

The Steyning Local Heritage List Draft 14



Locally important historic buildings and structures Part A

March 2022

Introduction

This first draft (Part A) of a Local Heritage List covers buildings and sites in Steyning. A further list (Part B) identifying significant flint and stone walls is in preparation.

Both lists have been compiled by a small group from the Steyning Society. We have tried to follow the guidance¹, which is that buildings, sites etc which qualify for inclusion in the Local Heritage List must have 'heritage significance' and 'architectural or historic importance', that they must be 'special' and that they do not 'quite meet the criteria for being nationally listed'.

Historic England, recommends the List is for "... locally-identified buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets (PPG)".

Historic England notes "Significance – as referred to above – is a guiding principle of heritage-related planning policy, which the NPPF defines as 'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic'. It may derive 'not only from a heritage asset's physical presence, but also from its setting'".

Similarly, Civic Voice² says

"Locally listable buildings, structures, sites and landscapes are those that do not quite meet the criteria for being nationally listed, but which are still of architectural or historical importance in their local area."

Civic Voice says that the List must be special and that it must only include buildings, structures, sites or landscapes which are of local significance.

Horsham District Council published a Horsham Town Local list in 2011 and prepared guidance on local listing in the District.

Horsham's criteria for inclusion on the Local List of Buildings of Local Architectural, Historic and Townscape Merit are:

Buildings of before 1700 that, whilst perhaps altered or extended, still retain the essential form and characteristics of their period.

Buildings of between 1700 and 1840 ditto.

Buildings of between 1840 and 1914 that are little altered and of some quality and character. This should include the modest works of the principal architects, the principal works of modest architects, and other items of quality that display particular local features or materials.

Post 1914 buildings of definite quality.

Building of special value within its type, displaying technological innovation, associated with well-known character or event, or for group value.

¹ Historic England Advice Note No 7 – Local Heritage Listing, Identifying and Conserving Local Heritage, 2nd Edition 2021

² Civic Voice Local Heritage List Guide, published in October 2020

Horsham DC recommends the following qualities need to be considered -

Historic fabric: Is the intrinsic substance of the building of historic importance?

Technical interest: Does the building demonstrate unusual or innovative forms of construction?

Historic association: Is the building linked to important historic events or personalities?

Architectural design: Is the building of aesthetically distinguished design?

Townscape merit: Does the building serve as an important landmark?

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Steyping Society 2022

<https://steypingsociety.org.uk>

Local Heritage List - Steyning

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1. Bank Passage

Old Court House and Terrace



Grigg³ states that “opposite the White Horse *Town Hall 1886* is inscribed above an entry. The Steyning Public Hall and Assembly Rooms Co. Ltd. was a company formed by several townsmen. A house had been built in the garden fronting the High Street and a Hall was built in the garden by Mr Chalcraft, a Steyning builder. An action for trespass brought against him and the Company for trespass over Bank Passage as a means of access to the Town Hall in 1886 - found that Bank Passage was a public way. Originally occupied by the Constitutional Club, then taken over by the Conservative Club until 1915. After World War 1 Comrades of the Great War formed a club and used the rooms for a while.” They were followed by the British Legion. They built a large room over the Town Hall and it continued in use by them until shortly after the Second World War. The British Legion then vacated the front part of the building and moved into the room over the Town Hall which they occupied until the social club was discontinued.

The Town Hall was the focal point of many local activities including performances on the stage such as the Steyning Operatic Society. Eventually the Hall was bought by the West Sussex County Council and converted to a permanent Magistrates Court from 1959 to 1996. It closed in 1996 when part of the Steyning Petty Sessions Division was amalgamated into the Worthing District and the remainder was incorporated into the Horsham Division.⁴

It is an historic building with strong associations to the town and its 19th and early 20th Century history

The adjoining terrace cottages are thought to date from the late 1780s. Two storey in brick - two rooms above and below, fronting the Passage. Typical of their period and a reminder of Steyning in that period. Townscape merit in this central location. See description and history in Duke and Cox⁵.

³ Grigg C.A. *Memories of Steyning* 1967 Wests

⁴ House of Commons Hansard Written Answers for 7 March 2000

⁵ Duke, Frank and Cox, Ernest W. *“In and Around Steyning”* pp 95 and 96 Wests Printing Works 1954

2. Bramber Road, Christ the King, Roman Catholic Church



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An attractive and interesting conversion of an old barn, opened in 1951. The barn is shown on the 1840 Tithe Map and formerly belonged to Penlands Farm. According to the Victoria County History⁶ although Roman Catholics were recorded at Wappingthorn in the 16th C by the 18C the faith had gradually died out in Steyning. By 1948 a Roman Catholic community had reappeared in the parish, when the Town Hall began to be used on a temporary basis and this former barn was converted into a church.

The Church is in a prominent position on Bramber Road marking the entrance to the Penlands Estate. It has historic interest and contributes to the townscape and is an important community building.

⁶ Baggs A.P., Currie C.R.J., Elrington C.R., Keeling S.M. and Rowland A.M., 'Steyning: Roman Catholicism', in *A History of the County of Sussex: Volume 6 Part 1, Bramber Rape (Southern Part)*, ed. T P Hudson (London, 1980), p. 244.

3. Castle Lane, Clivedale



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A large Victorian villa built in the late 1870s and remaining a single dwelling until the 1970s. It was then subdivided and its grounds sold for development. The external appearance is largely unchanged, with a hipped roof, three chimneys, prominent bay windows on both floors, with the ground floor extending to the first floor with its own roof. The first floor has red overhanging tiles and roughcast walls on the ground floor.

As a classic Victorian mansion it is of historic interest and provides an important townscape to Castle Lane.

4. Castle Lane, The Malt House



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Part of the former Gates's Brewery which was located on Jarvis Lane. The brewery was established in the early 19th century and was known as Three Tuns Brewery for a while, until it merged with the neighbouring Mitchell's Brewery by 1899 to become Steyning United Breweries Ltd. It was taken over by the Rock Brewery of Brighton after World War I. They subsequently closed the brewery and transferred production elsewhere.⁷

The building has historical interest as a reminder of the brewing industry, which was prominent in this area of the town until the 1920s.

⁷ <http://steyningmuseum.org.uk/boxfiles/ttdrink.html>

5. Chantry Lane, No. 22 Chantry Lane Cottage



Photo © [Simon Carey](#) (cc-by-sa/2.0)

A single storey house sitting on a flint wall at the corner of Highland Croft and Chantry Lane. It is opposite the listed buildings of Chantry House and Chantry Green House.

A distinctive and unusual design, it is a former carpentry workshop of W.W. Rapley and is shown on maps before 1840. It has Historic Fabric interest, situated at a corner site opposite listed buildings and adds value to the townscape marking the entrance to Highland Croft.

6. Charlton Street, Police Station



Built 1859 - 62. A pleasingly symmetrical building in flint and brick set behind a matching flint and brick wall with stout pillars at the entrance to its yard. It is well situated at the entrance to the cricket field, though resolutely turned away from the view. It has been recently renovated (with a new roof) but its police lamp has been retained. Windows have been replaced with modern ones.

It is a solid building and an important part of Steyning's history. It is therefore of historic importance for the town. It has significance as an early constabulary building of the 1850/60s with historic associations of the period and has townscape merit at the entrance to the playing fields and corner of Charlton Street.

The flint walls surrounding the Police Station, including the boundary wall between the cricket field should be included in the listing as they provide the setting for the building and clearly mark its location as an important town building.

7. Church Street, No.2 Osborne House



This 3 bay, 2 storey Victorian building, now a private house, was built originally for E. Cripps who was Registrar and a solicitor.⁸ It served as the Registry Office and was known as Gordon House. The building has a symmetrical frontage with 2 storey canted bay windows, which were popular at the time of construction. The original glazing does not survive. The entrance doorway has a classical surround, with two flanking pilasters designed in the Doric order. The ground floor has a rusticated façade, and horizontal plat band between the ground floor and first floor. Original iron railing present on the stairway to entrance.

The setting of the house on the corner of the High Street and Church Street is further enhanced by the raised pavement, posts and rails which although recently renewed, date originally to at least before 1860⁹. They provide an enclosure for the building and mark its presence at this important junction in Steyning

It has important historical associations. Between 1837 and 1935, Steyning's Registry Office served 25 parishes, including Aldrington in Hove.¹⁰

Charles Stuart Parnell was founder and leader of the Irish Parliamentary Party and a committed Irish nationalist. He caused a scandal through his affair with Katherine O'Shea, wife of Captain O'Shea, which became national news in the 1890s, when Captain O'Shea divorced his wife due to her affair. This made it impossible for the then Prime Minister, W.E. Gladstone, to pass the legislation required to grant Home Rule to Ireland. Subsequently Parnell and O'Shea, who now resided in Hove, married at the Registry Office on the 26th June 1891, an event that is commemorated by a blue plaque on the exterior of the building.

⁸ Duke, Frank and Cox, Ernest W. *"In and Around Steyning"* pp 4 and 97 Wests Printing Works 1954

⁹ Guilman, Alwyn *"Bygone Steyning, Bramber and Beeding"* Plate 19 Philimore and Co Ltd Chichester 1988

¹⁰ See <http://steyningmuseum.org.uk/registration.htm>

8. Church Street, No. 24 Vine Cottage



Although rebuilt and altered¹¹ this was once the home of Victor B. Neuberg, (known as Vickybird) the founder of the Vine Press which was housed in one of the rooms of the cottage. The building retains some elements of the original cottage, including the dormer window arrangement. It was rebuilt after World War 2.

Neuberg was a poet, publisher and occultist and associate of the infamous occultist Aleister Crowley and after he moved to London in 1933, was one of the first champions of Dylan Thomas.

Neuberg wrote poetry and moved in artistic circles. The cottage had a "lurid reputation"¹² and hosted many visitors such as Paul Robeson, Tallulah Bankhead and Gertrude Stein amongst others. It had historic links to Steyning's literary and artistic heritage, for example writers such as W.B. Yeats, Edith Shackleton Heald and the painter, Gluck (Hannah Gluckstein) were associated with nearby Chantry House at 34 Church Street.

The facade and grapevine of the cottage have strong historical connections providing continuity with the history of Steyning. In addition it has townscape merit with the surrounding medieval and listed buildings of Church Street.

¹¹ Duke and Cox op. cit. p.7

¹² Pennington, Janet *Steyning Scandals: Secrets of a Sussex Market Town 1547 - 1947* Antony Rowe, Eastbourne 2007

9. Church Street, The Maltings



Domestic house, replacing former cottages bombed during WW2 in Neo-Georgian style, by John Leopold Denman. Built in the early 1950s. The attractive pediment entrance is flanked by two-storey bows with sash hung windows. The elevations are in two-inch brick under a symmetrical hipped roof covered in clay tiles. Historic association - linked to bomb damage and casualties from enemy action in March 1943. It has significant architectural design connections being by a prominent architectural practice - Denman and Son. Three generations of the Denman family ran an architectural practice in Brighton over a period of a hundred years, completing a large number of buildings across Sussex.¹³

The building has important townscape merit, contributing to Church Street in an unobtrusive manner, opposite the historic Chantry Green and opposite the listed Chantry Green House. Set back from the road it provides enclosure to the Green.

¹³ Antram, Nicholas, Morrice, Richard (2008). *Brighton and Hove*. Pevsner Architectural Guides. London: Yale University Press.

10. College Hill, Corner House



Corner House is a detached house on the corner of The Crescent and College Hill. The house stands in its own grounds of about $\frac{3}{4}$ of an acre, has a gable roof and was built by Frank Duke Ltd in the early 1920s. Like many of the houses built by Frank Duke, it has a pebbledash rendering, which has never been painted. The front door, which is on The Crescent, has a distinctive stone surround.

The exterior of the house is largely unaltered. The windows are metal framed casement windows which have leaded lights. Except for two, they are original. About half of them have distinctive ornamental 'lion' opening handles (see photo). The house has historical interest as an excellent example of Frank Duke's work with its links to the arts and crafts movement. The townscape of the Crescent and College Hill is much enhanced by its prominent corner position.

11. Cripps Lane and Station Road, Silvermead and South Down House



Silvermead

South Down House

Semi-detached villas built in the 1860s by John T. Chappell as part of the railway suburb close to the station. 2 storey, with ground floor bay windows. Originally known as Southdown Villas. Silvermead to the right was the former YHA Youth Hostel for Steyning from 1936 - 39 but closed after the 1939 season.¹⁴ The villas are typical of their period in this part of Steyning's "Railway suburb". Silvermead has strong historical associations as a 1930s Youth Hostel, it was very popular, with over 10,000 members staying over the four years it was a hostel. It was intended to be part of a complete chain of hostels along the South Downs and had accommodation for 18 men and 12 women.

The villas merit inclusion for their history, Victorian design and associations with the railway and 1930s youth hosteling. They also should be included for their key townscape character at this junction of Station Road and Cripps Lane.

¹⁴ See <https://duncanmsimpsonwriting.com/category/hostels/> Accessed 20 Feb. 2022

12. Dog Lane, Watersmead including garage, air-raid shelter and mounting block



Former home of Elsie and Doris Waters¹⁵, comic actresses and singers who performed as a double act as “Gert and Daisy” and were famous as music hall, film, radio and TV entertainers. It has historic associations as they were particularly well known during the Second World War. The building was originally known as “Byfield” and was converted from the brewery coal store and stable and later improved by Frank Duke. An exuberant mix of flint, brick and tile-hanging with gables, lead-paned windows (some now replaced with modern versions), bays and 'Tudor' beams. The smallest, northernmost wing is old, probably originally stables. It is not on the 1791 map but this might have omitted coal stores and stables. Cosy rather than grand – with a wealth of Frank Duke joinery, a stone fireplace and an unusual curved staircase. The house was extensively altered inside about five years ago. The garden includes the brewer’s pond.

Opposite Watersmead, on the other side of the twitten, is its garage, whimsically built (or converted from an older outbuilding) in keeping with the house: gabled, tile-hung and with its own little diamond-lead window. Attached behind, also on Dog Lane, is a small brick WW2 air-raid shelter, possibly built by Elsie and Doris Waters for their private use



Opposite is a Mounting Block in Dog Lane., that probably belonged to Newham House in Sheep Pen Lane. This should be included on the list for its historical connections.

¹⁵ <http://voices-of-variety.com/elsie-and-doris-waters/> accessed 21/2/22

13. Elm Grove Lane, 1- 6 Elm Terrace,



This mid-19th Century Victorian terrace comprises 6 identical two storey houses. Each northern façade has one double hung sash “6 over 6” window at ground floor, and another at first floor. The original four-panelled entrance doors are present on Nos. 2 and 3. Hipped slate roof with three stacks, each with 6 flues.

The buildings have townscape merit due to their group setting, the houses are typical of a Victorian terrace, designed to provide high density housing for the working classes. The buildings are significant as they contribute to the historic street scene of Elm Grove Lane, which is largely comprised of mid-late 19th century frontages.

14. Elm Grove Lane, Pear Tree Cottage Woolbaggers Cottage



No. 1 has two bays. Its west façade ground floor has double hung sash “8 over 8” windows, and thin glazing bars with rendered façade, sash set back and sash box hidden. The first floor has one double hung sash “8 over 8” window with thin glazing bars. The doorway has rectangular fan light with two thin glazing bars. The house has a single brick stack with a hipped roof with modern concrete tiles.

No.2 has three bays. The ground floor of the west façade has one double hung sash window with “8 over 8” lights and thin glazing bars. The first floor has three double hung sash windows with “8 over 8” lights and thin glazing bars. The doorway has a rectangular fan light with two thin glazing bars. To the right of the west façade is an archway leading to a rear garden. There are 2 brick stacks and a slate roof, gabled. The presence of a hipped roof to the north section, but gabled to the south, suggests the south section has been altered.

The 1840 tithe map shows the presence of a single structure smaller than the current building. It is likely the building was one dwelling, and then divided into two in the early 19th C. It dates from the late 18th to early 19th century and retains the majority of its original external features.

The archway leading to the rear of the property is a typical 19th century feature, and would have been used for direct access to a work yard, indicating the building’s historic light industrial use. It is possible that the north section is the remains of the earlier structure indicated on Edward’s map of 1791, but which has been altered by the subsequent refacing

The houses have group value in their contribution to the early 19th century street front of Elm Grove Lane. The double hung sash windows, fan lights, and stuccoed façade are typical of the early 19th Century, and contribute to the historic aesthetic value of Elm Grove Lane.

15. Goring Road, No. 19 St.Andrews



An interesting corner house, probably built by Frank Duke (**no date - needs checking**). Arts and Crafts style, steep hip roof at various angles with dormer leaded windows. Two tall brick chimney stacks, emphasise the corner by being at right angle to the other. The building seems an integrated whole and apart from the probable insertion of four windows by the door, retains its intrinsic design. The house merits inclusion for its townscape prominence at a key corner point on Goring Road that signals the change of direction between the two halves of the road.

16. Goring Road, No. 49 Stokes



An important and unique house built for Alastair Robertson - Aikman (1924 - 2006) the founder of SME Ltd. This had its factory in Mill Road, manufacturing audio equipment. It is understood that two integral garages and a music room were added to the property after it was built in c1958. The building is in the Arts and Crafts tradition of Edwin Lutyens. It was designed by John Leopold Denman (1882 - 1975) for the owner.

John Leopold Denman was a most prolific Brighton based architect "*who designed in a well mannered Neo-Georgian with influences of Art Deco and Scandinavia*"¹⁶. This house is an exceptional example of his style and achievements. It has aspects of the arts and crafts movement, with a mansard roof, small dormer windows on the front elevation and large dormers on the back overlooking the garden and Clays Field towards the South Downs. It is understood the present garden is the original design. A formal structure with small garden rooms, topiary and architectural features.

The building is a significant example of domestic architectural design by a prominent Sussex architect, for a client who was the founder of an important local manufacturing industry. It is a special building and should be given national listing by Historic England. It is of considerable historic interest and is in a distinctive position above Clays Field.

¹⁶ Antram, Nicholas and Pevsner, Nikolaus "*Sussex East with Brighton and Hove*," Yale University Press 2013

- 17. Goring Road, No. 51 Highcroft
- 18. Goring Road, No. 53 St.Stephens
- 19. Goring Road, No. 55 Tilings



A group of three large detached two and half storey Victorian Villas in a row on Goring Road. Probably the earliest houses on this road.¹⁷ They are rendered at first floor with brick and a bay window on the ground floor and porches set to the side. Prominent chimneys at each side of the buildings. They are a strong statement of stability and prestige and set the tone for Goring Road to become an extension of the original medieval town. It provided housing for professional families such as doctors, and solicitors in style and comfort. The houses make an impressive townscape contribution and have historic interest as early buildings on Goring Road. No 51. Highcroft, borders the footpath to Clays Field and has a fine flint wall which is included in this listing.

¹⁷ Harris Roland B *Steyping Historic Character Assessment Report, Sussex Extensive Urban Survey (EUS) 2004* p.26

20. High Street, Bidlington/Ashburton



A very substantial building in its own grounds, hidden from the High Street.

The Steyning Conservation Area Guide states *“a large house which has been divided into two properties, Bidlington facing the High Street and originally the name of the whole building and Ashburton, with its unspoilt facade and portico on the rear. Dated around 1750, it was used as a girls boarding school.”*¹⁸ Harris notes that it is *“a large porticoed house of mid 18th century date...curiously absent from the listings.”*¹⁹

Given its date, history and prominent position on the High Street this building should be included as a key contribution to the townscape of the High Street (South) and its association with the history of the town.

The flint wall which runs along the High Street from Bidlington Cottage to Bidlington is a significant historic and prominent structure. It is included on the local list as an important contribution to the townscape of this part of the town.

¹⁸ Ford, Harry *Steyning Conservation Area Guide*, revised 2003, Wests Printing Works, Steyning

¹⁹ Harris p.32

21. High Street, No. 4a Old Brewery Cottage



Photo © Simon Carey ([cc-by-sa/2.0](https://creativecommons.org/licenses/by-sa/2.0/))

Built in the mid 19th century and once part of a former brewery complex that lined the north western part of the lane. The brewery was known as Gates's Brewery and was established in the early 19th century. By 1899, it had amalgamated with Michell's Brewery on the High Street to become Steyning Breweries Ltd. After World War I, this was taken over by Brighton's Rock Brewery, who subsequently transferred production elsewhere. Much of the former brewery was demolished except for this building and the adjacent administrative offices at No. 4 High Street.

It has historical interest as part of the former brewery and the building's flint and stone character is typical of facades in Jarvis Lane.

22. High Street, No. 4 Steyndent



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Although much altered, this was previously the administrative offices of the former Gates' Brewery in Jarvis Lane. As such it has historical associations with the brewing industry in Steyning. An imposing building, it marks the junction with the High Street and the entrance to Jarvis Lane and is prominent in the townscape.

23. High Street, No. 18 Steyning Methodist Church



Flint and Yellow Brick church with stone dressings and quoins, built 1878²⁰ in the Gothic Revival Style, oriented east-west, with a contemporary school room to the rear. Exterior largely unchanged, but interior altered in the 1960s and 2010s. The building was designed by James E. Lund²¹, an architect of some significance due to his involvement in local religious architecture, such as the Worthing Tabernacle. It is of historic interest as it is representative of a particular religious group, the Wesleyan Methodists, and is also representative of a type of architectural style favoured in the late-Victorian period – the Gothic Revival. This was made popular in this period by architects such as George Gilbert Scott. In particular the church responds to nonconformist writings on appropriate styles for such churches in this period. For example, Frederick Jobson, a notable Wesleyan Methodist Architect called for a return to the Early English Decorated Gothic Style, and the use of local materials in chapel construction.

The Methodist Church at Steyning accords with this national style impeccably, with its pointed arch openings, and large western façade window employing intersecting tracery, reminiscent of the geometric period in gothic design. The use of flint to face the structure also responds to a stylistic preference for the use of local materials. Townscape - the south section of the High Street where the Methodist Church is located is comprised of historic frontages primarily dating from the 18th and 19th centuries. The Methodist Church contributes to the historic character and aesthetic value of this part of Steyning and to the High Street

²⁰ Norwood, John A *History of Steyning Methodist Church* Steyning Methodist Church Council 1979

²¹ Williamson, Elizabeth; Hudson, Tim; Musson, Jeremy and Nairn, Ian *Sussex: West, Pevsner Architectural Guides The Buildings of England* 2019 Yale University Press p.636

24. High Street, No. 106 The Steyning Bookshop



An early 18th Century building constructed c.1708, but re-fronted in the mid-19th C. The ground floor has symmetrical canted bay windows with double hung sashes with sash horns. The first floor has three double hung sash windows with “six over six” panes. The building has a steeply pitched roof with clay tiles and two large brick chimneystacks at the north and south ends. The north façade shows evidence of flint facing at second storey level, suggesting the original building was constructed in flint. The east façade has 19th and 20th century alterations, including a large brick extension to the rear and some original features such as an unusual double hung “four over eight” sash window.

The original 18th century structure was detached, but a line of terraces was added in the mid-19th century. Evidence can be seen on the interior, which includes a blocked window in a south-west room.

The interior of 106 High Street is of historic fabric interest and includes the original 18th century cellar. Other features of importance within the house are the two large brick stacks in the north-west and south-west first floor rooms. The “four over eight” sash window on the east façade is also unusual. This north section of the High Street includes historic frontages dating from the 14th to 19th centuries.

The house was originally owned by the Goring family. Its most notable owner was Nora Shackleton Heald, who purchased it in 1949. She was a journalist and editor of *The Queen* and, later, *The Lady*. She was the sister of Edith Shackleton Heald, who owned and resided in Chantry House, Steyning, until the scandal surrounding Edith’s relationship with Gluck (Hanna Gluckstein) forced Nora to vacate Chantry House, and move to 106 High Street.²² The west front of 106 High Street contributes greatly to the street scene, the setting of Steyning High Street and its overall historic aesthetic value. It has considerable historic and townscape interest as well as literary and community associations.

²² Souhami, Diana *Gluck: Her Biography* Quercus, London 2013

25. Holland Road, Lynwood



Built by local builder Frank Duke for his own use early in the 20th C. A tile hung family house, mansard roof with dormer window at the front. An important historical association with Frank Duke, who built many local houses and small estates in Steyning and surrounding villages. **(more details required)**

26. Holland Road, Saffrons



Built by Frank Duke with pebble dash rendering. A good example of Duke's early style with its links to the Arts and Crafts movement - double fronted with asymmetrical roof and prominent chimneys. **(More details required)**

27. Horsham Road, Yew Tree Cottage



According to Roland Harris' Steyning Historic Character Assessment Report²³ this is a "locally important historic building - a 17th century timber framed house." A previous owner believes that it was originally two cottages and that some of the present building dates "back to the 15th century". Duke and Cox confirm that the house was originally two timbered cottages which were converted into one house and that it was known as Mount Pleasant in 1790.²⁴

Yew Tree Cottage is parallel with Horsham Road and although set back, it makes an historical statement at the principal entrance to Steyning, providing an important townscape element to the main road.

²³ Harris Roland B *Steyning Historic Character Assessment Report, Sussex Extensive Urban Survey (EUS) 2004* p. 33

²⁴ Duke and Cox *ibid.* p 73

28. Jarvis Lane, St. Johns



The Steyning Conservation Area Appraisal and Management Plan (Jan. 2018) notes that “this is 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.”

The Conservation Area has been extended to include the property.²⁵ St. Johns has a prominent flint and brick wall surrounding it and adjacent to Jarvis Lane which is part of this local listing. The building itself is in a conspicuous position overlooking King Alfred Close and at the junction of Jarvis and Cripps Lanes giving it considerable townscape value.

²⁵ Horsham District Council, *Steyning Conservation Area Appraisal and Management Plan*, January 2018 Appendix 4 : *Steyning boundary review justification* p. 76

29. Jarvis Lane, Rosebank



Substantial detached late Victorian house, faced in flint/pebble dash with brick surrounds of windows and doors. Harris describes Jarvis Lane “on the fringe of the medieval town but fairly central to the modern town with a mixture of spacious housing built within the former farm of Jarvis.” He identifies these unlisted buildings as being “locally historic” - Rosebank, its barn, Stanecroft, Bonnington and Ivy Nook. They were all built in the grounds of Jarvis by the Dalby Family, all of whom were involved in the building trade. Together with the listed former farm of Jarvis they contribute to the historic character and charm of Jarvis Lane and provide an important link to Steyning’s past.

The flint boundary wall along the side of Rosebank and the footpath to the Steyning Centre is a significant feature and is included on the local list. It marks the edge of Fletcher’s Croft and the residential properties in Jarvis Lane.

30. Jarvis Lane, Rosebank Barn



In the grounds of Rosebank and once part of Jarvis Farm. Duke and Cox²⁶ note that it was used as a meeting house by the Plymouth Brethren from at least 1884 and was still in use in the 1950s. However Grigg²⁷ notes that the “building has since been demolished”. It was rebuilt and restored . A reminder of the farm and the links of the town with non conformist religions. The barn has historic interest and townscape value on Jarvis Lane.

²⁶ Duke and Cox op.cit. *“In and Around Steyning”* p.30 Wests Printing Works 1954

²⁷ Grigg p.32

31. Jarvis Lane, Jarvis Lodge



This is the original coach house for Jarvis, which is a Grade II former early C16 timber farmhouse. Two storeys, flint and brick coursing, altered and modernised. Although the cottage is outside the Steyning Conservation Area boundary, it merits inclusion as an attractive historic reminder of the past agricultural importance of the farm and its former use. There is a plaque on the south wall with a date of 1821.

32. Jarvis Lane, Stanecroft



Large semi-detached late Victorian building faced in stone and flint with brick surrounds. Together with Bonnington, the semi-detached properties provide a statement of substance and historical character to the lane.

33. Jarvis Lane, Bonnington



Semi-detached and linked with Stanecroft, similarly faced in stone and flint with brick surrounds. Built by the Dalby family. The two properties give a strong presence of Victorian substance to the lane and greatly enhance its historical character and townscape.

34. Jarvis Lane, Ivy Nook



Detached Victorian Villa, faced in stone and flint, with brick surrounds. Part of the grouping of Dalby built houses on the west side of Jarvis Lane, which provide historic character to the lane and contribute to its townscape on the fringe of Steyning.

35. Flint wall on west side Jarvis Lane



According to Duke and Cox, Jarvis Lane took its name from Jarvis House *“hidden by a high street-wall in the outer face of which is built a piece of Caen stone with a chevron ornament; this must have come from the Church, probably in the days of Elizabeth I when the central tower and chancel fell.”* The wall is included in this list as it is an important historical feature of the lane, made of flint, stone and brick and encloses the former farm of Jarvis and adjoining houses that were built in its grounds. The lane is a quiet, special place on the edge of the Conservation Area, the walls providing a sense of enclosure and continuity with the past.

36. Jarvis Lane, Herod's Foot and the Nest



Herod's Foot

The Nest

The book *"In and Around Steyning"* by Duke and Cox, state of Herod's Foot *"the last part of the barrack buildings now standing is that weather-board residence, formerly two cottages. opposite Ivy Nook in Jarvis Lane."*²⁸ It notes that part of Jarvis Farm was known originally as Georgies Croft and it extended from Castle Lane to the railway (now the Bypass) *"through which Goring and Wm. Holland Roads now run."* This changed its name to The Barrack Field and it was home to two regiments in the period between 1804 and 1814. Herod's Foot may have been part of the officers' quarters. As a whole, the barrack buildings housed up to 1,000 soldiers at a time.²⁹

The Nest, a small single-storey cottage, adjoins Herod's Foot and now forms part of it. The inner part of the Nest's roof consists of an upturned boat but this is not visible outside the building because the outside part of the roof is tiled. While The Nest might not of itself qualify for inclusion in the List, it should be included as part of Herod's Foot.

²⁸ Duke and Cox *ibid.* p.31

²⁹ <http://www.steyningmuseum.org.uk/boxfiles/ttbarracks.html> accessed 21/2/22

37. Mill Road, SME Limited



On the corner of Charlton Street and Mill Road, opened in 1960 as Alastair Robertson-Aikman's Scale Model Equipment (SME) Company factory³⁰. By this time it was making world-renowned stylus heads for record player arms. It is now a manufacturer of high-end, precision-made audio equipment and high-quality precision made components for Aerospace, Formula 1, and Medical Equipment industries. It is thought that the building was partly designed by Mr. Robertson-Aikman together with John Leopold Denman, who was the architect for his house - "Stokes" in Goring Road. It is a small, interesting, carefully designed building with unusual and attractive detailing. Brick faced, with clean lines and windows. Originally only the ground floor was built but a second floor was added in the 1970s.

A little gem and an enduring link with Steyning's industrial past. It is of historic importance as an original 1950s design of an industrial premises, with historical associations linked to a key local industrialist of the period. It contributes to the townscape merit of the town as a reminder of both its commercial and industrial past and its present day manufacturing opportunities.

³⁰ Alston-Roberts-West, Leonard and Guy SMEC *An illustrated history of Scale Model Equipment Co of Steyning Sussex 1946 -60* Woodfield Publishing, Bognor Regis, 2017

38. Mill Road, Sir George's Place



A terrace of 14 traditional two storey white-rendered cottages built beside the mill stream by G.T. Breach for workers at his tannery. Breach was known by his workers as Pompey, as he came from Portsmouth and called by his friends 'Sir George' which is how Sir George's Terrace got its name³¹. His firm was G.T. Breach and Sons, Woolstaplers and Fell Mongers and the firm's business was based on the hides and wool of the sheep on the South Downs.³²

The terrace is dated 'Sir George's Place 1852'. It is of historic interest being associated with the tannery and is of considerable townscape merit. To the front are charming gardens behind low flint walls and at the back, gardens hang over the rushing mill stream. The flint walls are an important feature of the terrace and are recognised as part of the Heritage List.

A narrow twitten leads to Mouse Lane through the middle of the terrace with an old pump and bridge over the stream. This is a valuable aspect of the townscape and heritage of the terrace. It greatly enhances the views and character of the area and contributes to its significance as a reminder of 19th C workers' housing in the town.

³¹ Grigg op.cit. pp 5 and 6

³² Duke and Cox op.cit. p. 69

39. Mouse Lane, Pompeys Terrace



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Built in 1845 by G.T. Breach for workers in his tannery. Two storey, white rendered with front doors direct onto the footpath along Mouse Lane. Good examples of early Victorian cottages, with historic interest linked to tanning industry. The cottages provide a charming link along the lane between the town and its surrounding downland and the Wiston Estate.

40. Mouse Lane, Wash House Cottage



Thought to be part of the out buildings associated with the Old Workhouse. Since converted into a detached cottage overlooking Mouse Lane. An attractive cottage with townscape merit and historical connections.

41. Mouse Lane Steyping Rifle Range



The rifle range originates from the formation of the Sussex Rifle Volunteers in May 1860³³ which needed a suitable area for rifle practice. The first map on which the range is known to appear is the 1875 first edition 25 inch Ordnance Survey map, labelled clearly as 'Volunteer Rifle Range' The target, marked as 'Butt,' is situated on the slope at the head of the valley in a linear clearing amongst the trees. At this time, a target consisted of thick sheets of iron six feet (1.8m) high and two feet (0.6m) wide, bolted together. In 1908 the Rifle Volunteers became the Territorial Force (later the Territorial Army) with volunteers trained and equipped by the British Army. In the interwar years the Range was used by the Territorials and civilian shooting clubs. With the Second World War, the Home Guard was established and they used the Range on Sundays, but the regular Army trained for the rest of the week. After the War, it continued to be used by the Army, Cadets, Police and local shooting clubs before being finally closed in 1989 after failing to meet safety standards. The Range has considerable historic interest and is part of the Steyping Downland Scheme and within the South Downs National Park.

³³ Russell, Justin *Steyping Rifle Range, History and Record of Existing Features*, compiled on behalf of the Steyping Downland Scheme February 2017 and text of Welcome Board, Steyping Downland Scheme

42. Mouse Lane Prehistoric - Post Medieval Fields



Settlement earthworks next to Mouse Lane

These fields are thought to have been part of the Charlton Estate which can be dated to an Assize held in 1279.³⁴ *“The main field was walked in late Summer 2019. This recovered a relatively large assemblage of pottery dating from Prehistoric to late Post Medieval. The Saxo-Norman pottery suggests that the settlement originated in the 11th century but was intensified after c.1125. A hiatus during the period c.1350-1450 hints at the effect of the Black Death (1348-50) and successive outbreaks of plague and other infectious disease. Although some recovery appears after about 1450 the amount tails off during the 16th and 17th centuries, the period when the number of tenants of the manor also decreased and more land was taken into the demesne. A considerable number of the grids produced slabs of Horsham Stone which suggests some buildings with either substantial roofs or floors and the single possible piece of a High Medieval crested roof tile found may also suggest a high status building “*

³⁴ English, Judie *Field Walking at Mouse Lane, Steyning West Sussex, August 2020*

43. Old Market Square, Former Railway Goods Shed



A five bay, three storey former railway goods shed, now used as private dwellings. Brick built in English Bond. East Façade has 5 bays, with 4 double height arches. Each arch accommodates an entrance door at ground floor, and a round headed window at first floor. Original fenestration remains in the form of lunettes at first floor. 6 full height projections from the wall, which are reminiscent of giant order pilasters. The second floor has no surviving fenestration. The central bay entrance has a projecting porch – a later addition. South Façade – 3 giant order pilasters (stylised), two blind round-headed windows at first floor. Gabled roof with pedimented end. West Façade - 5 bays, with 5 double height arches. The form is similar to that of the east façade, but the arches have been in-filled with wood boarding at a later date, and modern windows inserted.

The Railway Goods Shed was built in 1861, and is one of the last remaining buildings belonging to the Steyning Railway Station. The Steyning line was part of the London Brighton & South Coast Railway (LBSCR), established in 1861 for services between Partridge Green and Brighton. The traffic consisted mainly of agricultural produce, with goods being sent to the Brighton and Steyning markets and for auction. Steyning's market relocated from the High Street to a field next to the railway station, and cattle, sheep, poultry and other produce were transported to and from it for more than a century. The Goods Shed was instrumental to the operation of both the railway and the market. Although converted into dwellings in the 1980s, its external features largely remain intact. It is significant in terms of local railway and trade history and a surviving example of the architecture of the LBSCR. The use of brick, and a gabled roof is typical. The later features adopted at Steyning include the characteristic two storey design that became a standard of the LBSCR from 1860 onwards. In most cases the upper storey was used for warehousing of goods. A good surviving example of the Railway's transitional decorative period of architecture. Nairn and Pevsner note it as "*Georgian in proportions and delicacy*"³⁵ It serves as an important landmark in the town and contributes to the townscape sense of enclosure at the Market Square and the area of the former station and railway line.

³⁵ Nairn, Ian and Pevsner, Nikolaus *The Buildings of England, Sussex*, Penguin Books, 1965

44. Southdown Terrace, 1 - 8



Eight terraced, brick built, Victorian houses, built c.1890 to serve the recently established railway at Steyning. Each house is an identical 2.5 storey house with Ground Floor, First Floor and attic with dormer window. Each house is 1.5 bays wide, with 2 storey canted bay windows. The original fenestration remains on all houses, which takes the form of double hung sashes, with 4 lights and sash horns. The window openings and entrance doorways have flat headed lintels above and apron mouldings below. Polychrome ceramic tiles are used to floor the entranceways. Gabled roof with clay tiles and original four panel doors survive on Nos. 8 and 3.

Southdown terrace has considerable townscape merit being built in the 1890s when Steyning was expanding to the east due to the arrival of the railway. The houses were built with easy access to the railway in mind, with alternative approach routes. They are a typical example of a late Victorian terrace which proliferated throughout the country with the expansion of the working class. The features of each house survive in remarkably good condition, with the original fenestration, apron mouldings, floor tiles and doors intact. They not only represent one of the best examples of Victorian terraced housing within Steyning, but also serve as an emblem of the town's growth eastwards due to the railway, and are some of the only surviving buildings associated with this development.

45. Station Road, The Gables



Detached 3 bay window two storey Victorian villa, built after 1875 but before 1896.

Symmetrical frontage very much of its time, with bay windows on ground floor and single windows on first floor. Painted render and slate roof. Original sash windows replaced by double glazing. Ornate porch may be original. Front garden has attractive iron railings and gate. Associated with entrance to railway station and significant as a good example of Victorian villa in a prominent position.

Part of railway suburb at entrance to station and of significant historic interest in terms of Steyning's railway past. At the entrance to the railway "suburb", it has townscape merit as a classic detached Victorian villa with features associated with this period - ground floor bay windows, porch and upstairs bedrooms and bathroom.

46. Station Road, Braeside and Lyminster Lodge



Double fronted, late Victorian villas with pebble dash and quality brick detailing around windows and side elevations and tile hanging on third floor attics. Substantial semi-detached houses that were part of the railway suburb on its approach to the station.

The buildings have historical associations with Steyning's railway past and have excellent townscape merit, defining the entrance to the former station.

47. Tanyard Lane, New Row, Nos. 1 - 8



Eight terraced houses, 2.5 bays with 2 storeys each. The properties are set back from the road and slightly raised, with gardens, brick walls or grassed embankments fronting them. Many of the original features of these houses have been lost, although an original sliding sash window with 12 lights remains at first floor level on the north facade of No.7. Gabled roofs with clay tiles. 4 brick stacks, with each serving two houses.

The buildings have been roughcast on their north facades, probably in the early 20th century. The interiors contain varied amounts of original features, in some instances the original timber joists and framing are exposed, as well as the large brick fireplaces with substantial oak bressumers. This row is of historic importance as an early example of workers' housing, dating from the late 18th century and constructed for the adjacent tannery. This operated on the north side of Tanyard Lane from c.1795 - 1941, operated by the Breach Family for much of this time. Their connection with the leather industry of Steyning is of historic interest, since it was an established industry in the town from the 16th century, but was largely located at the south end of the High Street, then known as Singwell Street. In the late 18th Century the tannery was relocated to the north end of the high street, for which new workers' housing was required. New Row was provided for the workers of this tannery, with the buildings being a rare example of early housing for industrial workers, which started to proliferate in the late 18th century.

It was built c.1790 appearing on the Edwards' 1791 Map. The New Houses are also mentioned in an Account from the House of Commons from 1793 in which a gentleman recalls visiting the newly built houses with his wife. On the 1791 Map, eleven terraced houses are indicated, but only 8 remain today. They are situated opposite the large T-shaped building, which is the former tannery.

In terms of townscape merit, the buildings have group value as a collection of early terraced houses (c.1791). They are largely uniform, only varying in render and/or external colour. They also serve as one of the last recognisable landmarks of Steyning's tanning industry.

48. Tanyard Lane, Gatewycke Terrace, Nos. 4 - 5



Two small cottages facing Tanyard Lane with matching doors, windows and chimneys. Faced in brick with detailed decorative brick surround on windows and doorways.

Victorian with townscape merit as examples of workers' housing close to the Mill and Tanning Factory.

49. Vicarage Lane, Vicarage



Built in 1961 - 2 as a residence for the Vicar of Steyning by the Diocese of Chichester. Designed in "*solid vernacular style by John Denman and Son*"³⁶ to replace the original vicarage. Tile hanging on upper storey, brick chimneys, decorated brick and flint between ceiling height windows on ground floor. Hipped roof with solid chimneys. It is of historic importance as a classic example of an architectural design by John Leopold Denman, in the Neo - Georgian style. Denman had a prolific career in the Brighton and Hove area during the 20th century, both on his own and as part of the Denman & Son firm in partnership with his son John Bluet Denman. Described in the Pevsner Guide as "*the master of ... mid-century Neo - Georgian*". The Church War Memorial - wall tablet was extended by Denman and Son "*into a handsome composition.*"

The Vicarage has townscape merit with pleasing symmetry, well mannered and in an important position next to the Grade 1 Listed Church of St. Andrew and St. Cuthman, opposite Fletcher's Croft. It has a flint wall surrounding the building which is included in the listing. The Vicarage is solid and unpretentious, built as part of the church setting and providing a statement of intent as part of church architecture in this part of historic Steyning.

³⁶ *Sussex: West, Pevsner Architectural Guides op.cit.* p.639

50. White Horse Square, Nos. 10 - 11



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An attractive mock Tudor building constructed during the late 1980s on the site of the former Frank Duke Ltd's builders yard. Part of the building may include Frank Duke's office. The firm were builders, decorators and timber merchants being founded in 1902. They built widely in Steyning and the surrounding area. Several terraces were constructed by them including those on Laines Road, Newham Lane and Highland Croft as well as houses on Holland Road, Goring Road and College Hill. Frank Duke (1877 - 1960) the founder and proprietor of the firm was a prominent member of the community and the author with Rev. Ernest W. Cox of *"In and Around Steyning."*

Although these buildings are relatively modern and are not authentic they are sited on an important junction with Charlton Street, Sheep Pen Lane and Newham Lane and mark a significant historic site associated with the building by Frank Duke Ltd. of a range of commercial and residential properties in Steyning and the surrounding area. They have townscape and historic site value. The Flint Wall on the opposite side of the square is worth including in the local list as an important townscape feature giving character to the square and adjoining buildings.