

HAVE YOUR SAY

Draft Conservation Area Appraisal and Management Plans for Billingshurst, Henfield, Pulborough, Steyning and Storrington

Comments Form

1. OUR DETAILS

Consultation date: 09:00 Monday 4 September 2017 to 17:00 Tuesday 3 October 2017

Respond online:

www.horsham.gov.uk/planning/design-and-conservation/conservation-areas

Email: Strategic.planning@horsham.gov.uk

Write to: Conservation Officer, Strategic Planning Team, Park North, North Street, Horsham, West Sussex, RH12 1RL

2. YOUR DETAILS

Please note that we cannot register your comments without your details

Please tick if you are an agent

If you are an agent, who are you representing?

Click here to enter text.

Contact name:

Mr John Fullbrook, Clerk to Steyning Parish Council

Contact address:

Steyning Parish Council, The Steyning Centre, Fletchers Croft, Steyning BN44 3XZ

Email:

spcclerk@btconnect.com

Date: 26th September 2017

Please tick if you wish to be updated on the progress of this document

YOUR RESPONSE

3. Do your comments relate to;

Billingshurst

Pulborough

Steyning

Henfield

Storrington

(Please fill in separate comments forms if you wish to comment on more than one conservation area)

4. Please set out your comments on the document below; continue on a separate sheet if necessary.

1. On Page 6 in the document it states that there are unlisted buildings in Steyning that 'are potential candidates for the national listing', the Parish Council would like to know which building are being referred to and what the process is for listing them. We would like to propose the following new listings: The Police Station, Charlton street,

2. Councillors were disappointed that some of the areas that they had proposed to be added to the Conservation Area in their draft Steyning Conservation Area Character Assessment Document (2015) have been omitted from the HDC document. The Council would want the following areas to be included;

- College Hill, excluding College Place
- The east side of the Crescent
- Goring Road, no's 43-61 on the east side and from 34 (Copper Beech House) to 52 (Chancton House) on the west side
- Edge Hill and Clivedale in Castle Lane which includes the flint wall on the front boundary
- The grounds of Chanctonbury Cottage, High Street
- Dukes Yard and Dukes Lane
- In addition we would want the proposed extension in Jarvis Lane to include (on the eastern side) from Oxford Terrace to Lynwood and to include St John's and Little St John's (on the western side). It is not clear from the HDC map exactly which properties are being proposed in Jarvis Lane.

Continued on separate sheet/

If you require the form in large type or in any other format please contact 01403 215398.

Please note that your representations are **not** confidential and will be made available for public viewing (**although this does not include your contact details**).

We will comply with the principles of the Data Protection Act 1998.

You can apply for a copy of any personal information held about you by writing to Data Protection Officer, Horsham District Council, Park North, North Street, Horsham, RH12 1RL

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3. On page 8 the inclusion of the Memorial Playing Field is welcomed. The council want confirmation that the historic eastern allotment hedgerow and War Memorial Garden are included in this extension. The council have asked that the words 'the recreation ground' on pages 8 and 20 and everywhere else when mentioned be replaced with 'the Memorial Playing Field' and that an extra sentence is included which states the following ' Memorial Playing Field and Abbey Road have the benefit of Village Green status'.
4. It is requested that the Abbey Road area (page 18) be referred to as 'Abbey Road Village Green'.
5. The picture on page 11 'College Hill, looking south' needs to be amended to 'High Street looking south'
6. Page 15 Map 4 does not show clearly how the boundary of the SDNP will run through the Conservation Area. The council would like this clarified.
7. Negative elements (on page 38 and shown on Map 7, page 26)- the Council would want negative references to the SME building and the athletics clubhouse in Charlton Street to be removed, including the comment that re-development of the SME building could greatly enhance this part of Charlton Street.
8. Councillors are disappointed that so much of the draft Steyning Conservation Area Character Assessment Document that the Parish Council consulted on 2015 has not been incorporated within the HDC document, and Councillors would like the Appendix guidelines regarding material and decoration requirements for buildings to be included in the Management Plan to give clear guidance to householders and those considering planning applications within the Conservation Area:

Permission would not normally be granted for :

- The painting or coating of unpainted exterior natural materials, bricks and vertical tile hangings on dwellings and buildings within their curtilage. Such painting could harm the natural colours which are important to the character of the area. However if previously rendered surfaces are to be painted a breathable paint system should be adopted, to allow natural moisture movement through the wall to the outside air.
- The alteration of windows and doors involving a new design or change of material. Permission would be given for either wooden or UPVC replacement windows and doors in the style of the original building, with integral, not stick-on, glazing bars. We are seeking designs that revert to the style of the original building and match the surrounding street scene.
- Additions and alterations to roofs (for example, roof-lights, dormer windows, photovoltaic panels, solar panels, air-source heat pumps), including changes to materials. Dormers and skylights should use non-reflective glazing. Any use of flashing should be unobtrusive.
- Erection of porches to front entrances of properties and the enclosure of existing open porches
- The removal of chimney stacks. Chimneys add to the architectural landscape interest; it is therefore felt that their removal could be harmful to the character of the Conservation Area. Chimneys should not be tile hung or rendered and chimney pots should be kept matching where possible.
- The demolition of curtilage walls. Curtilage walls are important linear features characteristic of Steyning and should be retained. Repairs should be carried out in traditional materials wherever possible. If not

possible, the issue should be discussed with the Parish and District Councils to find an acceptable alternative.

- Fencing and driveways should be constructed in materials and style in keeping with the street scene.
- Repairs and re-instatement in natural materials, such as flint, brick, clay tiles and timber are preferred to re-building in modern materials; however, in certain cases, permission may be given for good quality synthetic replacements to avoid the need for continual upkeep (e.g. for weatherboarding on a facade, barn or similar), particularly in areas with difficult access. The re-use of 'in-situ' materials or similar is encouraged on all traditional buildings.
- Any application to paint, stain or varnish any previously treated external surface including walls, windows, doors, cladding, shutters, railings or downpipes using:-

a) textured paint,

b) any geometric pattern,

c) a change in colour which would be likely to materially affect the appearance or character of the building or wall – unless the new colour is an “approved colour” and is appropriate for the age and surroundings of the building (see **Guidance on Acceptable Colours for External Paintwork and Render Annex 3**).

- New signs, signwriting and/or advertising for shops and business premises. Traditional colours (from the preferred colour palette, see Annex 3), with prior agreement, and appropriate sign-writing must be used for advertising and shopfronts.
- The addition of satellite dishes, conservatories to the street elevation of buildings.
- Guttering layout and the siting of TV aerials should be designed/erected with consideration given to the character of the surrounding area, although we appreciate practical considerations have also to be taken into account
- Changes of materials for railings, fencing, hardstanding or driveways.
- Utility meters and bin stores on street elevations must be unobtrusive and sympathetic to the surroundings.
- Car ports and garages should be unobtrusive and of a design and style to blend in with the surrounding street scene.
- We would require properties in the Conservation Area to be maintained adequately so there is not such a degree of dilapidation that the street scene is adversely affected. Maintenance should be carried out in materials and style to match the original.