildings to blend into the street scene and for finishes to be historically appropriate.