

The Steyning Local Heritage List



**Locally important historic buildings
and structures**

The Steyning Society

September 2022

Introduction

The Steyning Society was founded in April 1963 and its objects are to conserve and enhance the town of Steyning, particularly its conservation area and to protect the surrounding environment.

We take an active interest in the development of the town, supporting local events and projects that seek to maintain and improve its amenities and character.

This Heritage List is the latest example of our work which is intended to highlight those buildings and structures which are of local interest and importance. We have followed the guidance¹, which is that buildings and sites which qualify for inclusion in the Local Heritage List must have '*heritage significance*' and be of '*architectural or historic importance*', that they must be '*special*' and that they do not '*quite meet the criteria for being nationally listed*'.

Full details of the approach taken and criteria used for the selection can be found in the appendix.

We hope that the Local Heritage List will be a helpful addition to the national Statutory List and underline the unique historic character and charm of Steyning. We are grateful for the help and support of Horsham DC, Steyning Parish Council, Steyning Museum, particularly Chris Tod and Jacque Buttriss and those who responded to the consultation draft.

We have undertaken the work as a small project group of The Steyning Society with the support of its trustees and members. It has been an enjoyable and worthwhile experience which has greatly aided our understanding and appreciation of the town.

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<https://steyningsociety.org.uk>

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

Local Heritage List - Steyning

Bank Passage, Old Court House and Terrace
Bramber Road, Christ the King, Roman Catholic Church
Castle Lane, Clivedale and The Malt House
Chantry Lane, Chantry Lane Cottage
Charlton Street, Police Station
Church Street, No. 2 Osborne House, No. 24 Vine Cottage
and Steyning Library
College Hill, Corner House
Cripps Lane, Silvermead and Station Road, South Down
House
Dog Lane, Watersmead
Elm Grove Lane, Nos. 1 - 6 Elm Terrace
Goring Road, No. 19 St.Andrews, No. 49 Stokes, No. 51
Highcroft, No. 53 St.Stephens, No. 55 Tilings
High Street South, Bidlington/Ashburton, No. 4a Old Brewery
Cottage, No. 4 Steyndent, No. 18 Methodist Church
High Street South, The Causeway and East Side footpath
High Street, No. 106 Book Shop
Holland Road, Lynwood and Saffrons
Horsham Road, Yew Tree Cottage
Jarvis Lane, St. Johns, Rosebank, Rosebank Barn, Jarvis Lodge
Stanecroft, Bonnington, Ivy Nook, Flint Walls (west side)
Jarvis Lane, Herod's Foot and The Nest
Mill Road, SME Ltd, and Sir George's Place
Mouse Lane, Pompey's Terrace, Wash House Cottage, Rifle
Range and Saxo-Norman to Medieval Fields
Old Market Square, Nos. 3 - 7 Former Goods Shed
Southdown Terrace, Nos. 1 - 8
Station Road, The Gables, Braeside and Lyminster Lodge
Tanyard Lane, Nos. 1 - 8 New Row, Nos. 4 - 5 Gatewycke
Terrace
Vicarage Lane, The Vicarage
White Horse Square, Nos. 10 - 11

Appendix - criteria for inclusion

Bank Passage, Nos. 1,2 and 2A Nos. 1, 2, 3 and 4 The Old Court House



Originally known as Brewer's Lane, this became Bank Passage following the building by Thomas Sone of a shop to replace The King's Arms at the entrance to the High Street in c1790. He issued a bank note (for twopence) under the title "Steyning New Bank, No.1 High Street" (now called 'Body Matters'). This banking venture resulted in the name of this twitten.

The terrace cottages (Nos. 1, 2 and 2A) are thought to date from the late 1780s. Two storey in brick with two rooms above and below, fronting the Passage. Nos. 1 and 2 Old Court House is the former Town Hall and beyond (Nos. 4 and 5) are converted from parts of the Courts and were the location for the cells.

Grigg² explains that The Steyning Public Hall and Assembly Rooms Co. Ltd. was a company formed by several townsmen. A house had been bought situated in the garden fronting the High Street. A Hall was then 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, it was then taken over by the Conservative Club . After World War 1 Comrades of the Great War formed a club and used the rooms. They were followed by the British Legion and then the Independent Order of Odd Fellows. They built a large room over the Town Hall and it

² Grigg C.A. *Memories of Steyning* p. 16 Wests Printing Works, Steyning 1967

continued in use by them until shortly after World War II. The Town Hall was the focal point of many local and theatrical activities such as the Steyning Operatic Society. Eventually the Hall was bought by the West Sussex County Council and converted to a permanent Magistrates Court. Opening in April 1960, 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.³

See description of Bank Passage and its history in Duke and Cox⁴.

The Old Courthouse is an historic building with strong associations to the town and the 19th and early 20th Centuries. Bank Passage and its terraces have group value, townscape merit and history in this central location.

³ *House of Commons Hansard Written Answers for 7 March 2000*

⁴ *Duke, Frank and Cox, Ernest W. "In and Around Steyning" pp 94 - 96 Wests Printing Works Steyning 1954*

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 History⁵ although Roman Catholics were recorded at Wappingthorn in the 16th C by the 18C the faith had gradually died out in Steyning. However a small community remained and the Museum has a copy of a pre-war poster advertising a pony and trap service being run to take Steyning people to the Towers in Beeding for Sunday services. By 1948 the Town Hall began to be used on a temporary basis for services and this former barn was subsequently converted into a Church, opening in 1951.

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

⁵ 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.

Castle Lane, Clivedale



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

A large Victorian villa built in 1878 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 walls of Sussex flint on the ground floor.

As a classic Victorian mansion it is of historic interest, providing an important townscape and focal point to Castle Lane.

Castle Lane, The Malt House



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This store was part of the former Gates's Brewery which was located on Jarvis Lane. The brewery was established in the early 19th century eventually merging with the neighbouring Mitchell's Brewery by 1898 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. ⁶

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

⁶ <http://steyningmuseum.org.uk/boxfiles/ttdrink.html>

Chantry Lane, No. 22 Chantry Lane Cottage



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

A single storey house at the front with dormer windows at the rear. It sits on a flint wall at the corner of Highland Croft and Chantry Lane. It is opposite the listed buildings of Smugglers Cottage, 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 in a characterful manner.

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. Recently renovated (with a new roof) its police lamp has been retained. Windows have been replaced with modern ones.

It is a substantial solid building and an important part of Steyning's history. Originally the base for some 16 police officers who covered a total of 25 parishes between Steyning itself and the outskirts of Hove – the same parishes as those covered by the Steyning Registration District (see Osborne House.)

It is therefore of historic importance for the town as an early example of a constabulary building of the 1850/60s with historic associations of the period. It 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 important location.

Church Street, No.2 Osborne House



This three bay, two storey Victorian building, now a private house, was built before 1861 originally for Edward Cripps who was Registrar and a solicitor.⁷ It served as the Register 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 platband 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 1860⁸. They provide an enclosure for the building and mark its presence at this key junction in Steyning

⁷ Duke and Cox, *op. cit.* pp 4 and 97

⁸ Guilman, Alwyn "Bygone Steyning, Bramber and Beeding" Plate 19 Philimore and Co Ltd Chichester 1988

It has important historical associations. Between 1837 and 1935, Steyning's Register Office served 25 parishes, including Aldrington in Hove.⁹

Charles Stuart Parnell was founder and leader of the Irish Parliamentary Party and a committed Irish nationalist. He was described by Gladstone as "the most remarkable man I ever met and the most interesting". 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 Register Office on the 26th June 1891, an event that is commemorated by a blue plaque on the exterior of the building.

⁹ See <http://steyningmuseum.org.uk/registration.htm>

Church Street, No. 24 Vine Cottage



Although rebuilt and altered¹⁰ this was once the home of Victor B. Neuberger, poet and writer and known as Vickybird. He was 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 the 2nd World War.

As well as a poet, Neuberger was a publisher and occultist and associate of the infamous occultist Aleister Crowley. Having moved to London in the 1930s, he was one of the first champions of Dylan Thomas. He was a friend of artists and writers and the cottage hosted many visitors such as Paul Robeson, Tallulah Bankhead and Gertrude Stein amongst others.¹¹

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.

¹⁰ *Duke and Cox op. cit. p.7*

¹¹ *Pennington, Janet Steyning Scandals, Secrets of a Sussex Market Town 1547 - 1947 p. 25 CPI Antony Rowe Eastbourne 2007*

Church Street, Steyning Library



Described in the Pevsner Architectural Guide as an ‘*intentionally quiet building, its monopitched roof dipping low towards the church*’¹² Steyning Library was designed by West Sussex County Architects Department and opened in February 1996. It has a crescent shape, following the curve of Church Street and Vicarage Lane.

It replaced a temporary library building and at the time the proposed design was criticised for being “*excessive in size and character compared with the more traditional form of development in the Conservation Area.*”¹³ In response the County Council’s conservation architect advised that “*the*

¹²Williamson, Elizabeth, Hudson, Tim, Musson, Jeremy and Nairn, Ian. *Sussex: West, Pevsner Architectural Guides The Buildings of England* 2019 Yale University Press p. 636

¹³ West Sussex County Council , *Applications Sub-Committee – erection of a new public library at Church Street, Steyning Plan ST/30/94 Report and Decision Notice* 22nd June 1994

proposed library successfully sits on the present grassed site which is elevated above the footpath. Its curved monopitched slate covered roof is a sympathetic addition to the local townscape. The scale of the roof relates satisfactorily to the side aisle roof of the adjacent parish church. The floor to ceiling glazing and the timber supporting columns produces a very harmonious and well scaled facade facing Church Street. The curved plan form has created a good entrance court in front of the proposed entrance”.

Despite the controversy, the Library has become an important landmark in Steyning and contributes an impressive new addition to the townscape of Church Street and the Conservation Area. It complements the nearby listed buildings and is a bold and successful response to the curvature of the site.

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.



Cripps Lane, Silvermead and Station Road, South Down House



Silvermead

Southdown House

Semi-detached villas built in the 1860s by John T. Chappell as part of the railway suburb close to the station. Two storey, with ground floor bay windows. Originally known as Southdown Villas. Silvermead to the left 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 Cripps Lane and Station Road.

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

Dog Lane, Watersmead



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 previously 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 (all 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. The interior contains a wealth of Frank Duke joinery and an unusual curved staircase. The house was extensively refurbished in 2017. The garden includes the brewer’s pond

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

Dog Lane Mounting Block



The mounting block in Dog Lane, almost certainly belonged to the adjacent Newham House in Sheep Pen Lane. Newham House is a listed timber framed Grade II house of the 17th Century, refaced in the 18th Century. The date of the block is not known. Other mounting blocks are located outside the Post Office in the High Street and Chantry House, Church Street. Both these properties are Listed Buildings but none of the blocks are included in the Listings.

The mounting block should be included on the Local Heritage List for its historical connections and associations with the horse as the means of transport in earlier centuries.

Elm Grove Lane, Nos. 1- 6 Elm Terrace



Elm Grove Lane was formerly known as Newman's Lane and in the 1790s it was called Back Lane.¹⁶

This mid-19th Century Victorian terrace comprises six 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 six 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.

¹⁶ *Duke and Cox op.cit. p.89*

Goring Road, No. 19 St. Andrews



An interesting corner house, probably built by Frank Duke in 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 a right angle to each other. The building seems to be 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.

Goring Road, No. 49 Stokes



Frontage to Goring Road

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”*¹⁷. 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.

¹⁷ Antram, Nicholas and Pevsner, Nikolaus *“Sussex East with Brighton and Hove,”* Yale University Press 2013

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 includes a Music Room, designed to extremely exacting standards where the ultimate tests for SME's designs were conducted.

It is a very 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.



Rear elevation overlooking Clays Field

Goring Road, No. 51 Highcroft, No. 53 St.Stephens, No. 55 Tilings



No.51, Highcroft and No. 53, St. Stephens

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.¹⁸ They are rendered at first floor level 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 grouping of these houses make an impressive townscape contribution. They 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.

¹⁸ Harris, Roland B. *Steyning Historic Character Assessment Report, Sussex Extensive Urban Survey (EUS) 2004 p.26*

High Street South, Bidlington/Ashburton



A very substantial building in its own grounds, hidden from the High Street, which has been divided into two properties. Bidlington faces the High Street and was originally the name of the whole building and Ashburton, with its unspoilt facade and portico is to the rear.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.

¹⁹ Ford, Harry *Steyning Conservation Area Guide, 1980 revised 2003, Wests Printing Works, Steyning p.31*

High Street South, 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 South.

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.

High Street South, 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.

High Street South, 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. The exterior is largely unchanged, but the interior was 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

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

²¹ Williamson, Elizabeth *et.al. op.cit.* 2019 p.636

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.

High Street South, The Causeway (west side) and Footpath (east side)



The Causeway (west side)

This part of the High Street, was formerly known as Singwell Street. The Causeway is a path on the west side of the Street, enclosed by a flint and stone wall, with shrubs planted between the wall and path. This comprises flagstones and cobbles. Opposite on the east side is a path with small flags. There are cobblestones between the path and the flint and stone wall, enclosing the houses.

On both sides there are historic listed buildings, marking the entrance to the town.

This is an impressive streetscape which greatly contributes to the character of Steyning. The Steyning Conservation Area Appraisal and



Footpath (east side)

Management Plan²² recommends *“Good management of the streetscape is essential to maintain the sense of place..... 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.”*

As a high quality entrance, it very much contributes to this sense of place and character. It proclaims - *“this is Steyning, an attractive historic town.”* The recommendations of the Conservation Area Appraisal should therefore be applied.

²² Horsham District Council Steyning Conservation Area Appraisal and Management Plan January 2018 pp. 38 and 43

High Street, No. 106 (The Steyning Bookshop)



An early 18th century building constructed c.1708, but re-fronted in the mid-19th century. 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 terraced housing 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. However 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.²³

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.

²³ *Souhami, Diana Gluck: Her Biography Quercus, London 2013*

Holland Road, Lynwood



Built by local builder Frank Duke for his own use early in the 20th century. A tile hung family house, mansard roof with dormer window at the front and prominent chimneys.

It has important historical associations with Frank Duke, who built many local houses and small estates in Steyning and surrounding villages. A significant building, partially hidden by its fencing and gardens. It contributes to the townscape of both Holland Road and Jarvis Lane.

Holland Road, Saffrons



Built by Frank Duke and 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.

'Saffrons' stands back from Holland Road and contributes to its townscape and history. As well as its pleasing design, its association with Frank Duke gives it an important place in the town's heritage.

Horsham Road, Yew Tree Cottage



Yew Tree Cottage is on the eastern side of Horsham Road on a high bank up from the road. Although it has modern additions, research for the then owners suggested from the roof construction, that the building is post medieval (after c1530) but probably pre 1600²⁴.

Roland Harris ²⁵ identifies it as a “*locally important historic building*”. Duke and Cox suggest that the house may have originally been two timbered cottages and that they were converted into one house.

The house is largely hidden from Horsham Road, but as Harris notes it is an important historic asset and although much altered and extended it retains the essential form and characteristics of its period (before 1600). It therefore merits inclusion in the list according to the criteria set by the guidance from Horsham D.C.²⁶

²⁴ Letter from late Annabelle F. Hughes to Mr. Seaton 9th September 1997

²⁵ Harris, Roland B. *op. cit.* p. 33

²⁶ See Appendix - Criteria for inclusion in Local Listing

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.²⁷ 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.

²⁷ Horsham District Council, *Steyning Conservation Area Appraisal and Management Plan, January 2018 Appendix 4 : Steyning boundary review justification p. 76*

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”*.

They include Rosebank, its barn, Stanecroft, Bonnington and Ivy Nook ²⁸ built in the grounds of Jarvis by the Dalby Family, all of whom were involved in the building trade. Together with the listed Jarvis they contribute to the historic character and charm **of** Jarvis Lane and 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.

²⁸ Harris, Roland B. *op. cit.* p.34

Jarvis Lane, Rosebank Barn



In the grounds of Rosebank and once part of Jarvis Farm. It has been rebuilt and restored and is a reminder of the farm and its links to the town. The barn has historic interest and townscape value on Jarvis Lane.

Jarvis Lane, Jarvis Lodge



This is the original coach house for Jarvis, which is a Grade II former early 16th century timber farmhouse. It has been converted into a cottage with flint and brick coursing, altered and modernised. Although the building 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.

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.

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.

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.

Flint wall on west side Jarvis Lane



According to Duke and Cox, Jarvis Lane took its name from Jarvis House (now Jarvis) *"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.

Jarvis Lane, Herod's Foot and The Nest



Herod's Foot

The Nest

The book *"In and Around Steyning"* by Duke and Cox, states 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."*²⁹ It notes that part of Jarvis Farm 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 various regiments in the period between 1804 and 1814. Herod's Foot is thought to have been part of the barrack stables. As a whole, the barrack buildings housed up to 1,000 soldiers at any one time. *"At least thirty four different regiments spent time at Steyning and many more stayed just for a night or two on the way to other barracks and encampments in Sussex."*³⁰

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 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. Both buildings are of considerable historic interest and character, contributing greatly to the townscape of Jarvis Lane.

²⁹ *Duke and Cox op. cit. p.31*

³⁰ <http://www.steyningmuseum.org.uk/boxfiles/tbarracks.html> accessed 2/6/22

Mill Road, SME Limited



On corner of Charlton Street and Mill Road, opened in 1960 as Alastair Robertson-Aikman's Scale Model Equipment (SME) Company factory³¹. 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, 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.

³¹ *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*

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 to his friends as 'Sir George' which is how Sir George's Terrace got its name³². 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.³³

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.

³² Grigg *op.cit.* pp 5 and 6

³³ Duke and Cox *op.cit.* p. 69

Mouse Lane, Pompey's Terrace



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

Built in 1845 by G.T. Breach for workers in his tannery. George Thomas Breach was born in Steyning 1799 and acquired his 'Pompey' nickname because it is understood he was apprenticed in Portsmouth.

Two storey, white rendered terrace with front doors direct onto the footpath along Mouse Lane. Good examples of early Victorian cottages, with historic interest linked to the tanning industry. The cottages provide a charming link along the lane between the town and its surrounding downland and the Wiston Estate.

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.

Mouse Lane, Steyning Rifle Range



The rifle range originates from the formation of the Sussex Rifle Volunteers in May 1860³⁴ 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.

The site is a very well preserved example of a rifle range, the current arrangement dates from this time. It features eight well preserved Hythe target frames, a markers' gallery, a target store and the workshop platform. The backstop shows signs of having been well managed and four firing points also remain intact (100, 200, 300 and 500 yards). After the War, it continued to be used by the Army, Cadets, Police and local shooting clubs before it was finally closed in 1989 after failing to meet safety standards. The Range has considerable historic interest and is part of the Steyning Downland Scheme within the South Downs National Park.

³⁴ Russell, Justin, *Steyning Rifle Range, History and Record of Existing Features*, compiled on behalf of the Steyning Downland Scheme February 2017 and text of Welcome Board, Steyning Downland Scheme

Mouse Lane, Saxo-Norman to 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 1279.³⁵ *“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 “*

³⁵ English, Judie, *Field Walking at Mouse Lane, Steyning West Sussex, August 2020*

Old Market Square, Nos. 3 - 7, Former Railway Goods Shed



A five bay, three storey rebuilt former railway goods shed, now used as private dwellings. Brick built in English Bond. East Façade has five bays, with four 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. six 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 – three giant order pilasters (stylised), two blind round-headed windows at first floor. Gabled roof with pedimented end. West Façade - five bays, with five 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 associated with 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 Former Goods Shed was instrumental to the operation of both the railway and the market. It was later used by H.J.Burt and Son as a store and salesrooms for furniture auctions. In 1952, it was seriously damaged by fire but despite this, was subsequently rebuilt within a year.

It was converted into dwellings in the 1980s and 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 become a standard of the LBSCR from 1860 onwards. In most cases the upper storey was used for warehousing of goods.

A good example of the Railway's transitional decorative period of architecture. Nairn and Pevsner note it as "*Georgian in proportions and delicacy*"³⁶

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.

³⁶ Nairn, Ian and Pevsner, Nikolaus *The Buildings of England, Sussex*, Penguin Books, 1965 p.341

Southdown Terrace, 1 - 8



Eight terraced, brick built, Victorian houses, built in the late 1870s to serve the recently established railway at Steyning. Each house is an identical two and half storey house with Ground Floor, First Floor and attic with dormer window. Each house is one and half bays wide, with two storey canted bay windows. The original fenestration remains on all houses, which takes the form of double hung sashes, with four 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 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 Victorian terrace which proliferated throughout the country with the expansion of the middle classes. 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.

Station Road, The Gables



Detached three bay window two storey Victorian villa, built after 1875 but before 1896. Its symmetrical frontage is very much of its time, with bay windows on ground floor and single windows on first floor. Painted render and slate roof. The original sash windows have been replaced by double glazing. The ornate porch may be original. The front garden has attractive iron railings and a gate.

The villa is associated with the entrance to the railway station and is significant as a good example of a Victorian villa in a prominent position.

As part of the railway suburb at the entrance to the station, it is of historic interest in terms of Steyning's railway past. This location gives it townscape merit as a classic detached Victorian villa related to the railway and this period.

Station Road, Braeside and Lyminster Lodge



Double fronted, semi-detached late Victorian villas, built in 1886, with flint and brick dressings with quality brick detailing around windows and side elevations. Tile hanging on the second floor attics. Substantial houses that were part of the railway suburb at 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.

Tanyard Lane, New Row, Nos. 1 - 8



Eight terraced houses, two-and-half bays with two 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. four 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, believed to have been built by the Duke of Norfolk, initially for agricultural workers.

Tanyard Lane was originally called Castle Lane³⁷ but took its new name from the former tannery founded by G.T. Breach, located opposite New Row.

³⁷ *Duke and Cox op.cit. p.80*

The New Houses are 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.

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 agricultural and tanning industries.

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.

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*"³⁸ 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 West Sussex 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.

³⁸ *Williamson et.al op.cit. p.639*

White Horse Square, Nos. 10 - 11



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An attractive mock Tudor building constructed in 2004/6 on the site of the former Frank Duke Ltd's builders yard. Designed by local architect, the late Derek Scobie, part of the building includes 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.

Appendix - Criteria for inclusion in Local Listing

This Local Heritage List covers buildings and sites in Steyning. It has been compiled by a small group from the Steyning Society. We have tried to follow the guidance³⁹, 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)”. It notes “Significance ...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 Voice ⁴⁰ 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.” It 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 Council⁴¹ has 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.

³⁹ *Historic England Advice Note No 7 – Local Heritage Listing, Identifying and Conserving Local Heritage, 2nd Edition 2021*

⁴⁰ *Civic Voice Local Heritage List Guide, published in October 2020*

⁴¹ *Horsham DC Guidance on local listing in the District.*

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.

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?

The Steyning Society

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<https://steyningsociety.org.uk>