

Steyping Conservation Area Appraisal and Management Plan



January 2018



Horsham
District
Council



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1. Background

What does Conservation Area designation mean?

The Statutory definition of a Conservation Area is an “area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”. The power to designate Conservation Areas is given to Local Authorities through the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

Proposals within a Conservation Area become subject to policies outlined in section 12 of the National Planning Policy Framework (NPPF), as well as local planning policies outlined in the Horsham District Council Planning Framework. The duties for Horsham District Council, set out in Section 69-72 the Act are:

- from time to time, determine which parts of their area are of special architectural or historic interest and designate those areas as Conservation Areas.
- from time to time, to determine whether any parts or any further parts of their area should be designated as Conservation Areas.
- from time to time, to publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.
- proposals shall be submitted for consideration to a public meeting in the area to which they relate. The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

On 27th November 2015, Horsham District Council adopted the Horsham District Planning Framework (HDPF). The HDPF sets out the planning strategy for the years up to 2031 to deliver social, economic and environmental needs for the district (outside the South Downs National Park).

Chapter 9, Conserving and Enhancing the Natural and Built Environment, is of particular importance for conservation and design issues. The policies contained within this chapter deal with many themes central to the conservation and enhancement of heritage assets and local character.

Conservation Area designation introduces controls over the way owners can alter or develop their properties. It also introduces control of the demolition of unlisted buildings, works on trees, the types of advertisements that can be displayed with deemed consent and the types of development that can be carried out without the need for planning permission (permitted development rights).

Research undertaken by Historic England and the London School of Economics has demonstrated that owners of residential properties within Conservation Areas generally consider these controls to be beneficial because they often also sustain or increase the value of those properties within the Conservation Area.

What is a Conservation Area appraisal?

A Conservation Area appraisal defines the special historic and architectural character of an area. Supported by a range of evidence, the document acts as a tool to demonstrate the area's special interest, explaining to owners and residents the reasons for designation. They are educational and informative documents, which illustrate and justify what that community particularly values about the place they live and work.

Character is a complex concept but is best described as the combination of architecture, materials, detailing, topography and open space, as well as the relationship between buildings and their settings. Many other aspects contribute to character such as views, land use, vegetation, building scale and form, noise and adjacent designations such as National Parks.

Appraisals also identify aspects of an area that either contribute to or detract from local character, raise public awareness and interest in the objectives of Conservation Area designation, encourage public involvement in the planning process and identify opportunities for enhancing areas.

Purpose of this document

Once adopted, the appraisal is material to the determination of planning applications and appeals and to Secretary of State decisions. The appraisal is an important document informing the location, scale and form of new development.

This appraisal is also concluded with a Conservation Area management plan. This takes forward the issues presented in the appraisal, considering them in the context of legislation, policy and community interest, in order to develop local policies Horsham District Council will adopt to protect the special interest of the Conservation Area. This includes policies to protect the survival and use of local materials, architectural details and to propose

forms of development based on the findings of the appraisal.

This document has been produced using the guidance set out by Historic England in their document, Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016).

The Steyning Conservation Area Appraisal and Management Plan was researched and produced between February and June 2017.

The draft document will be discussed by Members at the Planning and Development Advisory Group on 13 July 2017.

It is also the intention to inform the relevant Parish Councils of the forthcoming (September 2017) public consultations on the proposed changes to the Conservation Area boundaries for the five settlements by attending appropriate Parish Council meetings in July and August 2017.

It is anticipated that following Cabinet on 20 July 2017, a four week public consultation will be held in September 2017 on the proposed alterations to the existing Conservation Area boundaries. Following the public consultation exercise, a report summarising the responses will be prepared and presented to Cabinet in October/November 2017. This will include a proposal to adopt the Conservation Area Appraisals and Management Plans as guidance for planning officers and to assist in the determination of planning applications in the relevant settlements.

2. Introduction

Context

Steyning is a town situated in the Low Weald. It lies 13 miles to the south of Horsham, located in the Adur gap, where the River Adur passes through a break in the South Downs. The town sits slightly above the floodplain to the west of the river, which is tidal until some distance to the north. Formerly the river was much higher and fanned out into a broad estuary, most of which disappeared in the Middle Ages as it silted up and the land was reclaimed for agriculture.

In essence it is a settlement strongly influenced by its linear character, resulting from its establishment and growth along two ancient routes, now the High Street and Church Street.

Steyning was a natural focus for communications - the High Street and Church Street were orientated broadly north-south and east-west. These intersected at Steyning and for many centuries formed the most southern point at which the River Adur could be crossed.

In addition to the River Adur there were several other streams that flowed through the town, supporting the brewing, tanning and milling industries. The legacy of this industrial heritage is both evidenced by surviving buildings but also waterways, which support a rich natural environment.

Summary of special interest

The special interest of Steyning Conservation Area is derived from several key facets:

- The streetplan reflects the evolution of Steyning from a Saxon village centred on a minster to a medieval market town with densely packed burgage plots fronting the High Street and western half of Church Street, providing evidence of its ancient origins.
- The Conservation Area has a strong relationship with its natural location and setting. The undulating topography makes an important contribution to the sense of place, and there are views of the South Downs in several different directions from within it.
- The historic origins and development of the town through the medieval, post-medieval and industrial periods is still clearly discernible in the surviving townscape and streetplan.
- There is a high concentration of nationally listed buildings in the Conservation Area - 109 in total, with six listed at Grade II* and two listed at Grade I - exemplifying a wide range of building types and architectural styles. Many have important group value.
- There are numerous unlisted buildings that make a positive contribution to local character. Among them are potential candidates for national listing.
- The buildings within the Conservation Area utilise local building materials in a wide range of distinctive vernacular and historic construction techniques. There is a large number of other important built townscape features – boundary walls, hard landscaping, street furniture and so on – that help to create an integrated historic environment.
- There are two large green spaces within the Conservation Area, which are important public amenities and vital elements in the setting of individual buildings or groups of buildings. The Memorial Playing Field Village Green is an important part of the historic centre's original setting, which otherwise has mostly been lost to 20th century residential development.

Map 1: Steyning context map.



Boundary Review

At the time of its original designation in 1973, the boundaries of the Steyning Conservation Area - containing concentrations of historic buildings and land forms which helped to define special character – reflected the approximate extent of the town of the first Ordnance Survey in c. 1870.

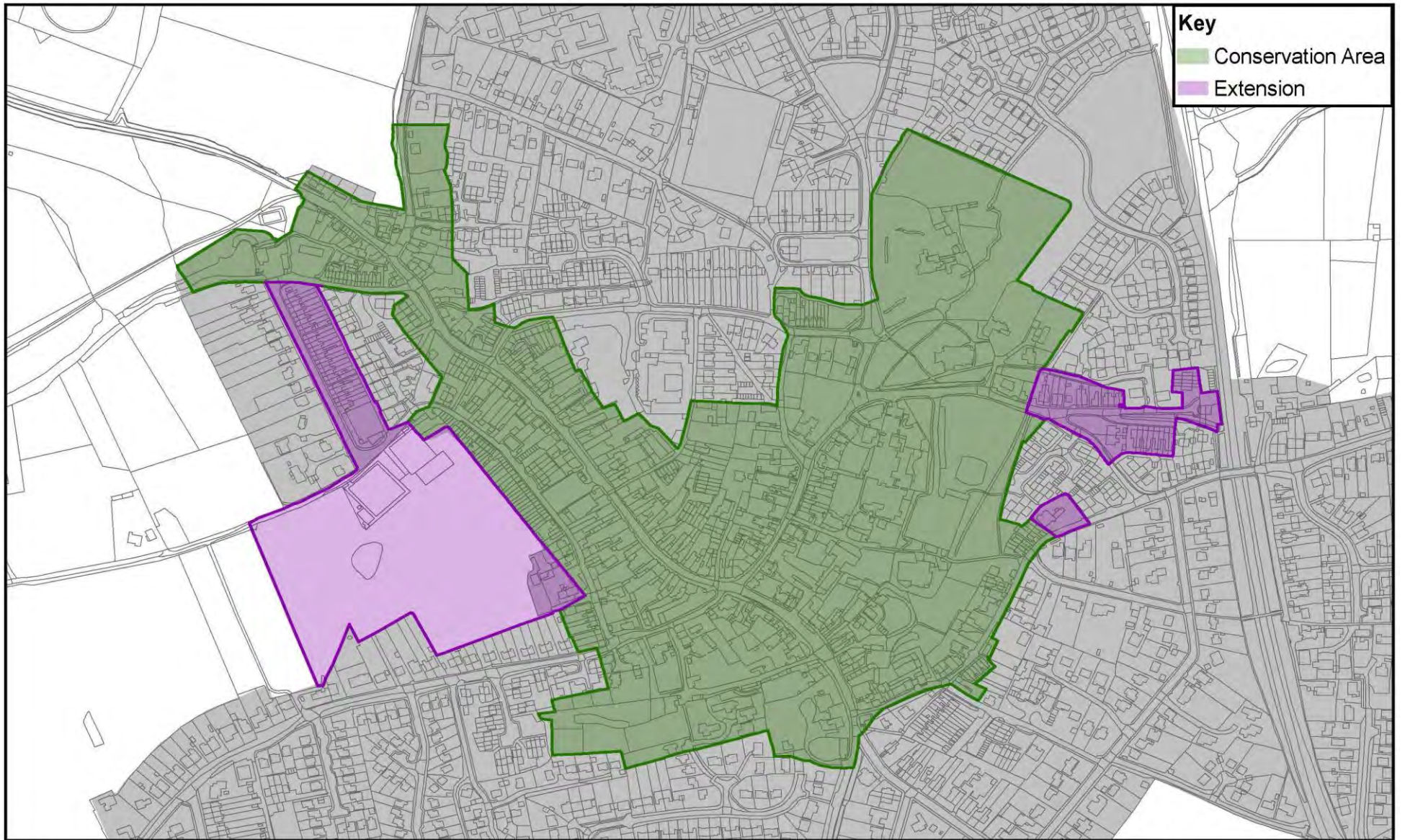
The boundaries were tightly drawn, however, and almost all subsequent development occurred outside it. As directed by the Planning (Listed Buildings and Conservation Areas) Act, 1990 the Conservation Area has been subject to a review which has drawn the following conclusions:

- Over the previous 40 years, the guidance concerning the assessment of heritage significance and the value ascribed to late 19th and early 20th century architecture has evolved;
- It is important that design is properly informed by an appreciation of prevailing character and setting sensitivity;
- In several instances buildings have been identified just beyond the historic boundary of the Conservation Area which are judged to make a positive contribution to the distinctiveness of Steyning and would benefit from being included within a revised boundary; and
- In the case of Mill Road and the Memorial Playing Field Village Green, an extension of the Conservation Area southwards from Sir George's Place and westwards from Charlton Street will enable the protection of a well preserved terrace of early 20th century houses with good group value and an important public amenity with views of the Downs which forms a part of the town's historic setting.

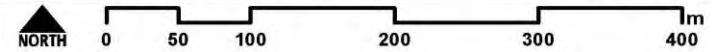
Consideration of these factors has informed our review of the historic Conservation Area boundary to enable proper consideration of developments in the future, to ensure that local character is preserved or enhanced.

The following map illustrates the historic Conservation Area boundary and areas where this boundary have been extended to bring new areas into the Steyning Conservation Area

Map 2: Steyning Conservation Area



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3. Historic development summary

- Archaeological investigations have revealed considerable evidence of Romano-British activity, but it seems likely that the settlement is Saxon in origin. The place name derives from 'stæningas', an Old English word taken to mean 'places characterised by stones', although to which stones it refers is unknown.
- A timber church was founded by St Cuthman in the 7th or 8th century. He was buried in Steyning and his shrine became a centre of pilgrimage. By the 9th century it was a Minster and sufficiently important for King Æthelwulf of Wessex to be buried there in 858, although his remains were later translated to Winchester.
- By the 11th century, Steyning was a place of some substance. It was already the location of a market and, by the end of Cnut's reign (1018-35) a mint was in operation. The basic elements of the street plan were probably extant by this point.
- Following the Norman Conquest burgage plots started to appear along the main thoroughfares and the centre began to shift west away from the vicinity of St Andrew's Church to the High Street. Cross-Channel trade through the nearby port of St Cuthman on the River Adur helped to drive economic growth.
- During the 12th century the Saxon minster was rebuilt on an ambitious scale as a large, cruciform structure dedicated to St Andrew.
- From 1295, the town sent representatives to Parliament. In addition to the markets, local trade was based on agriculture, both arable farming and animal husbandry, the latter cattle and sheep. Tanning and shoemaking are recorded at the end of the 15th century. By the end of the medieval period, the town had distinctly urban characteristics – continuous frontages with houses built right up to the streetline.
- In 1614 a grammar school was established in the former Hall of the Fraternity of the Holy Trinity. Steyning carried on expanding and half-timbered buildings appeared with characteristic features of the period like ceiled halls. Tanning and related industries flourished. Chalk was excavated from the Downs for the production of lime.
- In 1729 a timber-framed Wealden House on Mouse Lane was purchased by parish to serve as a workhouse, which functioned until 1835 when it was superseded.
- Steyning's prosperity continued through the 18th century: earlier houses were refronted in brick, flint and mathematical tiles, and in the 1770s-1780s large new townhouses appeared. The old market house was dismantled and replaced by a new building with a clock tower fronting the High Street.
- By the late 17th century, Steyning had become an important staging post on the road from London to Shoreham and Brighton, and had several inns. Later, this traffic would be augmented by travellers to the new resort at Worthing. The Horsham to Upper Beeding road was turnpiked in 1764 when Clays Hill was cut.
- A large infantry barracks was built in c. 1804 in response to the Napoleonic Wars, although it existed only until 1819. A new route from Upper Beeding to Shoreham opened in 1807 and the east-west route from Pulborough to Steyning was turnpiked in 1810.
- In 1861, Steyning acquired a rail connection on a new line from Horsham to Shoreham-by-Sea and a station was built on the eastern outskirts. With Brighton now only 30 minutes' travel away, this marked the start of its gradual transformation from a self-contained town to a commuter settlement. The railway also boosted residential development.
- The breweries on Jarvis Lane were amalgamated in 1899, but carried on functioning until the 1920s. The tanyard survived until 1941, the market until 1974. Chalk extraction and lime-burning also ceased in the 1970s.
- Residential development on the outskirts grew in pace in the 1930s, then even more so in the post-war years, despite the closure of the station in 1966 (the alignment of the railway was later used for the A283 bypass).
- In 1931, the population stood at 1,885, by 1971 it had risen to 3,284.
- By the early 21st century the historic core was entirely surrounded by residential development, although the setting of the town to the south and west has been safeguarded by, among other things, the designation in 2011 of the South Downs National Park.



High Street, looking north



Stone House at the end of Sheep Pen Lane

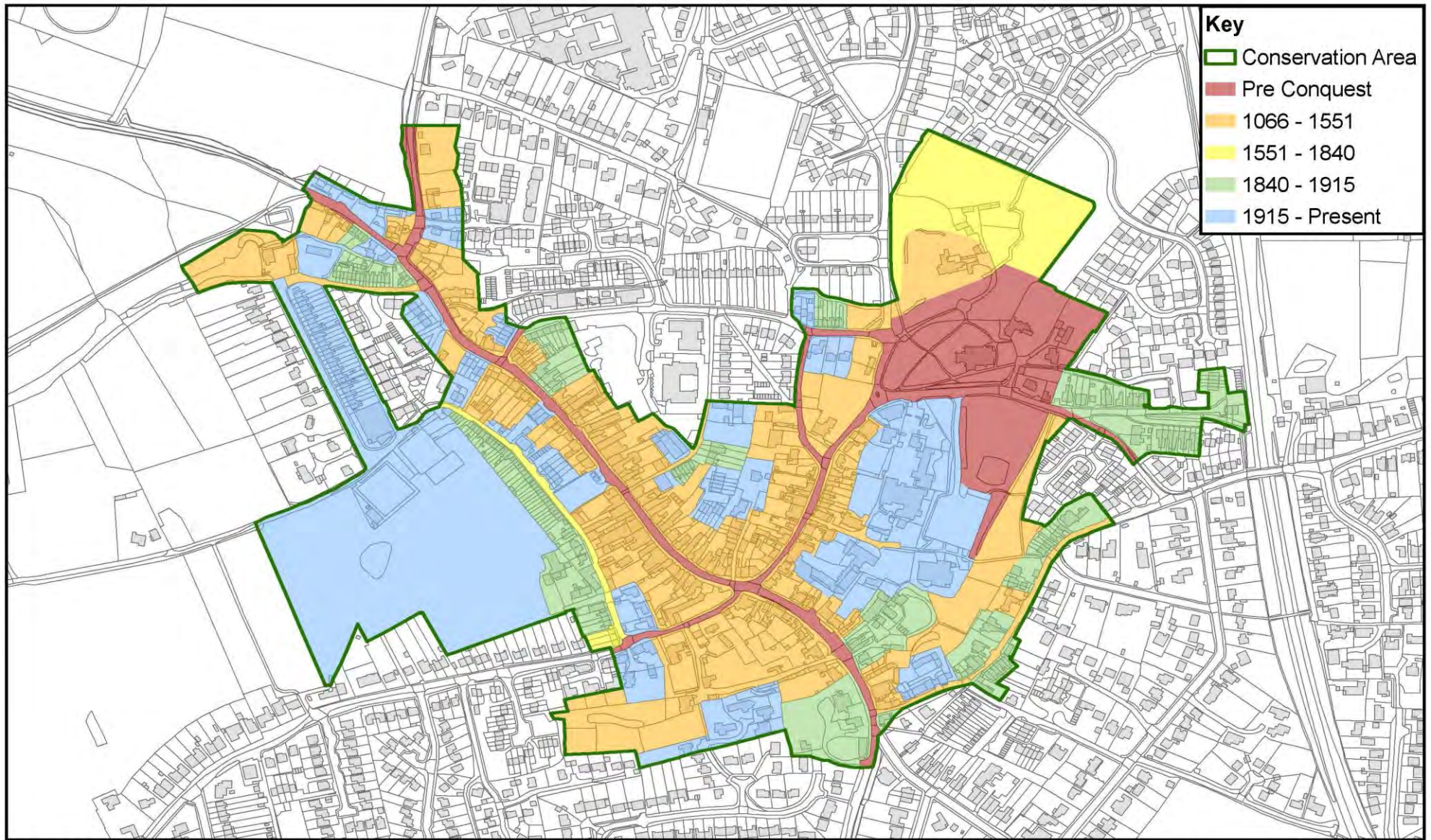


High Street, looking south



Station Road, looking east

Map 3: Steyning historic phasing map.



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Steyning's evolution

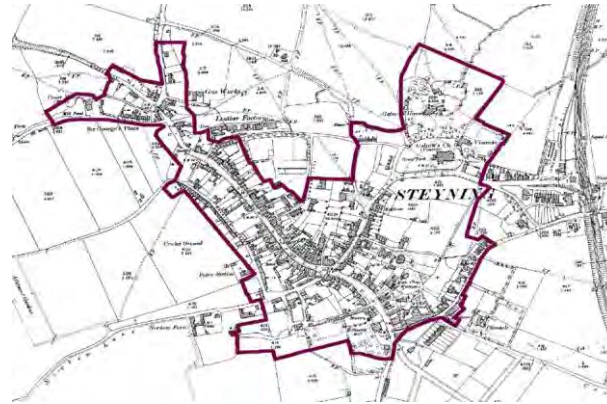
Late 18th century



Plan of Steyning, 1791 (drawn with north towards the left edge)

- Steyning is still determined by its medieval street plan, with a small amount of growth in the 18th century. The town is dominated by the High Street, along which there is dense construction.
- Church Street also has a continuous frontage for much of its length, although St. Andrew's Church and the vicarage stand completely on their own. Nearby to the north are Gatewick House and Mill.
- There is also construction, albeit less dense, along Sheep Pen Lane, Charlton Street and Jarvis Lane, where the breweries are located. There is a tannery on Tannery Lane at the north end of the High Street, using the same stream that feeds Gatewick Mill.

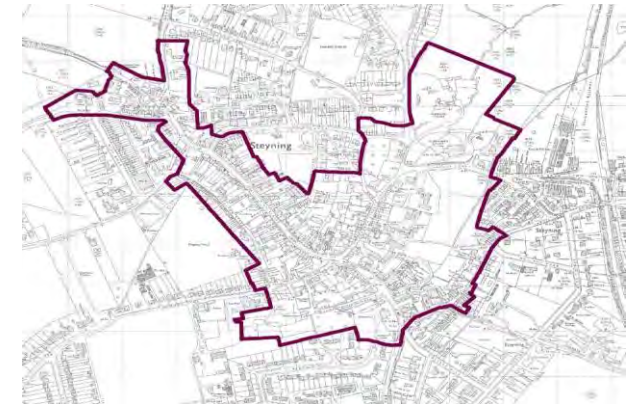
End of the 19th century



2nd edition Ordnance Survey map, 1896

- The railway has been built, passing through a cutting for much of its length, and a station constructed on a site on the east side of the town. Terraced and semi-detached houses have appeared to the north and south along with a hotel. A cattle market has been built near the station on the west side of the tracks.
- Common Field to the west of Charlton Street is now a cricket ground. A police station is also located here.
- A new suburb is starting to emerge to the south of the centre. College Hill and Goring Road have been laid out, and a handful of large villas has gone up on the south side of latter. Villas have also gone up along Bramber Road.

Late 20th century



5th edition Ordnance Survey map, 1970s

- The tanyard has closed and the rest of Tanyard Lane has been redeveloped with housing. A great deal more residential development has appeared to the north of the centre along Coxham Lane and Shooting Field on greenfield sites surrounding the new grammar school complex.
- Infill development now occupies the formerly vacant space between Mill Road and the High Street.
- The railway has closed and the station site has been largely cleared. The nursery land to the west of Bramber Road has been developed for housing. Suburban development has become a feature of the town's expansion areas.

4. Landscape setting

Much of the Conservation Area has been encompassed by development associated with the expansion of the town, dating from the 1940s, with the majority taking place post-1970. More recent infill development has taken place in the south of the town as part of the southwest extension, and on the northeast edge that is contained by the bypass.

The Conservation Area abuts the surrounding countryside at two points; on the north edge and adjacent to the Memorial Playing Field Village Green on the western edge of the town. These edges also abut the South Downs National Park. A large open space forms part of the northeast edge of the Conservation Area and links northeast, across the bypass to the surrounding countryside. The space has been surrounded by built form over time, with modern development taking place inside the bypass.

Topography

Steyning is located on the footslopes of the chalk escarpment that forms the South Downs National Park and lies to the south and west of the settlement. The north and east of the settlement is defined by the floodplain of the River Adur and its tributaries. The landform of the settlement edge is gently undulating, and rises steeply across more undulating contours to the south and west. The lowest part of the settlement is along the eastern edge and the highest on the southwest edge, rising from approximately 5m Above Ordnance Datum (AOD) to approximately 50m AOD through the town.

The Conservation Area forms the central part of the settlement, which has little height variation.

The western fringe is the most prominent landform associated with and defining the extents of the Conservation Area and limits to settlement.

Existing Landscape Character

There are several existing Landscape Character Assessments that cover the landscape adjacent to Steyning Conservation Area:

- West Sussex Landscape Character Assessment (2003);
- Horsham District Landscape Character Assessment (2003);
- South Downs Integrated Landscape Character Assessment (2011);

and

- Horsham District Landscape Capacity Assessment (2014).

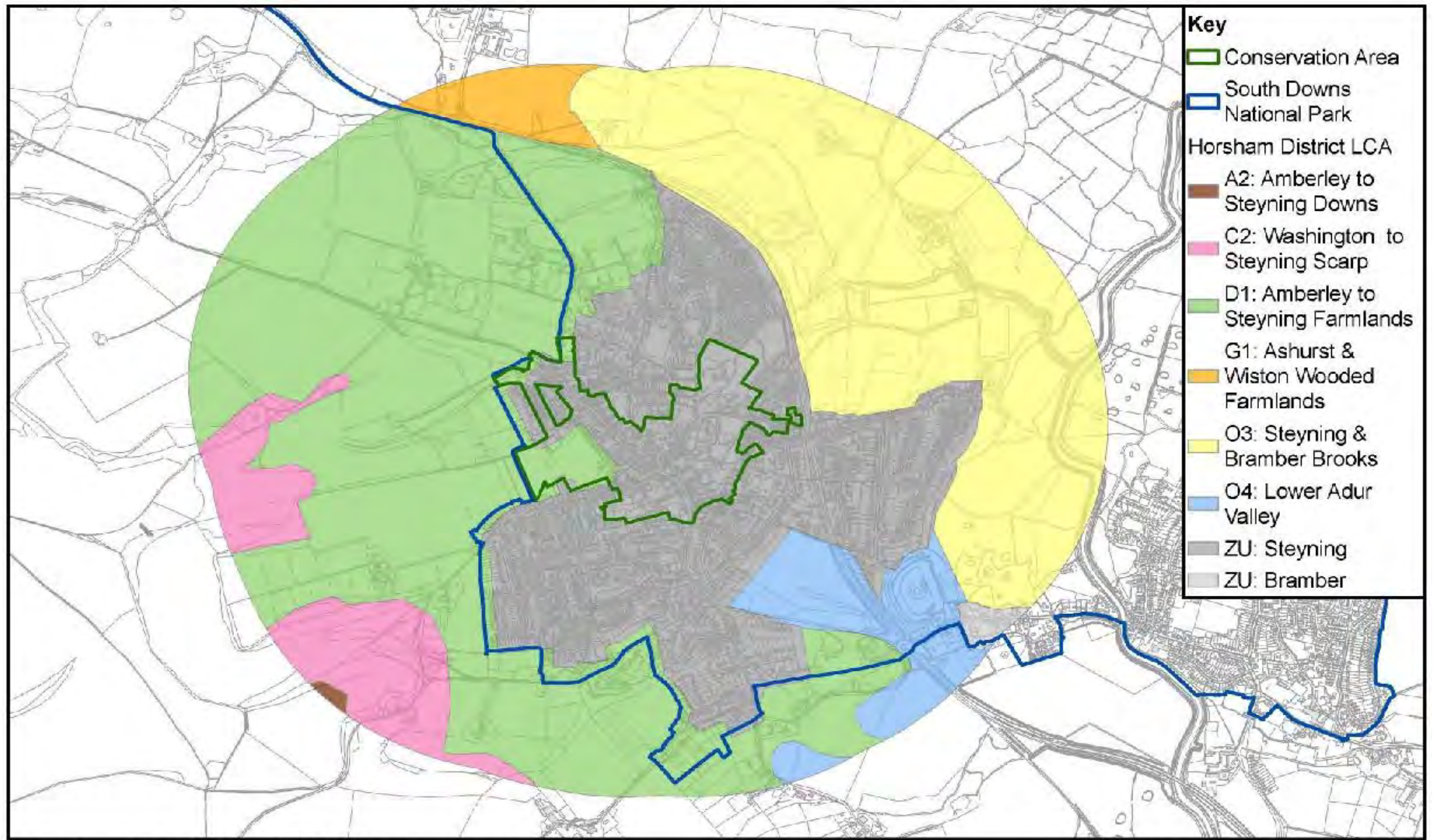
These identify the key characteristics and sensitivities of the landscape at varying scales. Key character considerations:

- Rolling landscape with low ridges and vales;
- Extensive floodplain with network of brooks;
- Dramatic views of the chalk escarpment;
- Mixed farmland with varying field shapes and sizes;
- Narrow linear woodlands near streams;
- Streams often define field boundaries;
- Wet grassland associated with the floodplain;
- Largely tranquil, undeveloped floodplain;
- Small settlement pattern with strong historic character;
- Network of public rights of way; and
- Mix of local building materials including brick, flint, sandstone and thatch.

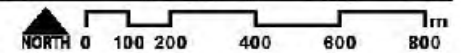
Conservation Area Setting

The character of the Conservation Area is influenced by the landscape and development that surrounds it. Where the Conservation Area abuts the surrounding countryside, the character of this landscape fringe has been defined below. These fringe areas have been identified through consideration of the variation in characteristics of the land adjacent to the Conservation Areas. Using the typical criteria included in Appendix 3 the sensitivity of the landscape fringe to change associated with development has been evaluated, through consideration of the associated key characteristics.

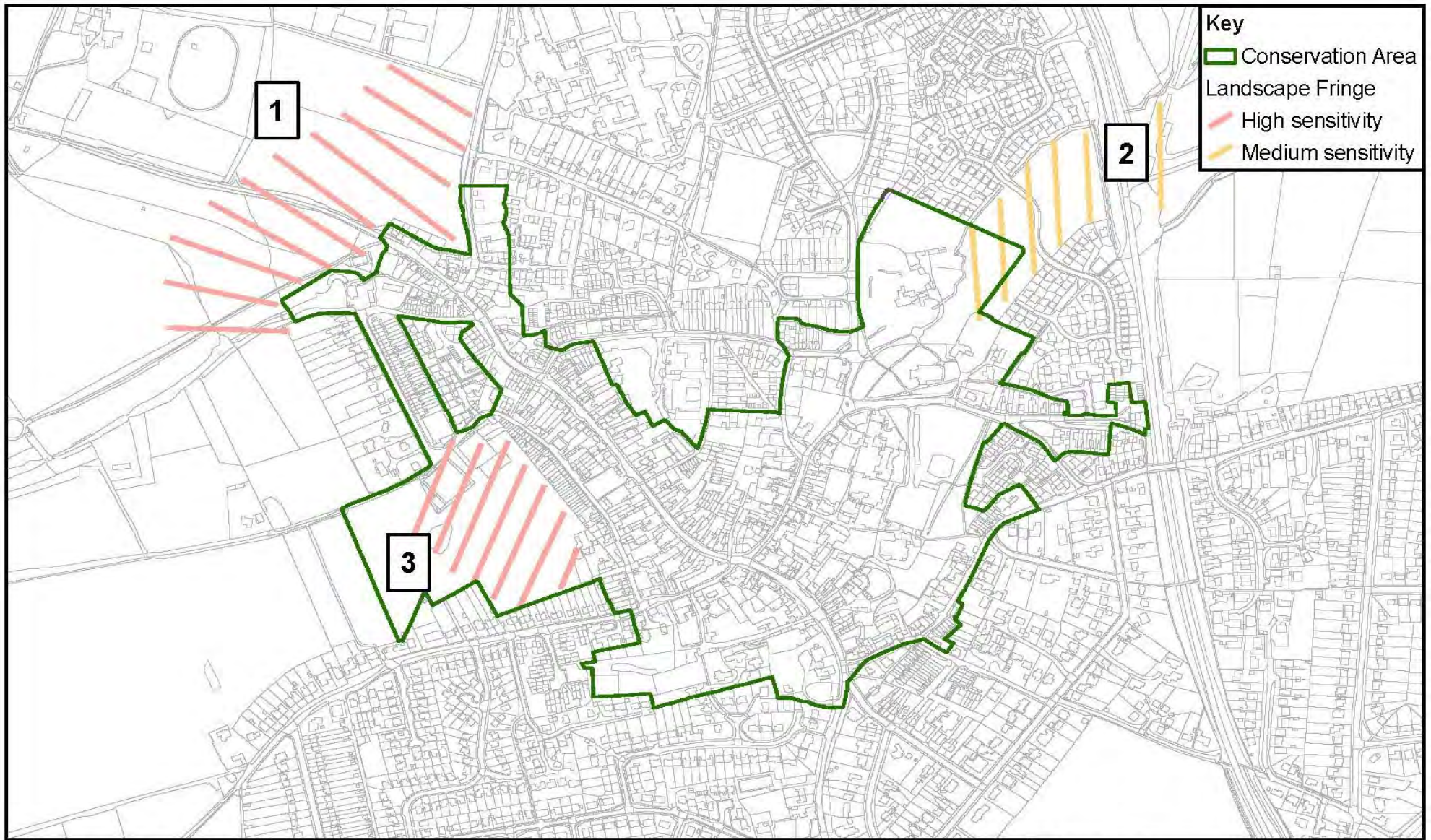
Map 4: Steyning existing landscape character map.



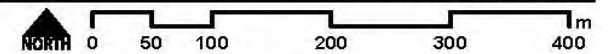
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Map 5: Steyning landscape fringe sensitivity map.



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Landscape Fringe 1

- Edge is generally well integrated by landform and mature vegetation;
- Sunken lanes and varied rooflines contrast with the pasture land extending north;
- A low-lying, gently undulating fringe landscape;
- Well vegetated skylines, with the escarpment forming the backdrop to the west;
- Small scale landscape encompassed by vegetation and landform;
- Evidence of historic landscape pattern, including property boundaries and sunken lanes;
- Visual links with St Andrew's Church from footpaths between Wiston and Steyning;
- Generally intact historic character associated with the old mill, thatched roofs, cottages along sunken lanes and views of the St Andrew's Church;
- Moderately complex landscape created by the vegetation and field patterns with variety of overlaid land uses;
- Tranquil landscape with no intrusions, providing valued recreational space;
- Generally enclosed visual character, defined by landform and mature vegetation;
- Key views across the pasture, along footpaths towards the escarpment slopes (north and west) and the Conservation Area edge and Church beyond (south).

The landscape fringe of the Conservation Area has a high sensitivity to change associated with development.



Steyning landscape fringe 1, viewed from the north-west.

Landscape Fringe 2

- A well integrated edge defined by mature, remnant estate vegetation and the A283 bypass;
- The green corridor creates a porous landscape fringe, with links to the historic settlement core;
- Flat, low-lying landform associated with the floodplain landscape that extends east from the settlement edge;
- Skylines are typically vegetated, although characterised by residential roofs to the north and south;
- Relatively small scale landscape defined by pockets of green space and vegetation;
- Some level of intricacy associated with retained historic features including vegetated property boundaries;
- The bypass and modern housing development has eroded the legibility of the historic features in part;
- The green corridor helps to retain some of the historic integrity altered by development;
- Popular recreational space with footpath links between the settlement core and surrounding countryside;
- Views from within the green space are contained by surrounding vegetation;
- Occasional winter views through the grounds of the Manor House towards St Andrew's Church.

The landscape fringe of the Conservation Area has a medium sensitivity to change associated with development.



Landscape Fringe 3

- A run of white, rendered cottages defines the edge of the Conservation Area;
- Modern development has encompassed the Conservation Area and expanded the settlement to the north and south;
- The Memorial Playing Field Village Green provides a transitional landscape up the slopes of the South Downs escarpment through this fringe;
- The South Downs escarpment is distinctive to this fringe, rising to the west and forming the backdrop to views;
- A medium scale landscape associated with the generally open character of the Memorial Playing Field Village Green and fields expanding west;
- Recent development has altered the legibility of historic landscape features;
- Over time this has become the main recreation space in the town and is an important local resource with connections to the South Downs;
- A moderately complex landscape fringe due to variety of land uses and vegetation pattern;
- A secluded space with overall peaceful character associated with the transition to the rural landscape to the west;
- Views are generally contained to the recreation area;
- The slopes of the South Downs form the more expansive landscape backdrop to the west.

The landscape fringe of the Conservation Area has a high sensitivity to change associated with development.



Steyping landscape fringe 3, viewed from the west.

Open Spaces

There are a number of large open spaces in and around the Conservation Area of Steyning. Spaces on the east and west of the Conservation Area connect out into the surrounding countryside.

The Memorial Playing Field Village Green including sports courts and allotments extends west from the Conservation Area edge, and is partially within the South Downs National Park. The space is clearly valued and well used. Public footpaths link through the space, and up the South Downs escarpment slopes.

The space on the east side of the Conservation Area extends from the town green, through the Churchyard and private grounds of the Manor House, into a green corridor through more recent development and over the bypass. Public footpaths link through this space and connect to the Downs Way recreational route, which in turn links to Bramber Castle to the south of Steyning.

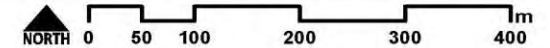
Other spaces within the Conservation Area are private, but contribute to the treed character of the settlement. The Steyning Downland on the northern edge of the Conservation Area is a valued local site, providing space for recreation and enjoyment of wildlife.

There are many footpaths that link through the Conservation Area to the countryside surrounding Steyning. Routes of particular value are those linking north and west into the South Downs National Park and following the contours of the escarpment footslopes. An extension to the South Downs Way has been created, linking from the northern edge of the Conservation Area west towards the escarpment.

Map 6: Steyning key open space and links map (indicating the location of vantage points a, b and c). Vantage point 'd' is located further to the west and so is not shown on the map.



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Vantage Points

The Conservation Area is generally well contained by the wider settlement area, partially abutting the countryside on the north, east and west edges. Views within the settlement area are well contained by surrounding built form and often focussed along narrow lanes. There is little inter-visibility between spaces and landmarks. There are visual links between the green spaces on the eastern edge, particularly from St Andrew's Churchyard looking north through the grounds of the Manor House and south across the green. St Andrew's Church is occasionally visible as a landmark in views in the north of the settlement.

There are long distance views of the town available from the surrounding Downs landscape to the south and west. The town is often dominant in these views, spread across the lower lying landform. St Andrew's Church tower generally stands out within the town setting but is absorbed by the expanded settlement form in views of the whole settlement.

a: Views through the Churchyard are generally enclosed by surrounding vegetation and built form. Views are focussed along the public footpath, looking north through the grounds of the Manor House. St. Andrew's Church is a prominent heritage feature in the town. As walkers move along the footpath the Manor House is revealed, in the same materials as the Church and properties on this edge of the Conservation Area. The view stretches north towards the surrounding countryside and is characterised by mature, parkland style tree planting.



b: Views through this green corridor are also important, in relation to the setting of the historic town core and its visual and physical links to the wider countryside. The space and views have been retained as part of the recent development along this settlement edge. Views through the green space are towards St Andrew's Church. The Church is a tall, dominating structure that stands out in views through the vegetation within the local green space.



C: Public footpaths lead into the Conservation Area from the north, linking along the footslopes past the historic Wiston House. As the footpaths cross the fields to the north of the town views of St Andrew's Church open up. The Church tower is prominent in these views, seen over the rooftops of properties on the Conservation Area edge. The tower stands out against the backdrop of the chalk escarpment, which dominates these views



d: This vantage point is located near the junction of Bostal Road and Newham Lane, at National Grid Reference TQ16813 10382. From the elevated escarpment slopes to the south and west of the town, there are panoramic views available. From here the white cottages along the western edge of the Conservation Area stand out along the boundary of the Memorial Playing Field Village Green. St Andrew's Church tower is visible over roofs of surrounding development, and is associated with the historic core of the town. The change in landform from the undulating escarpment to the low-lying floodplain landscape is clearly apparent in these views.



5. Townscape and historic environment

The form of the Steyning Conservation Area reflects the linear growth of the town along the backbone of the High Street, which runs northwest-southeast.

The town's ancient origins means that a majority of the Conservation Area is designated an Archaeological Notification Area (ANA). Another area of archaeological sensitivity covers the town's downland setting to the west. Development in both these areas that has the potential to affect below ground heritage are subject to additional controls. The ANAs are shown on page 27 (map 8).

The High Street follows the varied topography of the site, descending as it enters the Conservation Area from the north as Horsham Road, bending sharply at its junction with Mouse Lane. Here the Old Workhouse Cottages, a medieval Wealden House, form a prominent accent. It then rises and meandering through the centre, affording changing vistas of the buildings in the vicinity of the Market House. The High Street begins to drop down where it meets the east-west route formed by Sheep Pen Lane and Church Street, and then descends and widens further towards the junction with Jarvis Lane. The varied terrain and alignment mean that views of the South Downs open up all the time from various angles, sometimes across the rooftops and sometimes along the various side streets.

The High Street is lined with buildings for its entire length, but their density varies. At the northern end they are widely spaced and mostly modest in scale, but from Tanyard Lane down to the central crossroads there is a continuous frontage, broken only by the car park, with the buildings mostly standing right on the streetline. Here, commercial use predominates and this stretch clearly proclaims itself as the town centre. South of this point the density is slightly reduced and the use is mainly residential.

Church Lane also has a continuous frontage following the streetline from the crossroads as far as Chantry Green. Towards St Andrew's Church the buildings are less densely grouped and there are some large residences in spacious grounds, such as Chantry House and Saxon Cottage, the latter a notable picturesque accent and one of the few thatched buildings in the Conservation Area.

Vegetation begins to predominate, thanks in part to the almost park-like

grounds of Gatewick House and recreation ground between St Andrew's Church and the Steyning centre. To the east is an area of late 19th century middle class housing in the vicinity of the former site of the railway station. The recreation ground and Steyning Centre site are fringed to the southeast by Jarvis Lane, a residential street of cottages and larger houses squeezed between the open space of the recreation ground and rising land on the opposite side.

The quadrant between Sheep Pen Lane and the High Street, traversed by Dog Lane, is secluded and the density of construction very low. The variation in the topography is especially evident here. Again, greenery is a prominent feature, with trees fringing Dog Lane and dominating the gardens of the large houses that back onto this thoroughfare. To the north is Charlton Street, which runs parallel to the High Street but is far narrower and quieter.

Charlton Street is adjoined by The Memorial Playing Field Village Green, the sole green space that not only forms part of the immediate setting of the historic centre but also opens directly onto the South Downs. Charlton Street skirts round it, joining Mill Road where there is a long terrace of well-preserved early 20th century cottages. To the north, Sir George's Place is also distinguished by a long run of cottages, although earlier and of very different architectural character. A short distance away is Court Mill, a residential conversion of a watermill set in spacious grounds with the former millpond to the rear. A public footpath leads through to Mouse Lane, where there are more mid-19th century cottages on both sides and some older houses and views out onto the Downs from the boundary of the Conservation Area.

Central Steyning displays a highly varied palette of materials. The medieval buildings are timber-framed, but although in some cases the timbering is exposed, just as often it is hidden behind render or tile hanging. Rubble-coursed flint with red brick dressings is common and used for boundary walls and outhouses as well as for residential buildings from over a broad time range. Red brick is initially used for high status houses until the early 20th century, when it becomes more widespread. White- or cream-painted render is also frequently encountered in 19th century housing. Older buildings are typically roofed with Horsham slabs or clay peg tiles, often covering hipped roofs. Slates are generally confined to 19th century buildings.



Penns Court.



A rear roofscape with the South Downs behind.



Boundary wall and passageway on Sir George's Place.



High Street looking south.



The central crossroads and Stone House



The junction of Station Road and Cripps Lane.



Dog Lane looking west.

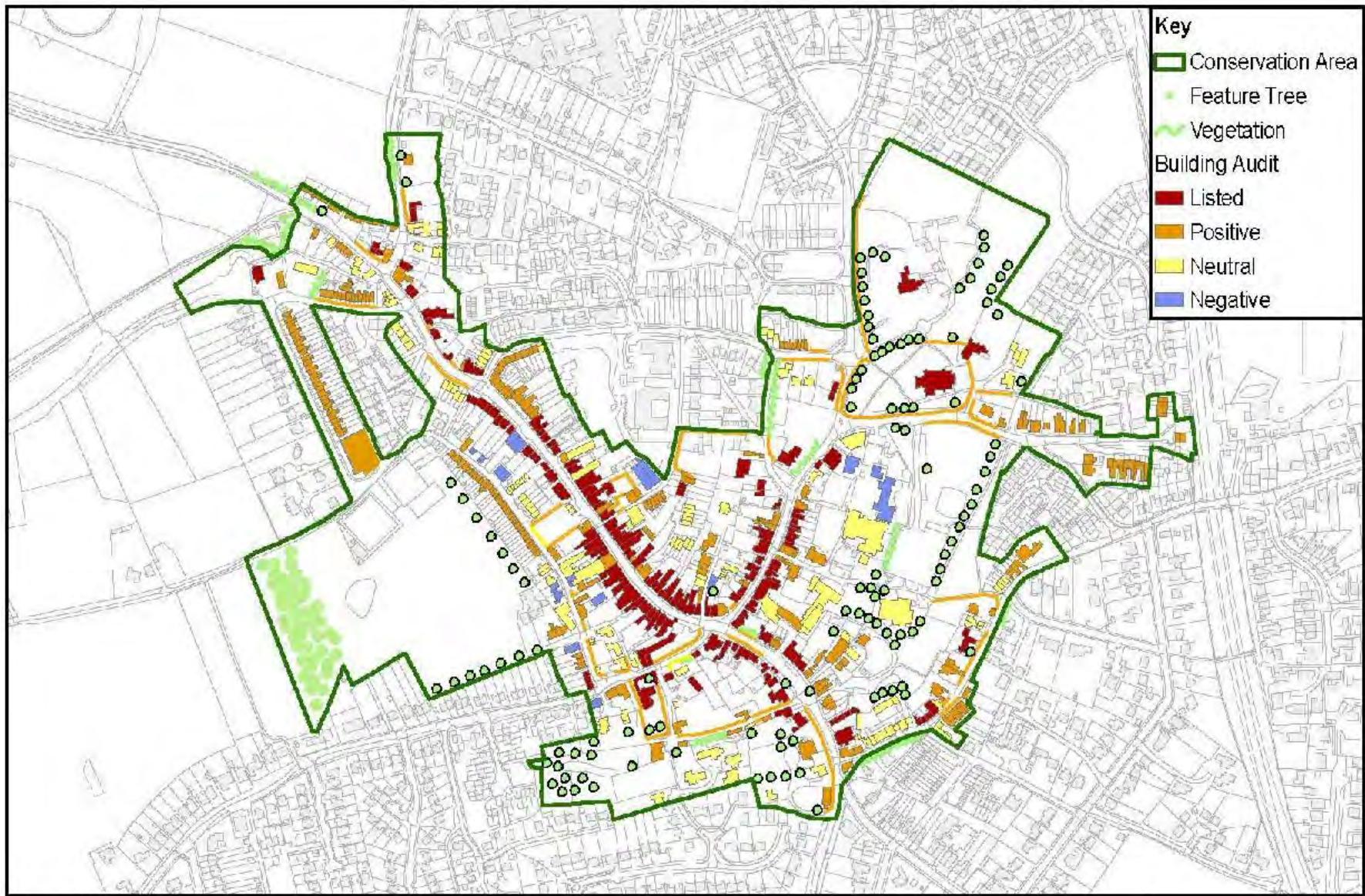


The Memorial Playing Field Village Green and cricket pavilion.

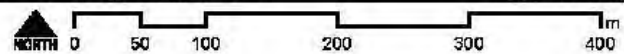


Jarvis Lane looking south.

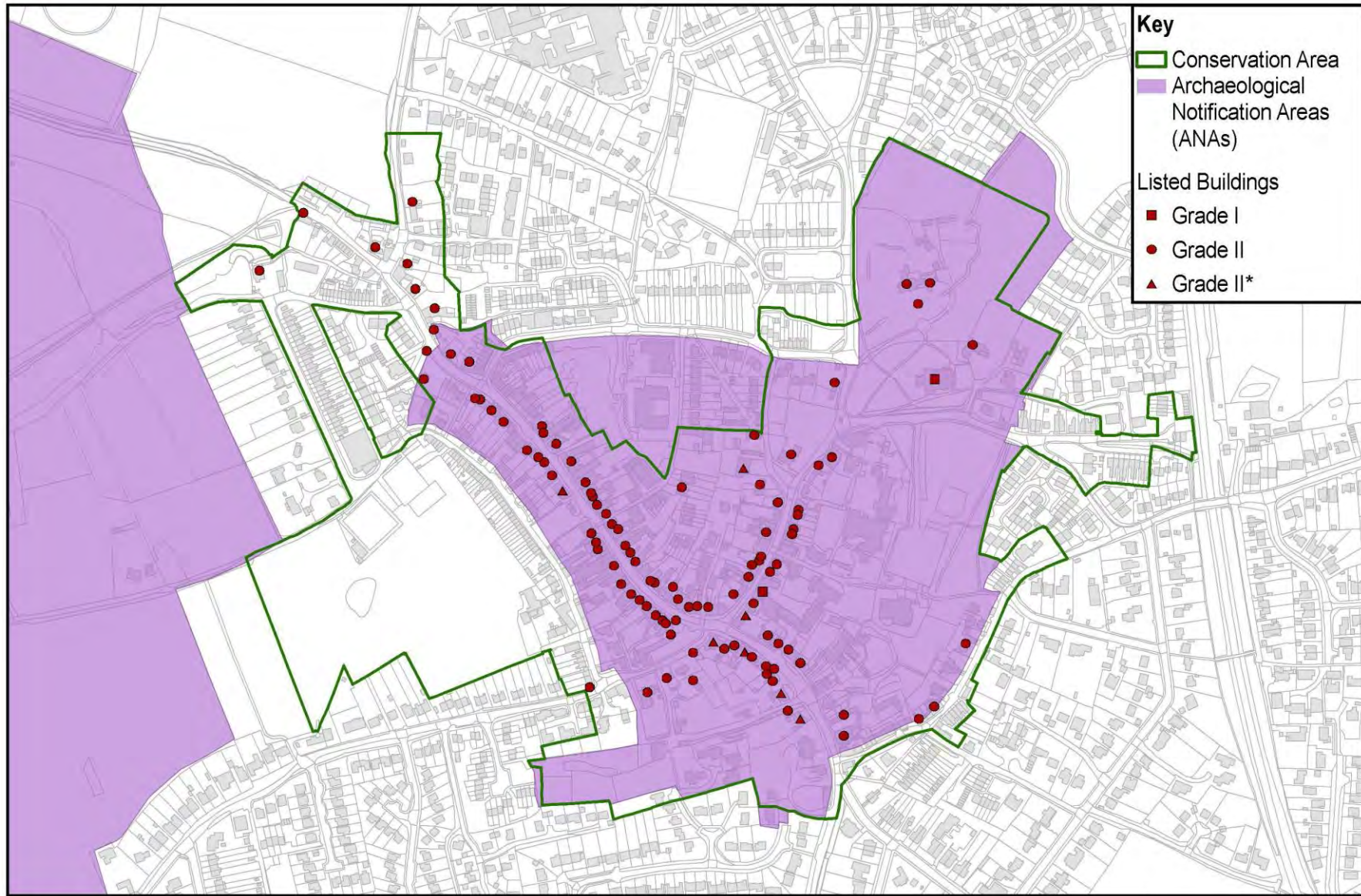
Map 7: Steyning Conservation Area building audit map.



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Map 8: Steyning historic environment map.



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6. Character areas

There are seven distinct character areas within the Steyning Conservation Area, which testify to successive phases in the historical evolution of the town and changing patterns of land use over time. In general, the distinct character and appearance of the town is defined by the High Street and that of the character areas by the varying density of construction relative to it, as well as by their relation to the local topography and setting of the town.

Building types & styles, materials and colours, and architectural features

The earliest buildings in the Conservation Area were built of timber frame with plaster panels utilising the plentiful supply of local Wealden oak. Some important buildings like St Andrew's Church and the Stone House were built of stone, but even they had flint used to supplement the stone. Roofs would have been thatched or, for more prestigious properties Horsham Stone would have been used.

Brick and plain clay tiles would not have been widely used until the mid-17th century. This led to the development of increasingly decorative tile-hanging using these plain tiles on battens nailed to the walls.

Flint, both knapped and as nodules is a popular building material and its use goes back to the medieval period. Brick was first used for the central tower on the Grammar School but would not have been widely used until the mid-17th century. Plain clay tiles would also have become common during this period, leading to the development of increasingly decorative tile hanging using plain tiles on battens nailed to walls.

Timber frame buildings were often adapted by being re-facing in brick, rendered or tile-hung, or having their infill panels replaced in brick. Many of the older buildings, some dating back to the late medieval period survive in Steyning under these later skins. These older buildings can often be detected behind later front façades, the give-aways being tall roofs and large oddly positioned chimney stacks and the arrangement of doors and windows not being symmetrical.

From the 18th century the classical Georgian style of architecture took over. Brick and flint became the dominant walling materials, though with

a few buildings of brick and flint under a render coat. From the early 19th century slate became the most used roof covering.

The windows in even the earliest buildings are now 18th century at the earliest, and for most of the other buildings these are casements with small panes. Sash windows are found in the larger houses from the 18th century to the 1900s. There are a few casements of timber or steel with leaded lights. Many of the casements and sashes have been renewed in recent years, most in timber, though some plastic uPVC windows have also been installed.

There are not many 20th century buildings of note in the settlement. Not much of the post Second World War housing developments can be said to have taken on any style or materials that are locally distinctive, apart from the use of tile-hanging and red bricks.

Shopfronts in historic buildings on the High Street remarkably still are of traditional appearance and even newer ones are generally sympathetic, although some over-large fascias with big, bright modern lettering have intruded. Other shopfronts retain elements of earlier designs with alterations or are of modern materials in traditional forms.

Other building and architectural features of note are:

- Coursed flint panels and local stone along Charlton Street and Dog Lane;
- Horsham stone slab roofs on several buildings along the High Street;
- Large brick and stone ridge and gable end chimneys; and
- First floor tile-hanging using plain and scalloped tiles.

The Saxon village

This is the area where Steyning first evolved. Though the oldest portions of the fabric date from the 12th century, St Andrew's Church is a Saxon foundation and Saxon remains have been discovered by archaeologists in the vicinity. The commercial centre evolved to the southwest, however, leaving the Church on its own. Unusually for Steyning, there are no timber-framed buildings here.

In the 18th century large houses went up in this character area because of the availability of large plots. Even now it is characterised by a low density of construction and is purely residential. It is noticeably quieter than the busy High Street and feels semi-rural, as though on the edge of open countryside, belying the presence of large areas of post-war housing on all sides and the A283.

St Andrew's Church is the centrepiece, yet, despite its prominence, becomes visible only at close range when approached from the west because of the sharp bend in Church Street. It is better visible from the recreation ground to the south, where the line of tall trees marks the course of a stream. Indeed, grassed areas, Chantry Green being another, do much to determine the appearance of this character area, as do mature trees. With the exception of a short run of cottages on Tanyard Lane, the houses here are all detached and set well back from the streets in grounds of their own.

Gatewick House in its spacious, park-like setting occupies a large part of

the character area. But there are only views into the grounds from within the Churchyard since on all other sides it is enclosed by mature trees and flint-built boundary walls, which also line several roads and footpaths. Looking east, the former industrial building on Market Field is prominent on the skyline.

Looking west, there are views of the distant Downs from the Churchyard.



Chantry Green.



Gatewick House and grounds.



View south along Church Lane.



'Saxon Cottage' on Church Street.

The fringes of the medieval town

This character area covers parts of the medieval street plan outside the commercial centre and Saxon village. Formerly the streets led out into open country, as can still be appreciated at the ends of Mouse Lane and on Horsham Road. To the south, this character area borders modern residential suburbs, but thanks to the secluded setting of Dog Lane and Jarvis Lane (both set back from the High Street and enclosed by rising ground), they do not intrude.

Buildings such as Workhouse Cottages, a timber-framed Wealden house, testify to the medieval origins of this character area, but they are haphazardly disposed on irregular plots. Some of them, such as Jarvis, may originally have been outlying farms; others, such as Newham House on Sheep Pen Lane, are large, high-status residences in spacious grounds.

This character area only began to be fully incorporated into the town in the mid-19th century, when Sir George's Place and Pompey's terrace on Mouse Lane were built. It continued into the 20th with scattered infill and the redevelopment on the former brewery site in Jarvis Lane. Even now the density of construction varies and there is great variation in the architectural styles. The houses are mostly set back from the street and the only continuous frontages are accounted for by short terraces.

This character area is predominately residential and quiet. Vegetation is an important feature – many of the houses have front gardens (although

sometimes concealed by boundary walls) and there are stretches of vegetation, sometimes dense and covering a steep embankment. The rear gardens of houses along the High Street and Sheep Pen Lane back onto Dog Lane and many of these contain tall mature trees.

The character area also encloses the only large stretch of water in the town, the pond of Court Mill.



30 *Old Workhouse.*



Cottages along Sir George's Place.



Ivy Nook, Jarvis Lane.



Jarvis Hall and adjoining cottages.

The commercial centre

There is a high concentration of shops, three pubs and a post office on the High Street between Tanyard Lane and the crossroads. This has always been the commercial heart of Steyning, with densely laid out burgage plots lining a busy thoroughfare, where formerly a market was held. Buildings mostly stand right on the streetline and in the vicinity of the Market Hall with its clock tower there is even a cluster of three-storey properties.

There is a very high density of listed buildings, many of them timber-framed. Some have exposed timbering, others are rendered or tile-hung, yet others were refronted in brick in the 18th and 19th centuries. For the most part the shopfronts are historic, or are a sympathetic design with no illuminated signage. There are also several elaborate wrought iron brackets for hanging tablets.

Church Street is quieter and largely residential. Like the High Street, it has a continuous frontage, but towards St Andrew's Church the houses begin to be set back behind front gardens. The Market Hall is the focus of the High Street, the Grammar School is the focus of Church Street, while Stone House dominates the central crossroads. Views open up from here south over open countryside and also west along Sheep Pen Lane towards the Downs.

South of the crossroads, the High Street becomes mainly residential. There are larger houses here, some of them set back behind front gardens and construction is less dense with some prominent trees. Numerous

services roads run off these two main streets perpendicular to them through carriage entrances, and there are also several lanes and twittens running into the backlands, like Bank Passage.

Throughout this Character Area there are areas of stone and brick paving and of cobbles, as well as items of historic street furniture, such as bollards.



The Market Hall.



Horsham slab roofs survive in large numbers.



Historic paving along High Street.



Historic shopfronts, like this butchers window,



30 *Old Workhouse.*



Cottages along Sir George's Place.



Ivy Nook, Jarvis Lane.



Jarvis Hall and adjoining cottages.

20th century infill

To the west of the High Street are areas where construction was thinly scattered until the 20th century. The subsequent expansion of the town means that historic buildings are now embedded in later development.

The first is the area between Vicarage Lane and the High Street, which was built over as the Grammar School expanded beyond its historic accommodation. The buildings vary in quality - some are utilitarian in design and detract from the Conservation Area. Nearby are the Steyning Centre and library, both relatively recent additions, and two car parks.

The second area is the neighbourhood to the north of Bank Passage and around Elm Grove Lane. Here there is a mixture of early 19th century cottages in short terraces and light industry. There are a number of large houses in spacious grounds in the vicinity, notably 18th century Chantry House.

The railway suburb

When the railway was built, an approach road serving the station was constructed branching off Vicarage Lane. This soon attracted developers who built around it the only concentration of housing from the latter half of the 19th century in the town.

Although the station was closed in 1966 and its extensive site largely cleared, the layout of this area still reflects its impact on the town's topography, with Southdown Terrace rising to the edge of the cutting and nearby overbridge, which now spans the A283.

The houses on Station Road are semi-detached villas with features typical of the time, such as prominent gables, bargeboards, polygonal bay windows and four-pane sashes. The houses on Southdown Terrace form a continuous row, but are very different in character and scale to the far more modest terraced cottages in the historic centre - this area was built as a middle-class suburb. All the houses are set back from the street behind front gardens, some in spacious grounds. Greenery is prominent and the cedar tree at the junction of Cripps Lane and Station Road is an important landmark.

The 20th century town edge

The form of this character area is the result of the expansion of the town in the late 19th century and early 20th century. Mill Road was laid out and, probably in the 1910s, a long terrace of two-storey, red brick houses was put up. These are larger in scale than other 19th century cottages in the town and retain a wealth of original features. The expansion of the town during this period also took in the former Common Fields, but instead of being built over these were saved as a public open space – one of the most important in Steyning – by being made into a cricket ground. This means that this is the only place where the original natural setting of the historic centre has survived largely intact and this open space gives scale to and provides a grand vista of the Downs in the distance. There is a cricket pavilion and, next to it, an enclosed bowling green on the northern side, while the ground is fringed for most of its perimeter by a hedge and trees.

Charlton Street and the High Street backlands

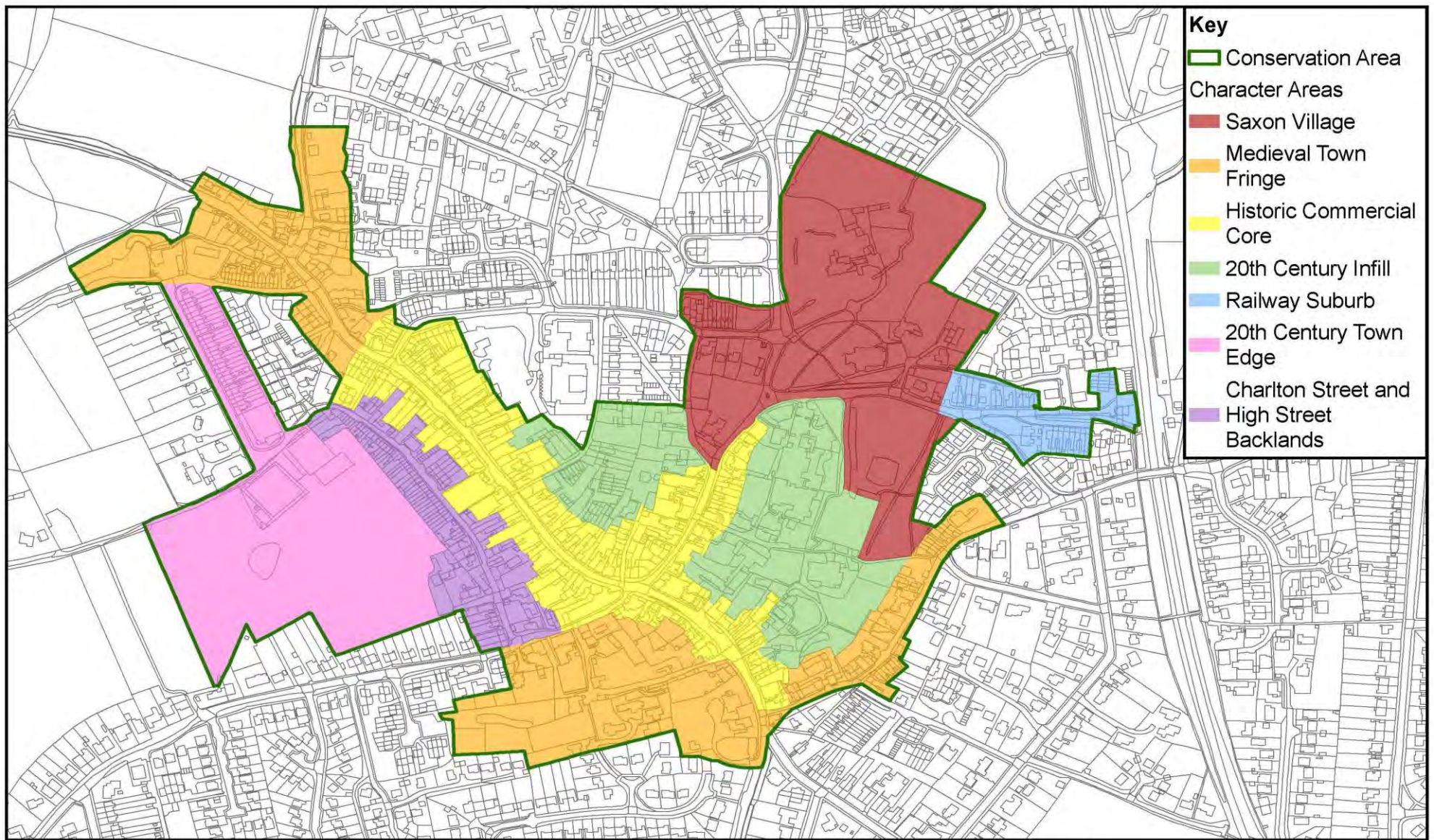
Charlton Street began as a back lane servicing the residential and commercial buildings on the west side of the High Street and providing access to the rear of The Chequers Inn. As a result, the southern end is lined on its eastern side with flint and brick boundary walls and ancillary buildings. The latter are grouped around vehicle entrances and back yards, and some have been converted to residential use.

To the north these features become more sparse and are intermingled with 20th century infill development, some of it unsympathetic. A notable feature on the west side is a long run of terraced two-up-and-two-down cottages directly on the streetline, which had appeared by the time of the first Ordnance Survey. These are built of flint and brick, giving them a high degree of visual continuity with older buildings.

The same materials are used for the police station of around the same date, a notable feature on an access road along which a view opens up over the Memorial Playing Field Village Green of the Downs. The car park between Charlton Street and the High Street allows for good views of Market House and adjacent buildings.



Map 9: Steyning character areas map.



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7. Views

There are numerous important views within the Conservation Area, as is especially noticeable when moving along the High Street from north to south. Just beyond the junction with Mouse Lane the first view opens up of the commercial centre by the junction with Tanyard Lane. There is another important view looking in the opposite direction of Old Workhouse Cottages. Their group value with The Star, nos. 134-136 and no. 138 on the east side of the High Street can be readily appreciated. The view looking south down the High Street opens up, yet it is not just movement but also the meandering course of the street and rise in ground which affects its nature. It is only further south where the rise levels off and the road straightens that a full view of the commercial centre opens up and the tower of the former Market Hall can be seen. The same ensemble can be appreciated looking in the opposite direction from by the Chequers Inn. The former Market Hall with clock tower can be best appreciated when viewed across the car park from Charlton Street.

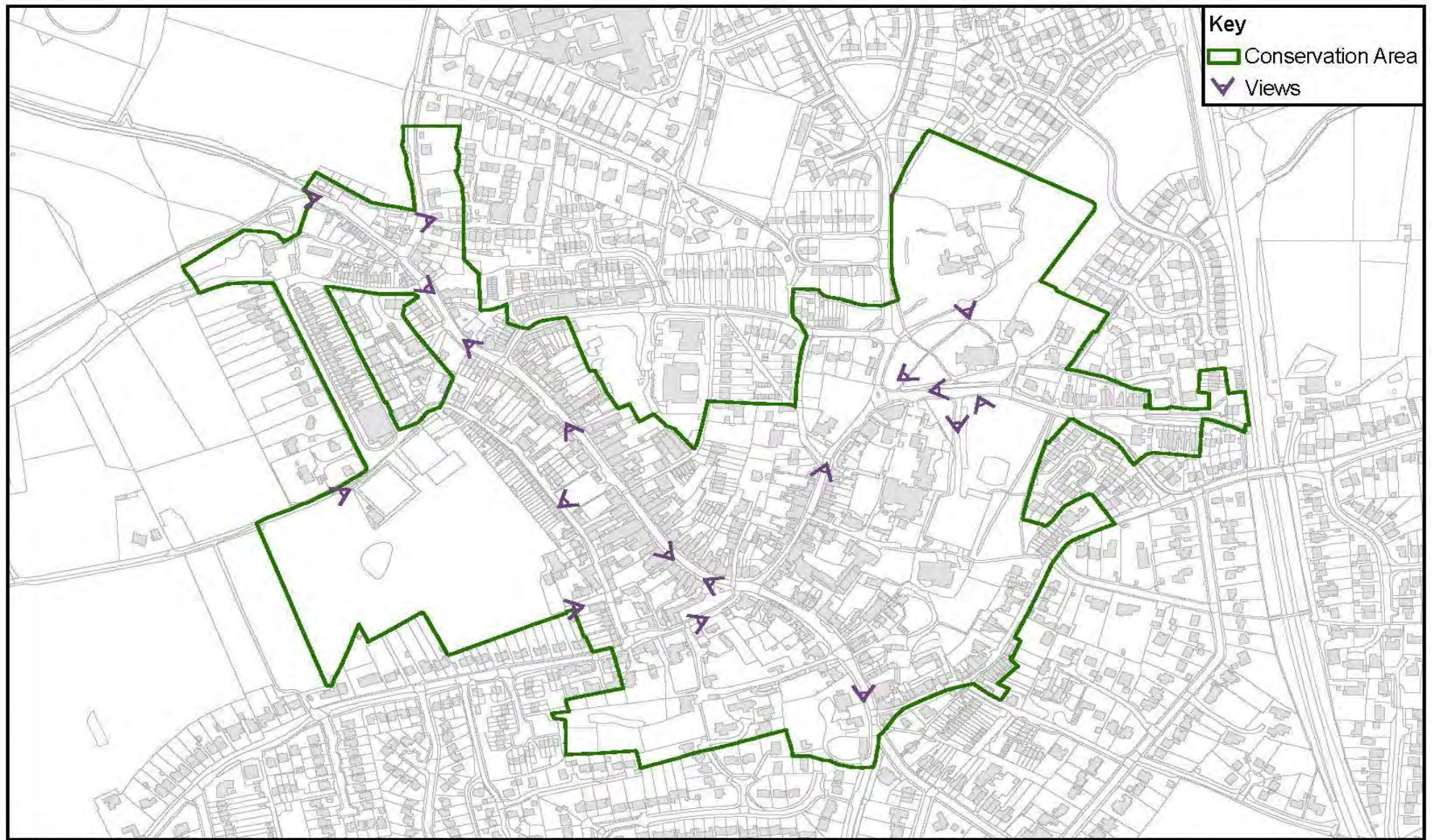
Moving further down the High Street, just before reaching the crossroads an important view opens up over the roofscape of the east side down the hill into open country. Hillside Terrace appears on the skyline, but there is an impression that one will shortly arrive at the town edge, which belies the large area of 20th century residential development beyond the boundary of the Conservation Area. Views looking up and down High Street are equally important. The varied ensembles of buildings on both sides of the road are best seen from around the junction with Dog Lane, but again, this is a non-static view that varies because of the curve of the road and variation in the terrain.

There are important views looking down Church Street, but, as with the High Street, this is a kinetic view which changes all the time because of the varied terrain and curve in the road. One of the best vantage points is from a position just south of Saxon Cottage, looking southwest. The sharp bend means that views of St Andrew's Church only open up by the church hall and even then the building is partly obscured by trees. From the recreation ground, however, the whole south elevation can be taken in. Looking in the opposite direction, there is another view looking over the recreation ground towards the Steyning Centre from Vicarage Lane. From the same vantage point looking due east, there is a view towards the

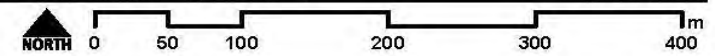
former station site where the former warehouse shows up on the skyline. The view of the principal aspect of Gatewick House is important, although can be appreciated only from within the Churchyard.

Generally, only glimpses of open countryside are experienced when viewed from the Conservation Area. Looking west down Sheep Pen Lane, for example, the Downs are visible in the distance above the rooftops; a similar view is to be had looking west from Penns Court. But a dramatic view opens up from near the police station across the Memorial Playing Field Village Green - there is a sharp contrast between the small-scale character of nearby Charlton Street and the grandeur of the vista. There is also a good view from the northern boundary of the Village Green near the bowling green. A short distance to the north, a different view of the Downs open up from the boundary of the Conservation Area where an unmade road diverges from Mouse Lane.

Map 10: Steyning views map.



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8. Negative elements

The Conservation Area designated in 1973 included numerous statutorily listed buildings, designated at the time of the first survey in 1955. These only increased in number as the result of a resurvey in 1980. The Conservation Area also included green areas that were either public open spaces or the gardens of residential properties. All these factors have helped to resist pressures for change. Today the Steyning Conservation Area appears well maintained and prosperous, a consequence of these circumstances, as well as the town's affluence and economic buoyancy.

However, a number of features detract from this impression. Inappropriate repair work on historic buildings (such as relaying Horsham slab roofs with mortared joints and re-pointing masonry in cement rather than lime mortar) detracts from their appearance and can also cause damage to historic fabric. Indeed, the use of non-traditional materials and techniques has a cumulative effect on the wider Conservation Area. Principally, this is the replacement of sash and casement windows, which is particularly noticeable on Charlton Street, where it has affected numerous properties.

The renewal of slate roofs using artificial substitutes, construction of loft extensions and installation of skylights in roof slopes facing streets also has a detrimental effect. Other general features that detract from the appearance of the Conservation Area include prominent TV aerials mounted on chimneys and wire runs across street elevations. Historic shopfronts have generally survived well, but in places brightly coloured signs, often standardised corporate branding for national chains, has had a negative impact on the High Street.

Good management of the streetscape is essential to maintain the sense of place. It is spoilt by the use of street furniture of a type marketed as suitable for Conservation Areas, but in fact 'off the peg' and poorly designed. This is evident in features such as finger posts, litter bins and lamp posts, which draw excessive attention to themselves. Utilitarian features can be no less intrusive, especially the prominent 'wirescape' and numerous telegraph poles, as well as poor quality boundary markers, like slatted fences and concrete posts. The tall CCTV camera next to the bus shelter and public toilets by the entrance to the car park is particularly unfortunate. Signage and other features associated with road traffic needs to be more carefully managed in places. The constant stream of cars down the High Street strongly detracts from the Conservation Area, as

do the numerous parked cars. Large parking areas, such as that near the library or in front of the White Horse on Sheep Pen Lane, also detract from the Conservation Area because of the number of cars they attract and the unsympathetic treatment of the surfaces. Poor quality concrete or tarmac surfacing is also a problem in the twittens and service roads leading off the main streets. Another negative feature associated with road traffic is the numerous ugly garages that have been erected in the backlands.

Several sites in the Conservation Area could be enhanced:

- Cobblestone Walk is an attractive space but has been filled up with clutter - better management could open up views of the picturesque rear elevations of the important range on the east side of the High Street which incorporates the Market House;
- Tanyard Lane Cottages are badly detailed and detract from the setting of the Grade II-listed nos. 120-122 High Street;
- The east side of Charlton Street has suffered in places from poor-quality infill development;

9. Management plan

The need for a Management Plan

It is the role of the Management Plan to take forward the challenges and opportunities identified in the appraisal, and to identify means by which the special interest of the Conservation Area will become self-sustaining into the future. To achieve this requires a partnership between those living, working and carrying out property improvement and development in the Conservation Area and Horsham District Council.

All development proposals should preserve or enhance the character and appearance of the Conservation Area in accordance with the Horsham District Planning Framework. In a Conservation Area there are some extra controls over works to buildings, boundaries and trees intended to ensure that the character is not eroded by unintended loss or change and the appearance is not changed in a negative way.

For advice on whether planning permission is required for works please refer to the Horsham District Council website or The Planning Portal (https://www.planningportal.co.uk/info/200125/do_you_need_permission).

Control of development

It is essential that any development should preserve or enhance the setting of any adjacent historic buildings and existing landscape features and trees, and the overall special qualities of the character area. Therefore, careful consideration must be given to the size, scale, urban grain, layout, design, massing, height, plot width, frontage activity, landscape and materials in any such development. This does not dictate architectural style but does attempt to ensure that proposals respond positively to their context.

The Council strongly encourages applications for planning permission or other consents for proposals which meet these criteria and avoid:

- the demolition of any building or structure if its loss would damage the character or appearance of the Conservation Area;
- development (including extension/alteration) which would be harmful

to the setting or character or appearance of the Conservation Area;
and

- development which would adversely affect or result in the loss of important views, open spaces, tree cover or boundary features within the Conservation Area.

Residents and business owners should contact the Council to confirm what proposed extensions and alterations constitute 'development'.

Monitoring and compliance

If necessary, the Council has a range of tools at its disposal to compel building owners to appropriately maintain and repair buildings which are causing a local nuisance or which are designated heritage assets.

Issues

The preparation of the Steyning Conservation Area Appraisal has included consultation with stakeholders, specifically the Parish Council. A number of issues were identified. These have been used as a basis for the following section identifying principal issues to be addressed by this Management Plan.

Historic built environment:

- Loss of traditional architectural features;
- Equipment and installations;
- Boundary enclosures;
- Drives, off-street parking and loss of front gardens;
- Enhancement of existing buildings;
- Shopfronts;
- Extensions;
- Window replacement;
- Dormer windows and rooflights;
- Cladding, rendering and the painting of walls;

- Re-pointing of brickwork and stone walls; and
- Demolition.

New development and environmental improvement

- Opportunities for new development
- Setting and Views

The Environment and Public Realm

- Trees;
- Public Realm;
- Street furniture;
- Surface materials;
- Car parks;
- Opportunities for enhancement

Historic built environment

Loss of traditional built and architectural features – architectural features set out in section 6 of the Appraisal, such as stone boundary walls, traditional windows, Horsham stone slate roof covering and so on, should be preserved due to the significant contribution they make to the character and appearance of the buildings and the Conservation Area.

Equipment or installations - the presence of modern types of equipment on or around buildings, such as large aerials or satellite dishes and micro-generators, can detract from the character of a Conservation Area and/or the special architectural qualities of buildings. To minimise their visual impact, they should be positioned away from public view or prominent positions. The removal of existing fixtures cluttering front elevations is encouraged and care should be taken to repair the affected surfaces.

Boundary enclosures - most buildings in the Conservation Area have a variety of boundary walls although along High Street many buildings abut the back edge of pavement and there are no front areas. At present, some poorly maintained boundary treatments harm the character and

add to the appearance of buildings and the overall street scene, including rear boundaries which are visible in several locations when viewed from the public realm. A characteristic boundary of settlements in Horsham District is local stone laid in rubble courses. Retention of these walls and increased use of trees and hedgerow as a 'soft' boundary treatment is considered preferable. In some cases, installing traditionally detailed brick walls and railings may be appropriate.

Drives, off street parking and loss of front gardens - landscaped gardens to building frontages make an important contribution to the quality of the streetscape. Historically, many buildings in the Conservation Area had front gardens with enclosing low stone or brick walls, hedges or railings. The loss of front gardens to parking detracts from their historic setting and is resisted. The use of porous pavements, reinforced grass paving, or gravel instead of tarmac, with the retention of some garden space and the use of appropriate boundary treatments, would offer a more attractive setting for buildings, reduce run-off and give a more sustainable approach.

Where there is existing frontage parking which adversely impacts the character and setting of the Conservation Area, any new planning application should include a condition requiring the reinstatement of front garden areas and any traditional boundary treatments.

Enhancement of existing buildings – many of the listed and unlisted buildings in Steyning have been altered and lost features. Fortunately, there exists good photographic coverage of the place, allowing for the possibility of accurate restoration. Proposed enhancements to make a building look grander than it ever was should be resisted. There are several buildings on the High Street where reinstating traditional features would improve their appearance.

The following enhancement works should be encouraged as part of any future development:

- Reinstating boundaries where they have been removed to their original height and footprint;
- Ensure that new boundaries are built from quality materials, paying full attention to stone coursing, brick bond, lime mortar, and coping details;

- New gates and timber fences should be good quality traditional timber design; and
- Encourage the use of good quality paving, trees or planting where the back yards or gardens are visible from the public domain.

Shopfronts - Steyning Conservation Area retains several well-designed and well maintained traditional shopfronts and the retention of these is encouraged. A number of commercial premises have garish and poorly designed shopfronts which should be improved. The reinstatement of a traditional shopfront design and appropriately designed signage that complement the building and streetscape is encouraged, when redecorating or carrying out any works.

Extensions - modern extensions should not dominate the existing building in either scale, material or their siting. There will always be some historic buildings where any extensions would be detrimental and should not be permitted. Successful extensions require a sound understanding of the building type to be extended together with careful consideration of scale and detail.

Window Replacement - the loss of traditional windows, ironmongery and glazing from our older buildings poses one of the major threats to our heritage and the character of historic areas. The character of windows profoundly affects the appearance of buildings but are particularly vulnerable as they are easily replaced or altered. The desire to improve the energy efficiency of historic buildings encourages windows' replacement with inappropriate and inferior quality modern alternatives. If well maintained, historic windows can last more than 200 years. Where the windows being considered for replacement are themselves modern replacements in inferior softwood that are now failing, what they are replaced with needs to be carefully assessed.

Within the Conservation Area, historic windows should be retained whenever possible and their repair prioritised. In general, consent will not be granted for their removal. Within the Conservation Area there are a variety of timber casement and vertical sliding sash windows.

The design of historic windows evolved through the early modern period

and so, where repair is not possible, replacement windows should be designed to either replicate the historic windows being replaced or be based upon a period design contemporaneous with the host building. In general, a consistent approach should be taken across a building.

Dormer Windows and Rooflights - New dormer windows and rooflights should not be located on street-facing and prominent roofscapes. Where new dormer windows and rooflights are considered appropriate, they should be small in scale and not dominate the roofslope, ensuring that a large area of the roof remains visible. Dormers need to be of a traditional form, in scale with the building and its roof and their windows should be smaller than those on the floor below. Rooflights need to be flush with the roof face and normally the 'conservation' type rooflight is preferred. In most cases, the dormer or rooflight should align with the window below.

Cladding, rendering or painting of walls - In most cases, the walling material of a building is part of its character and contributes positively to the appearance of the Conservation Area. There may, however be cases where the existing wall surface is unattractive or is decaying, and cladding, rendering or painting can be justified. Where this is the case the cladding needs to be in a locally used material, such as tile-hanging using local red clay tiles, or timber weatherboarding. Painting of natural brickwork and stonework is discouraged. If proposed work involves changing the front elevation of a building, Conservation Area advice from the Local Planning Department at Horsham District Council should be sought.

Repointing of brick or stone walls - Repointing can ruin the appearance of brick or stone walls. The purpose of the mortar in the joints is to stop rainwater penetrating into the wall and to act as a conduit for moisture trapped in the wall to escape. The mortar joint or pointing is therefore sacrificial and needs to be softer and more porous than the wall material. This is why for conservation work a lime based mortar is normally recommended. It is important to dig out the old pointing to allow a sufficient 'key' for the repointing. Mortar should fill the joints but not spread out onto the surface of the wall material, and where the arises (corners) have been worn away, the mortar face may have to be slightly setback. Raised or 'strap' pointing should be avoided as not only does it stand out and change the appearance of the wall, it can act as a shelf for rainwater.

Demolition - within the Conservation Area, the demolition of an unlisted building or wall over a certain volume or height without prior planning permission is a criminal offence. Furthermore, demolition of buildings or built features which have been identified as making a neutral or positive contribution to local character will normally not be permitted. Where buildings and features have been identified as making a negative contribution of local character, development incorporating some demolition may be permitted, as long as what will replace the existing building is judged to respond positively to its local context.

For advice on whether planning permission is required for works please refer to the Horsham District Council website or The Planning Portal (https://www.planningportal.co.uk/info/200125/do_you_need_permission).

New development

Opportunities for new development - must be considered carefully and the effect of new buildings on the setting of the Conservation Area, and on views both into it and out of it, particularly taken into account. New development must be sympathetic to its context in terms of its siting, scale (including height, size and massing), materials and details. It should also follow the existing pattern or grain of development, not obstruct important views, and not dominate buildings in the immediate vicinity. Materials should be carefully chosen to complement the Conservation Area's existing palette of materials.

Setting and views - all development affecting the setting of the Steyning Conservation Area should demonstrate how the setting and long distance views, into and from the Conservation Area, are preserved and enhanced. The important views are identified in section 7 of the Conservation Area appraisal.

Key threats:

- Further erosion of front boundaries in the Conservation Area;
- Closure of more shops as retail becomes more marginal and the difficulty of retaining the character of the buildings when allowing conversion from retail;
- Loss of traditional joinery details in windows and doors and in particular shopfronts, as properties are improved both visually and for thermal upgrading;
- Loss of traditional roof coverings, chimneys and chimneypots on unlisted properties when the roof is replaced. Machine made clay tiles, imported slates and similar though 'natural' materials look different to what is there now;
- Loss of setting relationship between the rest of the Conservation Area and the religious and manorial sites of the settlement off Church Street and Vicarage Lane;
- Further erosion of front boundaries in the Conservation Area; and
- Erosion of green spaces and loss of prominent trees and bushes in the Conservation Area.

The Environment and Public Realm

Trees - the presence of trees makes an important contribution to the character and appearance of the Conservation Area. Anyone who cuts down, uproots, lops, wilfully destroys or wilfully damages a tree of a diameter 75mm or more at 1.5m above ground level in a Conservation Area without giving the Local Planning Department at Horsham District Council six weeks' prior notice of their intention may be guilty of an offence. In Conservation Areas, the same penalties as those for contravening a Tree Preservation Order apply and a person who cuts down a tree in a Conservation Area without first giving notice is liable, if convicted in the Magistrates Court, to a fine. A person who carries out damaging work in a way that is not likely to destroy the tree is also liable to a fine.

Public realm

Street furniture - there needs to be a consistency of style to help create a cohesive identity for the Conservation Area. The presence of excessive or redundant street furniture causes street clutter and is visually unattractive.

The rationalisation of street furniture such as street nameplates (a simple design of black letters on a white background), lamp posts, seating and the provision of a standard sage green for finger posts and litter bins is encouraged.

A-boards and blade, feather and teardrop flags though not fixed add to street clutter and are generally discouraged in Conservation Areas.

Surface Materials - A large format paving slab in natural stone should be used as part of considered approach to the location and the heritage context. Older surfacing materials such as local stone on edge, pebbles and even flint are rare vernacular survivals that should be conserved. The use of high quality paving materials, together with the layout and jointing detail are key elements of the overall surface appearance.

The following measures should be encouraged:

- The existing areas of high quality traditional paving must be protected;
- Further areas of traditional paving should be added as funding allows; and
- The street lights need to be upgraded and out of date fittings removed.
- Any redundant street furniture such as signage should be removed.

Car parks - there are some visually poor car parking areas which would benefit from enhancement works such as appropriate resurfacing, sensitive bay marking and the introduction of soft landscape. A good example is the main car park off Tanyard Lane which is relatively secluded and has an interpretation board about Steyning.

Opportunities for enhancement – Several sites in the Conservation Area could be enhanced with great benefit to it. Cobblestone Walk is an attractive space but has been filled up with clutter. Better managing poorly

coordinated low-rise construction and removing the obtrusive pergola-type structures would open up views of the picturesque rear elevations of the important range on the east side of the High Street incorporating the Market House. Redevelopment of a number of sites occupied by poor quality, insensitive construction could enhance the Conservation Area. Tanyard Lane Cottages are badly detailed and detract from the setting of the Grade II-listed nos. 120-122 High Street. The east side of Charlton Street has suffered in places from poor-quality infill development.

Appendix 1: Historic development

Pre-history

Excavations in the town have turned up remains that provide evidence for prehistoric activity, although not, on the basis of what has been found so far, for permanent settlement. A Roman road linking Stane Street (the route between London and Chichester) with the road from London to Lewes passed through the area to the north of Steyning. Archaeological investigations have revealed considerable evidence of Romano-British activity, but it seems likely that the settlement is Saxon in origin. The place name derives from 'stæningas', an Old English word taken to mean 'places characterised by stones', although to which stones it refers is unknown.

The Middle Ages

A timber church was founded in Steyning by St Cuthman in the 7th or 8th century. He was buried here and his shrine became a centre of pilgrimage. It was a minster (i.e. a mother church serving several later parishes), and by the 9th century it was sufficiently important for King Æthelwulf of Wessex to be buried there in 858, although his remains were later translated to Winchester. This is indicative of Steyning's link with the royal household and King Alfred held the manor, devising it to his nephew Ethelwold. Archaeological investigations have discovered a complex of timber houses, which may have been a high-status residence, in Market Field to the east of St Andrew's Church. By the 11th century, Steyning was a place of some substance. It was already the location of a market and, by the end of Cnut's reign (1018-35) a mint was in operation. The basic elements of the street plan were probably extant, but despite all this Steyning was still a village.

Following the Norman Conquest, this situation changed rapidly, however, as burgage plots started to appear along the main thoroughfares. The centre began to shift west away from the vicinity of St Andrew's Church to the High Street. William I confirmed the gift probably originally made by Edward the Confessor of the manor of Steyning to the Abbey of Fécamp in Normandy. The Abbey established a college of secular canons, which superseded the manor. Cross-Channel trade through the nearby port of St Cuthman on the River Adur helped to drive economic growth. During this period there was rivalry with the neighbouring settlement of Bramber to the

southeast. William I had granted the lordship of the Rape of Bramber to William de Braose, who founded a college of secular canons there before 1073 and also built a bridge across the Adur. He later founded the coastal port of New Shoreham and this, together with the tolls he levied from river traffic passing through Bramber, sent the port of St Cuthman into decline. By the 14th century it had disappeared.

During the 12th century the Saxon minster was rebuilt on an ambitious scale as a large, cruciform structure dedicated to St Andrew. The college of secular canons was dissolved in c. 1260 but the Abbey of Fécamp retained the advowson until the period of the Hundred Years' War, which made communication difficult and so the advowson passed to Syon Abbey in Middlesex. A chantry of St Mary is recorded from the 13th century, and a Fraternity of the Holy Trinity in 1424. From 1295, the town sent representatives to Parliament.

In addition to the markets, local trade was based on agriculture, both arable farming and animal husbandry, the latter cattle and sheep. Tanning and shoemaking are recorded at the end of the 15th century. Steyning was reasonably prosperous during the later Middle Ages, as demonstrated by a high concentration of surviving buildings from 1350-1500. With one exception, these are all timber-framed, although the use of Horsham slates as a roofing material is supposedly recorded in 1344.

Development was concentrated along burgage plots fronting the High Street and the south side of Church Street at its west end. It had distinctly urban characteristics – continuous frontages with houses built right up to the streetline. The remainder of the town was less densely, more irregularly developed and the focus of activity and settlement in this area would eventually by the 18th century leave St Andrew's Church and the vicarage isolated.

The early modern period

At the Dissolution St Mary's Chantry and the Fraternity were dissolved, the link with Syon Abbey was severed and St Andrew's Church fell partly into ruins. It was only in the 1570s that the surviving nave was made good, a west tower built and the remainder demolished. In 1614 a grammar school was established in the former Hall of the Fraternity of the Holy

Trinity. Steyning carried on expanding – the population rose from 300 in 1524 to around 550 for the whole parish in 1642-1644. A number of half-timbered buildings appeared during the course of the later 16th and 17th centuries, exhibiting the changes in configuration and plan form characteristic of this period, such as ceiled halls. The town was regarded as sufficiently important to be used as a store for military supplies in 1586 and 1626, and for quarter sessions between 1667 and 1743. Tanning and related industries flourished. Chalk was excavated from the Downs for the production of lime.

In 1729 a timber-framed Wealden house on Mouse Lane was purchased by parish to serve as a workhouse, which functioned until 1835 when it was superseded. Steyning's prosperity continued through the 18th century, as reflected by architectural developments: earlier houses were re-fronted in brick, flint and mathematical tiles, and in the 1770s-1780s large new townhouses appeared. The old market house was dismantled and replaced by a new building with a clock tower on a different site, this time fronting the High Street.

By the late 17th century, Steyning had become an important staging post on the road from London to Shoreham and Brighton, and had several inns. Later, this traffic would be augmented by travellers to the new resort at Worthing. The Horsham to Upper Beeding road was turnpiked in 1764 when Clays Hill was cut. The town was still growing at the end of the 18th century and by 1801 the population had risen to 1,174.

The 19th century

A large infantry barracks was built in c. 1804 in response to the Napoleonic Wars, although it existed only until 1819. A new route from Upper Beeding to Shoreham opened in 1807 and the east-west route from Pulborough to Steyning was turnpiked in 1810. In 1812 a National School was established. Along with Bramber, Steyning was disenfranchised as a Rotten Borough by the Reform Act of 1832, but remained economically fairly buoyant. Although the non-conformist presence was never especially strong (the Quaker community founded in 1655 had dissolved itself by 1740), a Methodist chapel was founded in 1835.

In 1861, Steyning acquired a rail connection on a new line from Horsham


to Shoreham-by-Sea and a station was built on the eastern outskirts. With Brighton now only 30 minutes' travel away, this marked the start of its gradual transformation from a self-contained town to a commuter settlement. The railway also boosted residential development. During the first half of the 19th century this was either infill, or to the south-east and north-west, but the presence of the new station attracted development on the eastern side. By the end of the century, large villas had appeared on Goring Road.

The 20th century





The breweries on the southern edge of the town were amalgamated in 1899, but carried on functioning only until the 1920s. The tanyard survived until 1941, the market until 1974. Chalk extraction and lime-burning also ceased in the 1970s. Steyning was relatively unaffected by the First and Second World Wars. Residential development on the outskirts grew in pace in the 1930s, then even more so in the post-war years, despite the closure of the station in 1966 (the alignment of the railway was later used for the A283 bypass). In 1931 the population stood at 1,885, by 1971 it had risen to 3,284. By the early 21st century the historic core was entirely surrounded by residential development, although the setting of the town to the south and west has been safeguarded by, among other things, the designation in 2011 of the South Downs National Park.

Appendix 2: Gazetteer of listed buildings

Image	ListEntry	Name	Description	Grade	ListDate	NGR
	1027258	MOUSE COTTAGE	C17 timber-framed building with plaster infilling on flint and stone base. The west wall has been rebuilt in flints and brick and has the date 1684 on the return of the north face. Thatched roof. Casement windows. Two storeys. Two windows Modern addition in "rustic timbered" style to east.	II	15/03/1955	TQ 17283 11566
	1180708	OLD WORKHOUSE COTTAGES	L-shaped medieval timber-framed building of "wealden" type, originally a hall house, later converted into the Parish Poor-house and now three cottages. The ground floor has been rebuilt in red and brown brick. Plaster infilling and curved braces above. The projecting wings oversail on the protruding ends of the floor joists and bressummers. Curved braces support the eaves of the recessed centre. Hipped slate roof, probably thated originally. Horizontally-sliding sash windows. Two storeys. Four windows. The L-wing behind with squares of plaster infilling is contemporary or very little after the main building. Crown post roof inside.	II	15/03/1955	TQ 17354 11532
	1180470	138 AND 140, HIGH STREET	No 138 is a medieval timber-framed building refaced in the C18 and since modernised. No 140 is a later addition. Two storeys. Five windows. Ground floor red brick and grey headers, above tile hung. Bend in the front. Modern tiled roof, the south end rounded. Modern windows. No 140 is a C19 addition of higher elevation.	II	09/05/1980	TQ 17386 11516
	1180658	PENN COTTAGE PENNS HOUSE	Originally a dwelling of timber-framed construction and C17 or earlier date. Converted into a Quaker Meeting House in 1678 and used by William Penn, the Founder of the Society of Friends, who lived at Warminghurst, not far away. Made into a dwelling again in the C19 or since. Not two dwellings. One storey and attic. Three windows. Two gabled dormers. Now faced with stone rubble, red brick and tile-hanging. Tiled roof. Casement windows. Stone inscribed "Quaker Meeting House 1678".	II	09/05/1980	TQ 17391 11577





	1354056	134 AND 136, HIGH STREET	C17 or earlier timber-framed building, refaced in 1711. Two storeys. Three windows. Faced with flints with red brick dressings, quoins and stringcourse Horsham slab roof. Horizontally-sliding sash windows. Doorways with flat hoods on brackets.	II	15/03/1955	TQ 17394 11491
	1180807	COURT MILL HOUSE AND ENTRANCE GATES	Formerly the mill building, not the mill-house. North end probably C18 and faced with tarred weather-boarding. Main portion C19 but containing an C18 doorway. Two storeys and semi-basement on east side. Four windows. Painted brick. Tiled roof. Gable end north and south. Windows appearing like sash windows but made in two sections, each opening on a swivel, with wooden shutters. Doorway up steps with iron handrail having wide flat hood over on brackets. Loft door above and over that a gabled pigeon loft with weather-boarded sides projecting on brackets from the roof. A handsome pair of wrought iron gates gives entrance to the drive and garden.	II	09/05/1980	TQ 17240 11509
	1180461	THE STAR PUBLIC HOUSE	C18. Five windows. Tiled roof. No 128 has one storey and attic and one gabled dormer. Red brick. Horizontally-sliding sash windows. No 130 has two storeys. Front stuccoed, side red brick and grey headers. Modillion eaves cornice. Glazing bars missing.	II	09/05/1980	TQ 17413 11472
	1027279	MILL HOUSE	C18. Two storeys. Three windows. Painted brick. Hipped tiled roof. Horizontally-sliding sash windows on first floor, two ordinary sash windows with glazing bars intact and one modern window on ground floor.	II	09/05/1980	TQ 17412 11451

	1027253	CHANCTONBURY COTTAGE	<p>Medieval timber-framed building, probably a hall house originally, with plaster infilling and curved braces on first floor, ground floor rebuilt in flints. Thatched roof. One ordinary sash window with glazing bars intact. Remainder horizontally-sliding sash windows. Two storeys. Two windows. South-east front weather-boarded.</p>	II	15/03/1955	TQ 17402 11402
	1285441	124, HIGH STREET	<p>Early C19. Two storeys. Three windows. The facade has a slight bend in it. Southern two thirds red brick and grey headers, northern third flints with red brick dressings, quoins and two stringcourses. Hipped tiled roof. Casement windows.</p>	II	09/05/1980	TQ 17429 11427
	1354055	120 AND 122, HIGH STREET	<p>One building. L-shaped timber-framed building. The front wing facing the street is medieval but has been refaced in brick, now painted. Hipped roof of Horsham slabs in two sections. Glazing bars intact in Nos 120 and 122 only. Other windows and the shop windows modern. Two storeys. Four windows. Crown post roof inside. The east wing behind is a C16 addition. GV</p>	II	09/05/1980	TQ 17447 11419
	1027252	95 AND 97, HIGH STREET	<p>C16 or earlier timber-framed building with plaster infilling and diagonal braces on first floor, on a cobbled base. Tiled roofs. Sash windows with glazing bars intact. Doorways up six steps set in moulded architrave surrounds with pediments over on console brackets and six panel doors. Queen-post roof inside. GV</p>	II	15/03/1955	TQ 17453 11383

	1027251	89-93, HIGH STREET	C18. Two storeys and basement at ground floor level. Six windows. Red brick. Wooden eaves cornice. Tiled roof. Glazing bars intact. Horizontally-sliding sash windows in basement. Doorway up eight steps with wooden handrail set in moulded architrave surrounds with pediments over on console brackets and six panel doors. GV	II	15/03/1955	TQ 17458 11382
	1027250	87, HIGH STREET	C18. Two storeys. Three windows. Faced with flints with red brick dressings, quoins and stringcourse. Wooden eaves cornice. Tiled roof. Glazing bars intact. Doorway up six steps in moulded architrave surround with wide flat hood on brackets and door of six fielded panels, top two glazed. GV	II	15/03/1955	TQ 17469 11371
	1027249	83 AND 85, HIGH STREET	C18, No 83 dated 1710. Two storeys. Three windows and one window-space in the centre of No 83. No 83 faced with flints with red brick dressings and quoins, No 85 stuccoed. Tiled roofs. Glazing bars intact, except on ground floor of No 85 which has a modern shop window built out, not now used as such. Doorways up six steps in moulded architrave surrounds, with heavy pediment on console brackets to No 85. GV	II	09/05/1980	TQ 17481 11360
	1027278	WARWICK HOUSE	One building, now two shops. C17 or earlier timber-framed building refaced with stucco in C18. Horsham slab roof. Glazing bars intact on first floor only. Modern shop fronts below. Two storeys. Three windows. GV	II	09/05/1980	TQ 17519 11356





	1180446	94 AND 96, HIGH STREET	One building. C17 timber-framed building now faced with stucco. Tiled roof. Modern windows and shop fronts. Two storeys and attic. Four windows. One dormer. GV.	II	09/05/1980	TQ 17520 11349
	1027248	75, HIGH STREET	C18. Two parallel ranges. Two storeys. Three windows. Faced with knapped flints with red brick dressings, quoins and stringcourse, on a rough flint base. Wooden eaves cornice. Tile roof. Glazing bars intact on first floor only. Doorway up seven steps with rectangular fanlight and flat hood on brackets. North-west wall stuccoed on ground floor and tile-hung above. GV.	II	15/03/1955	TQ 17504 11332
	1354054	90 AND 92, HIGH STREET	One building, once three cottages, now two. L-shaped medieval timber-framed building, the first floor close-studded with plaster infilling and once jettied, but the ground floor has been built out at each end in red brick and grey headers, though the centre still oversails. Hipped roof of Horsham slabs. Horizontally-sliding sash windows, except on ground floor of No 90, which has ordinary sash windows with glazing bars intact. Doorway in centre with obtusely-pointed head lining. North-west wall has the timbering wholly exposed with squares of plaster infilling. Crown post roof inside. GV	II	15/03/1955	TQ 17533 11338
	1027247	71 AND 73, HIGH STREET	C18 pair. Two storeys. Two windows and one window-space. Faced with flints with red brick dressings and quoins. Back tile-hung. Tiled roof. Glazing bars intact. Doorways up five steps. GV.	II	15/03/1955	TQ 17515 11325

	1027246	THE OLD COTTAGE	Once a forge. Medieval timber-framed building with plaster infilling and curved braces on first floor, on a base of brick, flints and rubble. Tiled roof. Horizontally-sliding sash windows on first floor. Modern casements below. Two storeys. Three windows. GV.	II	15/03/1955	TQ 17521 11320
	1180443	84 AND 86, HIGH STREET	L-shaped medieval timber-framed building, now faced with plaster, but the timbering with red brick infilling exposed in north-west wall. Horsham slab roof. Two storeys. Three windows, one of those on first floor being a gabled dormer. Modern shop fronts.	II	09/05/1980	TQ 17548 11321
	1027245	67, HIGH STREET	C18. Two storeys. Three windows. Red brick. Cornice and parapet. Tiled roof. One bay on ground floor and modern shop front to south-east. Glazing bars otherwise intact. Doorway between the bays up five steps with engaged columns, pediment and semi-circular fanlight. GV.	II	15/03/1955	TQ 17529 11307
	1354081	61, 63 AND 65, HIGH STREET	Early c16 timber-framed with wholly jettied first floor. Ground floor refaced in a sort of imitation linenfold panelling in wood on a flint and brick base. First floor close-studded with plaster infilling and oversailing on the protruding ends of the floor joists, a moulded bressummer and brackets. Hipped tiled roof. Modern casement windows. At south-east end early C19 shop window with small square panes and glazing bars intact. Two small modern shop windows to north-west of this. GV.	II*	15/03/1955	TQ 17539 11292

	1027277	78 80 AND 80A, HIGH STREET	One building. Three storeys. Three windows. Painted brick. Wide eaves bracket cornice. Hipped slate roof. Glazing bars intact above ground floor. Modern shop front. GV.	II	09/05/1980	TQ 17562 11300
	1285472	PRESTON HOUSE	One building. Early C19 house with tall facade. Three storeys. Three windows. Stuccoed parapet. Glazing bars intact above ground floor. Two bays originally on all floors, but the ground floor has been cut away for a modern shop front and for an entrance to the house above. GV.	II	09/05/1980	TQ 17567 11290
	1180415	THE MARKET HOUSE	C18. Two storeys. Two windows. Ground floor red brick, above tile-hung. Tiled roof. Glazing bars intact on first floor. Modern window below. Stuccoed clock tower added about 1835 when the clock-face was brought here from Michelgrove, when this house was demolished. Cornice above, surmounted by a small belfry with weather-vane. At one time the building was used as the fire station and the alarm bell survives. After 1920 it became the Market Office. GV.	II	15/03/1955	TQ 17573 11278
	1027276	74, HIGH STREET	Early C19. Two storeys. Three windows. Painted brick. Eaves cornice. Tiled roof. Glazing bars intact. Two large bays on ground floor. Doorway between with flat hood and rectangular fanlight. GV.	II	12/08/1969	TQ 17569 11286

	1354053	68 AND 70, HIGH STREET	L-shaped medieval timber-framed building of "wealden" type, refaced and the recessed centre subsequently built out flush with the wings. Two storeys. Three windows. No 68 stuccoed, No 70 tile-hung and now painted. Front of roof Horsham slabs, back tiled. No 68 has two bays on ground floor, No 70 a modern shop front. Two casements and one horizontally-sliding window above.	II	09/05/1980	TQ 17582 11269
	1180572	53, HIGH STREET	Medieval timber-framed building, refaced with brick, now painted, in C18. Parapet. Slate roof. Glazing bars intact on first floor. Two large bays on ground floor with glazing bars missing from their lower halves. Doorway between with fluted columns, pediment, semi-circular fanlight and door of six fielded panels. Crown post roof inside. GV.	II	15/03/1955	TQ 17568 11250
	1027275	66, HIGH STREET	L-shaped. C17 or earlier timber-framed building, refaced with tiles, now painted, the north-west side with flints, and behind partly with slates and partly with brick. Front of roof is of Horsham slabs, north side of slates, back of tiles. Modern window and shop front. Two storeys. Two windows. GV.	II	09/05/1980	TQ 17588 11259
	1180406	64, HIGH STREET	Medieval timber-framed building with plastered front. Two storeys. Two windows. Tiled roof. Modern shop front. One casement window and one horizontally-sliding sash window above. GV.	II	09/05/1980	TQ 17594 11254

	1285533	ELM GROVE	Early C19. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Slate roof. Glazing bars intact.	II	09/05/1980	TQ 17657 11295
	1354061	51, HIGH STREET	Medieval timber-framed building, restored externally, with close studding and plaster infilling on first floor. This originally oversailed but has been underbuilt with a modern shop front with tiled canopy over. Plastered gable at south-east end containing an oriel window supported on brackets and three lights of diamond-shaped panes. Casement windows. Two storeys and attic in gable. Three window.	II	15/03/1955	TQ 17572 11241
	1027287	47 AND 49, HIGH STREET	Medieval timber-framed building, now fronted with painted brick and a modern shop front on ground floor and with painted tiles above, with some trace of a moulded bressummer between. Horsham slab roof. Two storeys and attic. Two windows. One gabled dormer.	II	09/05/1980	TQ 17574 11234
	1027274	60 AND 62, HIGH STREET	C17 or earlier timber-framed building of unusual height (three storeys) refronted with red brick on ground floor and tile-hung above. Tiled roof. Three windows. Doorway with pilasters, projecting cornice and panelled reveals. Modern windows. At north-west end of first floor is a blocked original three-light window with wooden mullions. GV.	II	09/05/1980	TQ 17601 11238





	1027273	58, HIGH STREET	<p>Medieval timber-framed building of unusual height (three storeys, of which the top storey was not added at a later date), refaced with red brick in the C19. Three windows. Tiled roof. Casement windows. Carriage archway at south-east end with carved brackets. Crown post roof inside.GV.</p>	II	09/05/1980	TQ 17606 11231
	1180557	THE CHEQUERS INN	<p>Timber-framed building, probably of medieval date, refaced with brick, now painted, in C18. Modillion cornice and parapet. Tiled roof. Glazing bars intact. Three-light bay window at each end of front on both floors. Porch with flat head and modillion cornice. Double doors of six fielded panels. GV.</p>	II	15/03/1955	TQ 17590 11218
	1027272	56, HIGH STREET	<p>The front portion is a medieval timber-framed hall house which has been refronted in the C18 but has the timbering with brick infilling exposed in the south-east wall. Two storeys. Four windows. Painted brick. Parapet. Horsham slab roof. Glazing bars intact. Doorway with flat hood on carved brackets. Crown post roof inside. Behind and at right angles is a further timber-framed wing with the timbering and red brick infilling exposed on first floor of north-west wall. This was originally a separate medieval hall house, also with a crown post roof, that has been later joined to the front part of the building. GV.</p>	II	15/03/1955	TQ 17611 11222
	1027286	39, HIGH STREET	<p>C17 or earlier L-shaped timber-framed building with a wing running back a long way behind the street. The timbering in this wing is exposed with plaster infilling and curved braces but the street front has been refaced in the early C19. Red brick. Painted long and short quoins and cornice. Brick parapet. Horsham slab roof. Two small bays on first floor. Carriage archway through ground floor. C19 shop window to south-east of this. Two storeys. Two windows. GV.</p>	II	15/03/1955	TQ 17597 11200

	1180546	LLOYDS BANK	C18. Two storeys and attic. Four windows. Three dormers. Red brick. Stringcourse, dentilled cornice and parapet. Slate roof. Glazing bars intact on first floor only. Modern windows below. GV.	II	09/05/1980	TQ 17607 11190
	1354060	WELLINGHAM HOUSE	Early C19. Two storeys. Two windows. Red brick. Stringcourse. Slate roof. One bay window on first floor with glazing bars missing from lower half. Modern shop window. Narrow doorway to north-west of this with pilasters, pediment, semi-circular fanlight and door of six moulded panels. GV.	II	15/03/1955	TQ 17615 11184
	1285439	33 AND 33A, HIGH STREET	Medieval timber-framed building of "wealden" type, refaced and the centre portion built out in the early C19. Two storeys. Three windows. Stuccoed. Slate roof. Glazing bars intact on first floor only. Small bay and modern shop front on ground floor. Doorway between with rectangular fanlight. Crown post roof inside. GV.	II	09/05/1980	TQ 17622 11178
	1027285	LASHMARS	Timber-framed building of about 1500, originally with a jettied front, but refaced with brick, now painted, in C18. Stringcourse, cornice and panelled parapet. Tiled roof. Glazing bars missing. Large modern bay and shop front on ground floor. Doorway between at head of three steps with segmental fanlight, projecting cornice and door of six fielded panels. Crown post roof inside. GV.	II	09/05/1980	TQ 17631 11169

	1285433	27, HIGH STREET	C16-17 timber-framed building, refaced with brick, now painted, in C18. Tiled roof. Glazing bars missing. Modern bay on ground floor, now a shop window. Two storeys and attic. Two windows. One gabled dormer. GV.	II	09/05/1980	TQ 17638 11164
	1354059	THE CAVALIER	Medieval timber-framed building, refaced with brick, now painted, in C18. Two storeys. Three windows. Glazing bars intact on first floor. Modern windows below. Tiled roof. Doorway up five steps with handrail having pilasters and projecting cornice. Crown post roof inside. C17 staircase wing with oak staircase. GV.	II	15/03/1955	TQ 17641 11161
	1240897	K6 TELEPHONE KIOSK, HIGH STREET	Telephone kiosk. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast-iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door. GV.	II	08/08/1989	TQ 17651 11164
	1027284	THE WHITE HORSE INN AND THE STABLES ADJOINING TO THE SOUTH WEST	Two storeys. Two windows. Ground floor red brick, above tile-hung. Hipped slate roof. Glazing bars intact. Later addition of eight windows to south-west. Adjoining at eight angles are the Stables. Early C19. Two storeys. Three windows. Painted brick. Hipped slate roof.	II	09/05/1980	TQ 17646 11150

	1027266	KELVIN HOUSE MAGNET HOUSE	C16 timber-framed building, refronted in C18 with stucco, but the timbering with plaster infilling and curved braces still visible in the north-west wall. Horsham slab roof. Glazing bars intact on first floor. Modern shop fronts below. Two storeys and attic. Three windows. One hipped dormer. Token coins were once made in the rear of No 32, when it was called Mint House. GV.	II	09/05/1980	TQ 17683 11177
	1354052	36, HIGH STREET	Two parallel ranges. Front range early C19, back range probably older. Two storeys. Two windows. Ground floor of front painted brick and of the south-east side flints. Above all tile-hung. Tiled roof. Glazing bars intact. Doorway with pilasters, flat hood, rectangular fanlight and double doors of six fielded panels. GV.	II	09/05/1980	TQ 17672 11178
	1027267	38, HIGH STREET	Built in 1886 as the Town Hall, when Steyning was a separate Rural District, but in the Georgian tradition. Two storeys. Three windows. Red brick. Eaves cornice. Hipped roof of Horsham slabs. Casement windows. Two bays on ground floor. Stone four-centred doorway with moulded jambs and dripstone. Date 1886 over the doorway. GV.	II	09/05/1980	TQ 17664 11177
	1027268	BARCLAYS BANK AND DOWN HOUSE NYEWOOD HOUSE	Now one building, probably two houses originally. C18. Two storeys. Five windows. Red brick. Parapet. Tiled roof. Glazing bars intact on first floor. Nyewood House has small C19 butcher's shop window with large hood over projecting half across the pavement and surmounted by a slated canopy. To south of this is an original doorway with pediment, rectangular fanlight and door of six fielded panels. Similar modern doorway in Down House with a wider version in the Bank and a modern bow window between the two. Carriage archway (originally part of No 44) to north-west with double doors on heavy wooden gate-posts. Brick portion above this. Brick mounting-block in front of this. GV.	II	09/05/1980	TQ 17653 11185

	1027269	THE POST OFFICE	C14 timber-framed hall house, refronted with red brick in C18 but the timbering with red brick infilling exposed at the back. Two storeys and attic. Three windows. Two C19 gabled dormers. Parapet. Modern tiled roof. Casement windows on first floor. Two modern bays, now shop windows, on ground floor with doorway between having fluted pilasters and projecting cornice. Round-headed archway at north-west end leading to a passage. Crown post roof inside and curved beams. Late C17 building behind. GV.	II	15/03/1955	TQ 17648 11197
	1027270	46 48 AND 50, HIGH STREET	C17 or earlier timber-framed building refaced about 1830. Two storeys. Four windows. Stuccoed. Slate roof. Glazing bars intact on first floor. Modern shop fronts. Chimney breast faced with flints at south-east end and visible from the passage though the ground floor of No 44 adjoining. GV.	II	09/05/1980	TQ 17630 11201
	1027271	52 AND 54, HIGH STREET	Timber-framed, probably medieval, house refaced in the C19. Two storeys. Three windows. Stuccoed. Slate roof. Glazing bars missing. Modern shopfront. Carriage archway to north with double doors. GV.	II	09/05/1980	TQ 17626 11203
	1180508	THE STONE HOUSE	Originally two buildings forming an L, but now one house. The north-east wing was originally a mint and later a prison. C15. Two storeys and semi-basement, in which were the cells. One window facing High Street, two windows facing Newham Lane. Ground floor faced with flints with long and short stone quoins and stone jambs and dripmould to the windows. The first floor is timbered and close-studded with red brick infilling and oversails on north-east front. Horizontally-sliding sash windows. Gable over. Chimney breast of flint and brick on Newham Lane front. Behind is an extension of lower elevation. The south-east wing is late C18 or early C19. Two storeys. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Horizontally-sliding sash windows on first floor. Double hung sash windows with glazing bars intact below. Doorway with pilasters and pediment.	II*	15/03/1955	TQ 17688 11143





	1354047	PEN COTTAGE WHITE HORSE COTTAGE	C18. Two storeys. Three windows. Painted brick. Hipped tiled roof. Glazing bars intact. Casement windows.	II	09/05/1980	TQ 17668 11132
	1180795	NEWHAM COTTAGE	C18. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Horizontally-sliding sash windows.	II	09/05/1980	TQ 17642 11107
	1027307	FAGGS BARN	Former barn converted into a house. Probably C17. Restored timber-framed building with plaster infilling. Hipped tiled roof. Modern casement windows. Two storeys. Five windows.	II	09/05/1980	TQ 17668 11105
	1027260	NEWHAM HOUSE AND THE TWO MEDIÉVAL ARCHES IN THE GARDEN	Large L-shaped house. The oldest portions are the east wing and the north end of the south wing. C17 or earlier, timber-framed but refaced. Queen-post roof inside. The main or entrance fronts faces north and is an C18 refacing. Two storeys. Three windows. Red brick. Wooden dentilled cornice. Brick parapet. Glazing bars intact. Two storeyed porch with four-centred stone doorway. Horsham slab roof. The south front of the east wing has been refaced with modern brick and tiles and has modern windows. Gable at east end. The south end of the south wing is of higher elevation than the remainder. C18. Two storeys and attic. Two windows. Red brick with tile-hung half-nipped gable. Two sash windows with glazing bars on first floor. French windows below with semi-circular fanlights. To the east of the end of this wing is a medieval stone arch in the garden with two cinque-foil-headed divisions and a stone mullion between. There is another similar archway in the front garden.	II	15/03/1955	TQ 17623 11093

	1354024	1, 2, AND 3, WHITE HORSE SQUARE	Early C19. Two storeys. Six windows. Red brick and grey headers alternately. Tiled roof. Horizontally sliding sash windows.	II	09/05/1980	TQ 17566 11098
	1027298	GATEWICK	C18. Two storeys. Five windows red brick. Tiled roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six moulded and fielded panels. One window-bay in flints added at west end. GV.	II	15/03/1955	TQ 17879 11496
	1194312	OUTBUILDING ADJOINING GATEWICK TO THE SOUTH EAST	Small L-shaped C18 building, possibly once a stable. One storey. Three windows. Faced with flints. Castellated parapet. Hipped tiled roof. Pointed casement windows. GV	II	09/05/1980	TQ 17902 11497
	1354025	GATEWAY IN THE GARDEN TO SOUTH OF GATEWICK	C18. Originally a sort of ruin or folly, since converted into a gateway. Stone archway with pediment, buttresses in flints and brick. GV.	II	09/05/1980	TQ 17890 11477

	1027306	THE OLD PRIORY	L-shaped house partly of timber-framed construction dating from the C17 or earlier, but wholly refaced in C18 and C19. East wing has an C18 front. Two storeys and attic. Three windows. One hipped dormer. Stuccoed. Tiled roof. Central projection in red brick with slate roof which has a Doric porch projecting beyond it. South wing early C19. Two storeys. Three windows. Stuccoed. Slate roof. Glazing bars intact.	II	09/05/1980	TQ 17944 11436
	1285518	THE PARISH CHURCH OF ST ANDREW	Chancel with north and south chapels, nave with aisles, south porch and west tower. Nave C12 and one of the finest pieces of Norman work in Sussex. South door original C12 door with sanctuary ring. West tower about 1600, chequer work of stone and flints. Chancel rebuilt by the Duke of Norfolk about 1750 on the site of the original central tower (and chancel beyond) which had fallen into ruins by 1578.	I	15/03/1955	TQ 17906 11402
	1194307	1 AND 2, CHURCH LANE	Medieval timber-framed hall house refaced in C18 with red brick on ground floor and tile hung above. Hipped tiled roof with pentice to south. Casement windows. Two storeys. Five windows. Three of the first floor windows extended to form dormers. Crown post roof inside.	II	09/05/1980	TQ 17808 11399
	1389634	SMUGGLERS COTTAGE	C16, C18 and refurbished c1927. Timberframed, the two northern bays with exposed C16 framing with curved tension braces and plastered infill, underbuilt in the C18 in flint, with flint east gable with remains of lacing courses, C19 brown brick in Sussex bond to north west, late C18 brick in English bond to south east gable and south west ground floor and C20 tile-hanging to south west. Gables and dormers have C20 weatherboarding. C20 tiled roof, replacing thatch, with brick chimneystack to eastern gable and external roughcast and brick chimneystack to south west. One storey and attics, irregular fenestration, mainly C20 windows with metal casements but eastern gable preserves small C18 leaded light window which was used to warn smugglers by the river that excise men were patrolling. Plan is hard to read but western part is separately framed from the eastern part and appears to be the remaining bay of an earlier building with a C16 addition to the west, both altered in the C18.	II	10/01/2002	TQ 17729 11347





	1354030	CHANTRY GREEN HOUSE	L-shaped early C16 timber-framed building with red brick infilling, south-west front refaced in 1705. Two storeys. Three windows. Red brick and grey headers alternately. Brick stringcourse. Wooden eaves cornice. Horsham slab and tiled roof. Glazing bars intact. Doorway with wide flat hood on brackets. Tall narrow gabled T-projection faced in brick in centre of north-east front containing the staircase. Early C19 section added in the angle of the L. Panelling inside.	II	15/03/1955	TQ 17765 11328
	1194515	CHANTRY HOUSE	C18. Two storeys and attic. Five windows. Two dormers. Faced with grey headers on a red brick base with brick dressings, quoins, panels between the ground and first floor windows, dentilled cornice and parapet. Windows with cambered head linings and glazing bars intact. Doorway up five steps with pilasters, pediment, rectangular fanlight and door of six fielded panels. Tablet recording that: "William Butler Yeats, 1859-1939, wrote many of his later poems in this house".	II*	15/03/1955	TQ 17718 11314
	1027302	51 AND 53, CHURCH STREET	Early C19. Two storeys. Two windows. Red brick and grey headers alternately. Wooden eaves cornice. Hipped roof of Horsham slabs. Glazing bars intact.	II	09/05/1980	TQ 17792 11317
	1285681	PENFOLD HALL	Built as the National School in 1840. One storey. Two windows. Stuccoed. Gable. Narrow windows with dripstones over. Doorway also with dripstone. Panel over it containing the name and date.	II	09/05/1980	TQ 17805 11325

	1027305	CHANTRY COTTAGE SOUTH COTTAGE	Probably C15 timber-framed hall house, possibly of "wealden" type originally but refaced in C18 with red and brown brick. Later L-wing built out in front of No 32. Horsham slab roof. Horizontally sliding sash windows. Two storeys. Five windows. Crown post roof inside.	II	15/03/1955	TQ 17734 11298
	1194511	SAXON COTTAGE	Portion of a once larger medieval timber-framed building with plaster infilling. Thatched roof with pentice on north-east side, the portion of the front below this weatherboarded. Casement windows. Two storeys. Two windows.	II	15/03/1955	TQ 17752 11280
	1194441	33, CHURCH STREET	Early C19. Two storeys. Two windows. Red brick and grey headers alternately. New tiled roof. Sash windows with glazing bars intact on first floor. Horizontally sliding sash windows below. GV.	II	09/05/1980	TQ 17772 11273
	1354027	GABLE END	C17 or earlier, refronted with flints on ground floor and tile-hung above. Gable over. Tiled roof. Sash windows with glazing bars intact on ground floor. Two storeys. One window.	II	09/05/1980	TQ 17771 11268





	1027301	AMBERLEY COTTAGES	Two C18 cottages not a pair. Two storeys. Three windows. Red brick. Tiled roof. Horizontally-sliding sash windows on first floor. Below small bay window in No 25 and sash window with glazing bars intact in No 27. GV.	II	09/05/1980	TQ 17767 11254
	1194410	CLEMATIS COTTAGE COURT COTTAGE HARRY GOUGH'S HOUSE	C17 or earlier timber-framed building, refaced with stucco on Nos 19 and 21 and with red brick and grey headers alternately on No 23. Tiled roofs. Casement or horizontally-sliding sash windows. Two storeys. Four windows in all. No 23 has a plaque over the doorway inscribed: "This is Sir Harry Gough's House, 1771". GV.	II	09/05/1980	TQ 17766 11249
	1354029	THE MODEL BAKERY THE NORFOLK ARMS	C17 timber-framed building refaced with stucco in C18. Tiled roof. Casement windows. Doorway with flat hood on brackets. Modern shop front to left of this. Two storeys. Three windows. C17 staircase. The left portion of No 18 is mid C19. Three storeys. Two windows. Faced with knapped flints with red brick stringcourses and quoins. Two gables. Tiled roof. Casement windows. Two doorway with fanlights and six panel doors. One large bay on first floor. Good C17 staircase inside.	II	09/05/1980	TQ 17740 11251
	1194495	HAWTHORN COTTAGE	C16 timber-framed building probably a cross-wing addition to No 14 and then part of the same building, but now faced with plaster on first floor with long and short quoins and with flints on ground floor with brick quoins, the whole now white-washed. Tiled roof. Horizontally-sliding sash windows. Two storeys. One window. GV.	II	09/05/1980	TQ 17735 11227





	1027304	ROSEMARY COTTAGE	House. C15 timber-framed hall house with the timbering and plaster infilling exposed on first floor, the second floor now tile-hung. Concrete tiles to the front roof slope and plain clay tiles to the rear roof slopes. Casement windows on first floor, horizontally-sliding sash windows on ground and second floors. Three storeys. Three windows. Original crown post missing.	II	09/05/1980	TQ 17733 11223
	1354026	HOLLAND COTTAGE	Medieval timber-framed hall house with continuous jetty, probably built about 1500. Now part of Steyning Grammar School. Two storeys. Four windows. Ground floor rebuilt in red brick, once painted. First floor oversails on moulded bressumer and is close studded with plaster infilling. Tiled roof. Horizontally sliding sash windows, some with diamond-shaped panes. Crown post roof inside. GV.	II	15/03/1955	TQ 17750 11219
	1027300	CHURCH STREET	Formerly the Smugglers Arms Inn, now the Bursars office of the Grammar School. Medieval timber-framed hall house, refaced with cement, south-west side red brick, now painted. Stringcourse. Horsham slab roof. Modern windows. Two storeys. Two windows. GV.	II	15/03/1955	TQ 17744 11212
	1194470	12, CHURCH STREET	C16 timber-framed building, probably a cross-wing addition to No 10 originally and then part of the same building but, like No 10, restored and refaced with red brick on ground floor and modern timbering above with plaster infilling. Horsham slab roof, partly refaced with tiles. Modern casement windows. Two storeys. Three windows, Queen-post roof inside.	II	09/05/1980	TQ 17726 11219


	1354028	THE FORGE	C15 timber-framed hall house with jettied first floor but restored and largely refaced, the ground floor with red brick, above with modern timbering and plaster infilling. Horsham slab roof. Modern casement windows. Two storeys. Two windows. Crown post roof inside.	II	09/05/1980	TQ 17723 11207
	1194367	9, CHURCH STREET	The original part of Steyning Grammar School. C15 timber-framed building originally the Brotherhood Hall of the Fraternity of the Holy Trinity. This ceased to exist at the Dissolution. The Grammar School was established here in 1614, over the doorway is a tablet inscribed "Brotherhood Hall. Grammar School founded in his native town and endowed AD 1614 by Wm Holland, Alderman of Chichester". Ground floor has been rebuilt in brick, now painted. First floor oversails on bressumer and brackets and is now tile-hung, once painted, but has no windows facing the street. Above are wide two gables of ornamental timbering with carved bargeboards, 11 pendants and five-light casement windows. Horsham slab roof. Central red brick porch of three storeys and window of which ground and first floors date from 1614 and the top storey with gable over, from late C19. Inner doorway set in moulded architrave surround with original door of four vertical panels.	I	15/03/1955	TQ 17737 11192
	1027299	7, CHURCH STREET	C16 timber-framed building with continuous jetty of first floor. Now part of Steyning Grammar School. Ground floor plaster or painted brick infilling, the south-westernmost bay underbuilt in painted brick. First bay underbuilt in painted brick. First floor plastered and jettied on bressumer and brackets. Horsham slab roof. Casement windows, with diamond-shaped panes on first floor and small square panes on ground floor. Two storeys. Three windows. GV.	II	15/03/1955	TQ 17728 11181
	1027303	4 AND 6, CHURCH STREET	Originally one building, though No 6 was probably a later addition. Timber-framed building probably of C17 date, refaced in C18, No 4 with hipped flints with red brick dressings, quoins and eaves cornice, No 6 wholly with brick. Horsham slab roof. No 4 has modern shop windows. Glazing bars otherwise intact. No 6 has doorway in moulded architrave surround with flat hood on brackets and door of 4 fielded panels. Two storeys, and attic to No 4. Five windows and two window spaces. One dormer.	II	15/03/1955	TQ 17708 11190

	1285733	1, 3 AND 5, CHURCH STREET	<p>Medieval timber-framed hall hoise of "Wealden" type, probably built between 1380 and 1450. Two storeys. Three windows. Plaster infilling. Horsham slab roof. Recessed centre with curved braces. First floor of ends oversailing, No 5 with curved braces, No 1 now tile-hunt and painted. Nos 1 and 3 have sash windows with glazing bars intact, No 5 casement windows with small square panes. C18 addition of one window-bay in painted brick at north-east end of No 5. Crown post roof inside. GV.</p>	II*	15/03/1955	TQ 17720 11169
	1240964	CAUSEWAY COTTAGE	<p>Circa 1620. Timber framed building of 2 storeys, much restored. Ground floor painted brick, first floor pseudo timber framed. Hipped renewed tiled roof. One casement window with leaded lights. Modern bay to ground floor. Right side simple doorcases. Side elevation faced with flints the first floor tile hung. The interior has exposed timbers and an inglenook fireplace. GV.</p>	II	07/07/1981	TQ 17699 11136
	1027283	17B, HIGH STREET	<p>A former outbuilding of Penfold House, converted into an office. C18. One storey. One window. Red brick. Parapet. Hipped tiled roof. Curved bay window with glazing bars intact. GV.</p>	II	09/05/1980	TQ 17709 11139
	1180501	PENFOLD HOUSE PENFOLD LODGE	<p>C18. Two storeys and attic. Six windows. Two dormers. Red brick and grey headers alternately. Stringcourse above each floor. Parapet. Horsham slab roof. Glazing bars intact. Doorway with engaged columns, pediment, semi-circular fanlight and door of six fielded panels. GV.</p>	II*	15/03/1955	TQ 17719 11133

	1354058	HOLLY COTTAGE	Dated 1711. Timber-framed building with plaster infilling, the ground floor faced with flints with red brick dressings and quoins. Tiled roof. Casement windows with diamond-shaped panes. Two storeys. Two windows. Outshot portion with pentice to south-east. GV.	II	09/05/1980	TQ 17726 11128
	1285500	PENFOLD COTTAGE	T-shaped timber-framed building. South wing is a medieval hall house, north wing an addition, C16-17. The north-west wall is plastered and has the trace of a bressumer below this. But the south-west front has been refaced in the C18 with flints having red brick dressings and quoins. Projecting eaves. Hipped roof of Horsham slabs. Sash windows with glazing bars intact. Two bays on ground floor. Two storeys. Two windows, one of those on first floor being a dormer. Crown post roof inside.	II	15/03/1955	TQ 17742 11149
	1354032	26, HIGH STREET	1830 circa. Two storeys. Three windows. Stuccoed. Slate roof. Casement windows. Modern shop front and small bay to south. Group value. GV.	II	09/05/1980	TQ 17752 11141
	1180490	13, HIGH STREET	C18. Two storeys. Two windows. Ground floor flints with red brick dressings and quoins, above all red brick. Tiled roof. Casement windows with diamond-shaped panes. Modern gabled porch. GV.	II	09/05/1980	TQ 17740 11119

	1194825	24, HIGH STREET	C18. Two storeys. One window. Stuccoed. Slate roof. Horizontally-sliding sash windows on first floor. Double hung sash windows with glazing bars intact on ground floor. Doorway with pilasters flat hood and six panel door. GV.	II	15/03/1955	TQ 17762 11135
	1354057	THE VILLAGE PUMPS AND THE DRINKING FOUNTAIN IN FRONT OF DETACHED PART OF SPRINGWELLS HOTEL	C19 iron pump on a stone base of two steps, with a lower pump below placed above a stone trough. Stone drinking fountain of London type erected about 1900 by the Metropolitan Drinking Fountain and Cattle Trough Association, in memory of Captain Drummond M V O and his daughter Evie. GV.	II	09/05/1980	TQ 17748 11116
	1027282	11, HIGH STREET	C18. Two storeys. Two windows. Ground floor stuccoed, above tile-hung. Slate roof. Horizontally-sliding sash windows. GV.	II	09/05/1980	TQ 17741 11111
	1180487	DETACHED PORTION OF SPRINGWELLS HOTEL TO THE NORTH	The former stables or other outbuilding of No 9, now converted into a dwelling. C18. Two storeys. Three windows. Faced with flints with red brick dressings, quoins and eaves cornice. Hipped slate roof. Modern windows. GV.	II	09/05/1980	TQ 17747 11104

	1027308	ORWELL COTTAGE	L-shaped timber-framed building. North-west wing is a medieval hall house, the south-west wing a later addition or cross-wing. The whole had been refaced in the C18. Two storeys and attic. Four windows. Red brick, south-west wing tile-hung, with gable over. Modern concrete tiled roof. Some casement windows, some sash windows with glazing bars intact. Doorway with pilasters and projecting cornice. GV.	II	15/03/1955	TQ 17774 11122
	1027281	SPRINGWELLS HOTEL	C18. Two storeys and attic. Six windows. One small dormer. Grey headers with red brick dressings and quoins. Wooden eaves cornice. Hipped roof of Horsham slabs. Glazing bars intact. Five of first floor windows are in wooden surrounds. The sixth and all the ground floor windows have shallow reveals. On the ground floor two tripartite windows of which the centre section has a curved head and one ordinary sash window. Later brick porch with pilasters, pediment and doorway with rectangular fanlight. GV.	II*	15/03/1955	TQ 17755 11092
	1180480	ROSEWELL COTTAGE	This was originally not the brewery house but the brewery itself which has been converted into a residence. Dated 1772. Three storeys and attic. Two windows facing High Street, four windows facing Dog Lane and a continuous dormer of four windows. Faced with flints with two modern tile-hung bays facing High Street and one facing Dog Lane. Tiled roof. Modern windows. Stone in the Dog Lane front with the date 1772 and the name "S In Stoveld". GV.	II	09/05/1980	TQ 17762 11075
	1027280	CHARLTON HOUSE AND GARDEN WALL, GATE AND RAILINGS TO NORTH EAST	Early C18. Two storeys. Five windows. Red brick. Stringcourse. Eaves bracket cornice. Horsham slab roof. Modern five-light bay window on ground floor to south of doorway. Glazing bars otherwise intact. Doorway with fluted columns with fancy capitals of roses and plumes, curved pediment, semi-circular fanlight and door of 6 fielded panels, top two glazed, the whole set at head of seven steps with iron handrail. This house was originally the residence of the brewer who owned the former brewery adjoining. The garden is enclosed to the north-east by a contemporary iron railing and gate standing on a low brick wall. GV.	II*	15/03/1955	TQ 17774 11067

	1194816	NORFOLK COTTAGES	Early C19. Two storeys. Seven windows. Faced with flints with red brick dressings and quoins. Tiled roof. Glazing bars intact. No 1 has had an extra storey added later in the C19 which oversails on brackets on west front and has a oriel window and gable above.	II	09/05/1980	TQ 17817 11071
	1354031	THE THREE TUNNS INN	C18. Two storeys. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Two bays on both floors. Doorway between with pilasters, pediment, semi-circular tympanum and door of six fielded panels.	II	15/03/1955	TQ 17817 11050
	1354045	AMBROSE ATHERTON MALTHOUSE COTTAGE	Early C19. Three storeys, Malthouse Cottage two storeys. Four windows. Stuccoed, Malthouse Cottage painted brick. Slate roof, Malthouse Cottage tiled. Glazing bars intact. Ambrose has porch with plain columns, Atherton a modern Georgian doorway. GV.	II	09/05/1980	TQ 17891 11067
	1180671	JARVIS HALL	Plymouth Brethren Chapel. Early C19. Stuccoed. Four giant pilasters. Cornice and pediment. Two round-headed windows. Doorway with double doors, each of two fielded panels, with rectangular fanlight and projecting cornice over. GV.	II	09/05/1980	TQ 17906 11079



1027256

JARVIS

T-shaped early C16 timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Tiled roof in front, Horsham slabs at back. Casement windows with diamond-shaped panes. Two original windows in south wall and three in east wall. Queen-post roof inside.

II

09/05/1980

TQ 17937 11141

Appendix 3: Landscape sensitivity criteria assessment table

Table *** Landscape Fringe Sensitivity – Typical Assessment Criteria

Criterion	High	Medium	Low
Conservation area edge character, mitigation and enhancement potential (including landscape function in relation to gateways, nodes, edge integration/relationship, landmarks etc).	Very well integrated built edge with natural, clear and defensible boundaries. Well defined but often porous form, where gaps are particularly important to the edge character and relationship to the surrounding landscape. Intact historic settlement and landscape character interface may persist e.g. adjacent manor/parkland/historic fieldscapes. The integrity of such features would be susceptible to change arising from further development.	Generally, well integrated built edge. A mostly clear/natural/defensible boundary, albeit with some erosion where development may have breached such parameters. Some remnant historic features.	Poorly integrated/raw/exposed settlement edges, which may offer mitigation potential through new development and edge landscape treatment.
Topography and skylines	Built edge forms a key/positive approach or gateway to the settlement. May have strong intervisibility with the settlement core and associated distinctive landmarks e.g. church tower/spire. Contours form a clear and defensible limit to the conservation area extents and create a prominent setting to the built edge. Distinctive, strong topographic features that would be susceptible to change associated with development. Open or 'natural' and undeveloped skylines which are apparent in key views and/or would be susceptible to change arising from development.	Built edge contributes to a positive approach or gateway to the village and has limited intervisibility with the settlement core and associated distinctive features. Contours are apparent as part of the conservation area's setting, and such features may be distinctive and to a degree susceptible to change associated with development. Skylines may be mostly undeveloped or with only localised developed intrusions, such that they have some susceptibility to change arising from development.	Much expanded, modern settlement edge with little relationship to the historic settlement structure or key features. Settlement edge land uses/management is prevalent and historic features have been eroded. Few strong topographic features that define the edge of the conservation area, with little landform variation. Developed/settled skylines including modern settlement and human influences, or skylines that are neither visually distinctive nor prominent and have a low susceptibility to change arising from development.
Landscape scale and pattern (including cultural pattern)	Small scale, intimate and intricate landscape pattern which the legibility would be susceptible to change arising from development. Strong sense of / intact cultural pattern, historic functional relationships and evolution.	Medium scale landscape patterns with some susceptibility to change arising from development. Moderate, perhaps partially eroded, sense of cultural pattern, historic functional relationship and evolution.	Expansive, open landscapes with few features that are susceptible to change arising from development. Eroded, fragmented, weak sense of cultural pattern, historic functional relationships and evolution.
Aesthetic and perceptual quality including landscape experience and tranquillity	Intricate, complex landscapes, the integrity and legibility of which would be affected by development. Tranquil, peaceful landscape such that any development would represent a significant intrusion.	Landscape patterns that display a degree of intactness and relative complexity in areas, with some potential for development to affect the integrity and legibility of these. A landscape with relatively few or moderate levels of intrusion, with some level of tranquillity.	Simple or fragmented, eroded landscapes with low legibility such that new development may present an enhancement opportunity. Landscape of low tranquillity, already characterised by levels of intrusion.
Views, visual character and intervisibility	Expansive, open and prominent views in and out, wide intervisibility with adjacent landmarks, visually important/prominent elements associated with the wider landscape character that are susceptible to change arising from development.	Medium range views and medium level/filtered intervisibility with nearby landmarks, visually prominent landscape elements and characteristic features.	Enclosed visual character with views kept short. Little or no intervisibility with adjacent landmarks, visually prominent landscape elements and characteristic features.

- 1.1 The above typical criteria have been defined in order to focus the analysis. The criteria have been informed by the information in the district landscape character assessment and capacity study, and knowledge gained of the area through fieldwork. They have been developed with reference to best practice guidance¹. They have been applied to the landscape fringes associated with the conservation area, in order to determine the susceptibility to change and the sensitivity of the fringe to development.
- 1.2 It should be noted that different combinations of the attributes within the typical criteria may apply, and professional judgement is applied in each case.

¹ Natural England, 2014, *An Approach to Landscape Character Assessment* and Landscape Institute and Institute of Environmental Management and Assessment, 2013, *Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3)*

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Appendix 4: Steyning boundary review justification

Local authorities are obliged to reconsider the boundaries of Conservation Areas 'from time to time' as per Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Extensions to the Steyning Conservation Area were suggested in the draft character assessment document produced by Steyning Parish Council in January 2016. Steyning was designated as a Neighbourhood Plan Area in September 2014. No Neighbourhood Development Plan has yet been published by the Parish Council. No review has been undertaken of the Steyning Conservation Area since it was first designated in 1973.

Three proposals for extending the boundaries of the Steyning Conservation Area have been adopted as part of the boundary review:

A. Inclusion of the Police station, MPF Village Green and Mill Road

It is proposed to extend the boundary of the Conservation Area out along the access road on the west side of Charlton Street that serves the police station, and then along the rear boundary of the properties on the north side of Newham Lane. The extended boundary will take in all of the MPF Village Green, although it will exclude the area of allotments that adjoins it to the west. The boundaries encompassing the recreation area will then extend north along Mill Road, taking in the terraced houses along the eastern side, to join up with the existing boundary that runs along Sir George's Place. The western side of Mill Road and Britons Croft and the fire station will be excluded from it.

The police station is a good quality building of c. 1860 and the use of the traditional local materials of flint with brick dressings gives it a high degree of visual consistency with other buildings in the character area. It is historically significant as an urban institution still occupying its original premises.

The MPF Village Green was laid out on the former Common Fields and is an important public amenity, as well as being one of the few parts of the immediate setting of the town not to have been lost to later 20th century residential development.

The terrace on the east side of Mill Road is a good example of early 20th century housing, a type not well represented in Steyning. The houses

B. Inclusion of the railway suburb

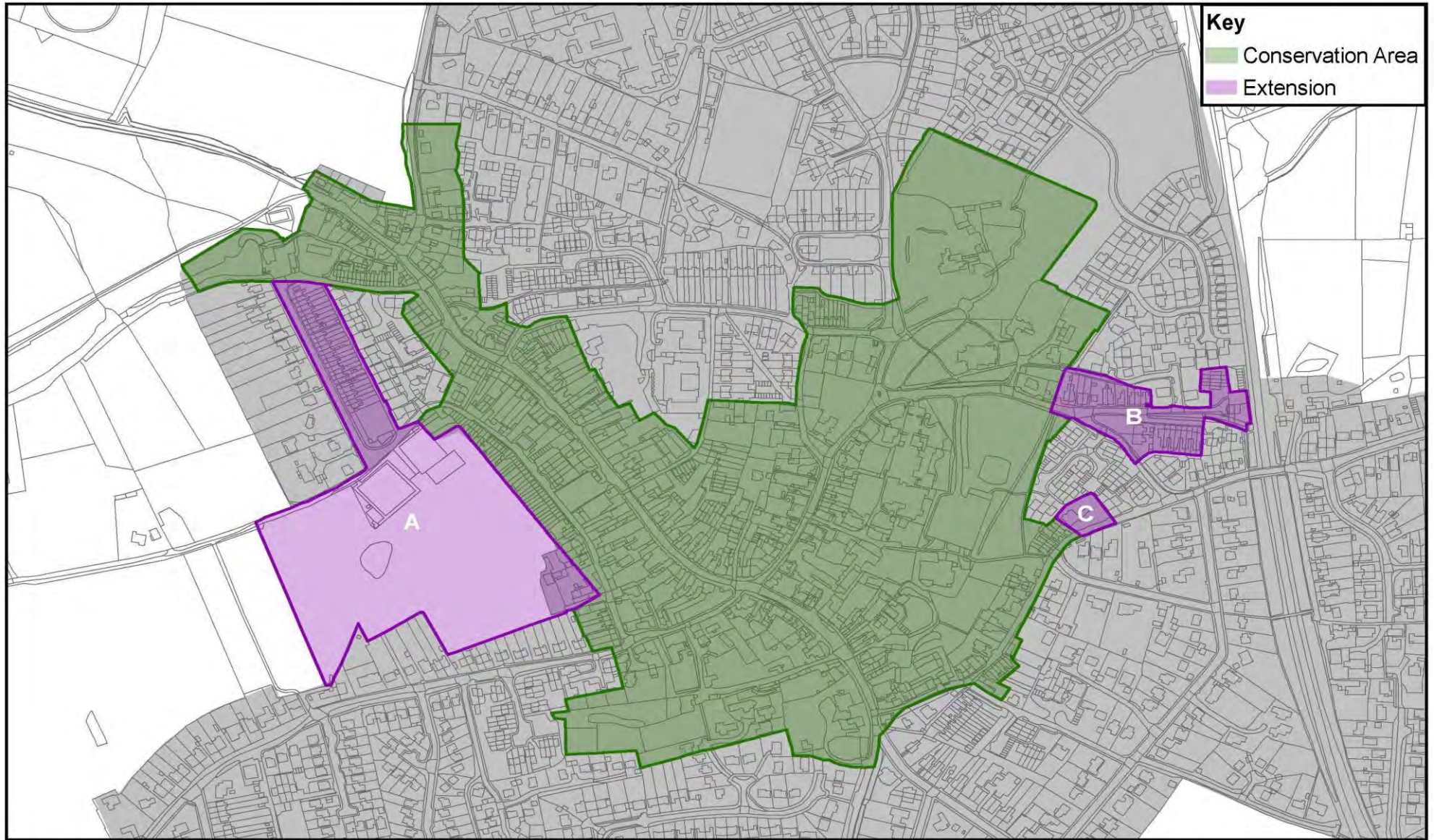
Where the boundary currently runs across Vicarage Lane, it is proposed to extend it outwards to include within the Conservation Area the north side of Station Road (although not Market Field), the two surviving buildings from the former station complex, Southdown Terrace and Southdown Villas.

The buildings here are well preserved large 19th century semi-detached and terraced houses, built in the first few decades after the arrival of the railway. They exhibit considerable variety in design, yet also have good group value. They are well preserved and are the only example of middle-class housing from this period in the town centre.

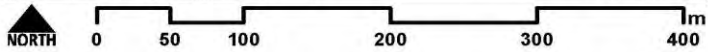
Though the railway is long gone, the street plan of this area illustrates the changes to the urban form brought about by its arrival and the former warehouse building figures prominently in views from Vicarage Lane.

C. Extension of the boundary further along Jarvis Lane

It is proposed to extend the eastern boundary of the Conservation Area to take in St John's, a large house dating from the turn of the 20th century. Although it has lost its original glazing, the use of flint coursing with brick dressings gives it a high degree of visual consistency with many other historic buildings in the Conservation Area and it has group value with other large houses of a similar date on Jarvis Lane.



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Map 11: Steyning Conservation Area boundary review map.

Appendix 5: Glossary of architectural and building terms

A

Arcade - a row of arches supported by columns.

Arch - a section above a door or opening window with the structural function of dispersing the weight from above around the opening. Also referred to as a head above a door or window. The shape will determine its name; most common are segmental (semi-circular), lancet (pointed) and gauged (composed of shaped bricks).

Architrave - in Classical architecture, the lower part of a moulded cornice. Commonly used term for the moulded surround of a door or window.

Arts and Crafts - derived from an artistic movement of the late C19, based on the ideas of William Morris, which promoted traditional forms of design and the use of craft techniques in construction. Its architectural expression is seen in the use of traditional materials and restrained vernacular decoration.

Art Nouveau - an artistic movement of the turn of the century characterised by stylised forms of flowers and animals, prevalent in Edwardian buildings.

Ashlar - smoothed, even blocks of stone masonry.

B

Baluster - the upright in a staircase or balustrade that supports the horizontal top rail or coping.

Balustrade - the upstanding part of a stair or balcony that supports a rail or coping. The individual uprights (balusters) may be decorated or ornate, for example in the shape of bottles, in which case it is termed a bottle balustrade.

Bargeboard - a timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.

Baroque - a style associated with late Classical architecture, that evolved during the C17 and C18 and is characterised by exuberant decoration overlaid on classical architectural details.

Battered - a feature, such as a chimney, with sloping faces or sides making it narrower at the top than at the bottom.

Battlement - the top part of a castle wall, often used to detail a parapet; also known as crenellation.

Bay - an extension to the main building line, termed canted or splayed when angled back at the sides, and squared when perpendicular (see also Window).

Bow window - a curved window extending from the front of a building.

Bull nose - the rounded end of a brick or tile.

Burr - a rough, poor quality brick used as infill.

C

Canted - angled at the sides, as in a bay window.

Cap - a stone piece on top of a pier to protect it from weathering.

Cape - extension to the footpath to narrow the road width.

Capital - the ornate top of a column, sometimes decorated with carvings of leaves and flowers.

Cartouche - a carved panel of stone or plaster.

Casement window - a window opening on side or top hinges.

Chamfered - an object with the edges of the front face angled back to give a sense of depth; e.g. on a door stile.

Channelled - stucco or render grooved to look like stone masonry.

Character - The main visual characteristics of an area resulting from the influence of geology, topography, urban layout, plot form, and predominant building ages, types, form and materials.

Chinoiserie - a decorative style, inspired by oriental art and design.

Classical - an architectural style based on Greek and Roman antiquities, characterised by the arrangement of the elements of a building according to a set of rules (i.e. Orders).

Clerestorey - a row of windows at high level lighting the ground or principal floor; very common in churches where they are positioned over the aisles.

Colonnette - a small, slim column, usually arranged in groups.

Column - a structural or decorative vertical element, usually circular, supporting or framing the upper parts of a building.

Coping - a sloping or curved, overhanging section of stone on top of a wall or parapet designed to protect the masonry from rain water.

Corbel - a projecting piece of timber, stone or brick supporting an overhanging structure, such as an arch or balcony.

Corinthian - an ornate type of column with exuberant decoration of the capital.

Cornice - a decorative mould applied to parapets and pediments.

Crenellation(s) - a parapet that has been built in the form of castle battlement.

Crow-stepped gable - a gable with stepped sides like a stair case.

Cupola - a domed structure on the roof.

Curtilage - the area within the boundaries of a property surrounding the main building.

D

Dentil - a square block, often used as a detail in a cornice, where it is alternated with a gap.

Distinctive frontage - a structure or series of buildings, such as a terrace, that has specific architectural quality, recognisable plot rhythm, consistent use of materials, or a combination of the above. A distinctive frontage will make a positive contribution to local character or even define the local character.

Doorcase - the surrounding frame of a door, usually timber.

Doric - a plain column with little decoration.

Dormer window - a window projecting from a roof.

Dressings - the decorative elements of building elevations used to define windows, doors, etc., and usually of a material contrasting with the main one; for instance, stone window surrounds on a brick facade.

Dutch gable - a gable with tiered and curved sides as evolved in the Low Countries.

E

Eaves - the lower, overhanging section of a pitched roof, intended to throw rain water away from the wall below.

Egg and Dart - a moulding pattern of alternating eggshaped and arrow-head shaped pieces.

Engineering brick - an extremely hard brick used mainly in engineering structures such as bridges.

Entablature - the top part of a column or pediment comprising a number of elements; i.e. architrave, cornice, modillion, capital, etc.

F

Faience - a glazed clay tile or block.

Fenestration - the pattern of windows.

Fielded - a flat, undecorated but raised part of a door panel.

Fin - a simple projection at right angles to the face of the building, repeated to give some relief to flat modernist facades.

Finial - a decorative device to finish off a building element with a flourish, most commonly seen on railings.

Fleche - a pointed spike or finial, common on church roofs.

Frieze - a band or decorative motif running along the upper part of the wall, sometimes carved.

Fluted - carved with long vertical depressions, as in many columns.

G

Gable - a decorative finish to the upper part of a wall designed to obscure the roof structure. Termed Dutch if replicating the style common in Holland; crow-stepped if rising in stages like a staircase.

Gablet roof - roof with a small gable at the top of a hipped or half-hipped section.

Galleting - a technique in which small pieces of stone are pushed into wet mortar joints during the construction of a building. Has both a decorative and weathering function.

Gardenesque - of a style associated with the C18 English Romantic garden designs; naturalistic rather than formal.

Gauged - bricks shaped to fit together closely, as in an arch or head.

Gault brick - a light cream/yellow brick commonly made in East Anglia (hence Suffolk gaults).

Gothic(k) - term applied to Medieval architecture characterised by pointed arches and windows, fine decorative carving, tracery, etc. Revived in the later C19 by ecclesiastical architects who looked back to the Medieval cathedrals and churches for their main inspiration.

H

Ha ha - a linear hollow or ditch defining a property or field boundary and primarily used to exclude livestock from the grounds of a house while maintaining a view of the landscape.

Head - the common term for the arch over an opening.

Heritage asset - Heritage assets are identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Designated heritage assets include Conservation Areas, listed buildings, Scheduled Monuments, Registered Parks and Gardens. A non-designated heritage asset are those identified by the Local Authority of local communities that are not of sufficient interest to be statutorily designated but still warrant consideration in planning decisions due to their local interest. Non-designated heritage assets can be identified at any time and within the context of Conservation Areas are those which contribute to local distinctiveness.

Herringbone pattern - a pattern created by laying rectangular blocks of wood or stone in an interlocking arrangement; e.g. some door panels and paving.

Hipped roof - a roof sloping at the ends as well as the sides.

Hood - a projecting moulded section over a door or window.

I

International - a modern architectural style that eschews decoration and is based on designing buildings in simple cubist forms with no reference to

local styles or materials. Characterised by modern building materials, such as concrete, steel and plate glass.

Ionic - a type of column.

Italianate - built in a style derived from Italy.

J

Jettied - extended out over the floor below, usually on timber joists.

K

Knapped flint - flint stones that have had one side broken off and flattened to present a smooth face.

L

Lancet - a window or arch coming to a narrow point and much used in Gothic architecture.

Leaded light - a window pane subdivided into small squares or diamonds by lead strips (known as cames).

Lesene - a pilaster without a base or capital.

Light - a window with fixed glazing.

Lintel - a structural beam above an opening, such as a window or door, which may be expressed externally as an architectural feature.

Loggia - an open gallery, often in the form of an arcade.

M

Mansard roof - a roof set back from the building frontage, usually behind a parapet, and rising in two pitches to form an attic space.

Materials - the predominant building materials used in an area for walling, windows, paving and roofing.

Mathematical tile - a building material used extensively in the southeastern counties of England—especially Sussex and Kent—in the C18 and early C19. They were laid on the exterior of timber-framed buildings as an alternative to brickwork, which their appearance closely resembled. Mathematical tiles had an extra price advantage during the time of the brick tax (1784–1850), although later there was a tax on tiles also. The tiles were laid in a partly overlapping pattern, akin to roof shingles. Their lower section - the part intended to be visible when the tiling was complete - was thicker; the upper section would slide under the overlapping tile above and would therefore be hidden. They would then be hung on a lath of wood, and the lower sections would be moulded together with an infill of lime mortar to form a flat surface. The interlocking visible surfaces would then resemble either header bond or stretcher bond brickwork. Mathematical tiles had several advantages over brick: they were cheaper, easier to lay than bricks (skilled workmen were not needed), and were more resistant to the weathering effects of wind, rain and sea-spray, making them particularly useful at seaside locations.

Modillion - part of a cornice comprising a series of small brackets.

Morphology - the study of the shape and layout of an area as defined by natural and man-made features; e.g. valleys, rivers, roads, boundaries.

Mullion - a vertical piece of stone or timber dividing a window into sections.

N

Nailhead - a style of moulding in the form of a small pyramid shaped projection, which when laid horizontally in a band form a string course.

Negative buildings - buildings that due to their location, scale, material, form or detailed design, are a negative intrusion on the area and which offer the potential for beneficial change that would enhance the character of the Conservation Area.

Neutral buildings - buildings which make neither a positive nor negative contribution to the character and appearance of a Conservation Area.

O

Ogee - a moulding shaped with a double curve.

Oriel - a window which is suspended from the face of the building.

Ovolar (or Ovolo) - a moulding section of a quarter circle.

P

Panel tracery - a late Medieval form of tracery characterised by sub-division of the window by strong vertical and horizontal members.

Pantile - a clay roofing tile with an 'S'-shaped profile.

Parapet - the upper part of a wall, often used to hide roofs and decorated for architectural effect; e.g. crenellated or battlemented in the form of a castle wall.

Party-line - the dividing wall between properties.

Paviors - small brick-like paving units.

Pediment - a triangular feature of classical buildings surmounting a portico, but often used on a smaller scale over doors and windows, which are then referred to as pedimented. When the upper sloping sides are curved it is called segmental. It may be broken or open when either the bottom horizontal or angled upper sides do not meet.

Pilaster - a flattened column used to frame door and window cases and shopfronts.

Planter - a container for holding plants.

Plat - a string course without mouldings.

Plinth - the base of a column or wall.

Portico - a grand entrance extending in front of the building line, usually defined by columns and surmounted by a pediment.

Q

Queen Anne Style - an architectural style of the late C19 century, related to the Arts & Crafts movement, and reviving Dutch style buildings of the reign of William and Mary (late C17).

Quoin - a corner of a building defined by contrasting or exaggerated materials.

R

Range - a line of buildings, often grouped around a courtyard.

Reveal - the area of masonry or frame visible between the outer face of a wall and a door or window which is set back from it.

Roughcast - a type of render of plaster or concrete with a rough surface finish.

Rubble stone - stonework left rough and unworked.

Rustication - stucco or stone blocks with large angled joints.

S

Salt glaze - a method of glazing brick or clay to give a glassy finish.

Sash window - a window that slides vertically on a system of cords and balanced weights.

Scale - Building scale refers to building elements and details as they proportionally relate to each other and to humans. Aspects of scale include: size (2D measurement); bulk (visual perception of the composition of shape of a building's massing); and mass (determined by volume, shape and form, relationship to neighbouring structures, building plot and relationship to streets).

Scorria block - a hard, durable engineering brick, looking like granite; used in paving, especially in gutters.

Scroll(work) - a circular or spiral decorative piece, representing a curved leaf, such as a bracket or the top of a column. If included in a decorative panel, it would be referred to as a scroll leaf panel.

Segmental - a section of a circle and the term applied to a curved element, e.g. above an arch or pediment.

Sett - a small block of hard stone, such as granite, used for paving.

Setting - the setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social and economic context.

Significance - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Soldier band - a string course made up of bricks set with the long side vertical.

Soffit - the underside of eaves or other projection.

Spandrel - a blank area between arch supports or below a window.
Splayed - a bay window with angled sides.

Sprocket - a small supporting piece of stone or timber carrying a larger item such as a bracket.

Stable block - small square stone or clay pavior traditionally used as flooring in stables and similar buildings.

Stack - the part of the chimney breast visible above the roof.

Stile - the vertical sections of a door or window.

Stippled - the effect created by carving small depressions in the face of stone.

Stock brick - a traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use locally. May be yellow or red in colour.

String course - a horizontal band in a wall, usually raised and often moulded.

Stucco - a lime based render applied to the exterior of a building. Often scored to imitate courses of masonry, then called channelled, and sometimes more deeply incised to give the appearance of roughly hewn stone, in which case it is rusticated.

Swag - a decorative carving representing a suspended cloth or curtain.

T

Tented - a roof structure shaped to look like a tent.

Tessellated tiles - small clay tiles or mosaics, geometrically shaped, and fitted together to make intricate formal designs; commonly used for front paths to houses.

Tetrastyle - a portico with four columns.

Toothed - a brick detail like a dentil in which bricks are alternately recessed and projected.

Topography - The physical form of an area defined by natural features and geographic elements such as rivers.

Tourelle - a small tower-like structure suspended from the corner of a building (also called a turret).

Tracery - delicately carved stonework usually seen in the windows of Gothic churches and cathedrals; various forms exist, including panel type.

Transom - a horizontal glazing bar in a window.

Trefoil - literally “three leaves”, thus relating to any decorative element with the appearance of a clover leaf.

Tuscan - a plain, unadorned column.

Tympanum - the space between a lintel and an arch above a door.

U

Unlisted building making a positive contribution to the street scene

- Buildings that are not designated assets but which, due to their local architectural or historic interest or forming part of a group, contribute to or enhance our appreciation of local character and historic development. These are buildings which make a positive contribution to the overall character and sense of place of the Conservation Area. They form a material consideration in planning meaning that their preservation and sensitive adaptation will be encouraged through the planning process.

V

Venetian - a window composed of three openings or lights within the frame, the central light arched, the two flanking with flat heads.

Vernacular - based on local and traditional construction methods, materials and decorative styles.

Views - Within the scope of Conservation Area appraisals, views are discussed in terms of location from a view to a specific landmark, or panorama incorporating a series of features (natural or built) is possible. For the view to have value and therefore merit consideration within planning, the features within the view should be worthy of conservation or contribute to our understanding of the place and its setting.

Vousoir - the shaped bricks or stones over a window forming a head or arch.

W

Weatherboarding - overlapping timber boards cladding the outside of a building.

Window - an opening to allow light and air into a building which has developed into a significant element of architectural design; collectively referred to as fenestration. The form of opening determines the type of window; most common are sashes, which slide vertically, and casements, which are side hinged and open inwards or outwards. Those with a side light are said to have margins. A window may be projected from the building frontage, and termed a bay or bow (if curved), or oriel if suspended above ground. The top is usually defined by an arch. A dormer is one set into the roof slope.

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