



Heritage Statement

Devonshire House, Handcross, Haywards Heath, RH17 6BJ.

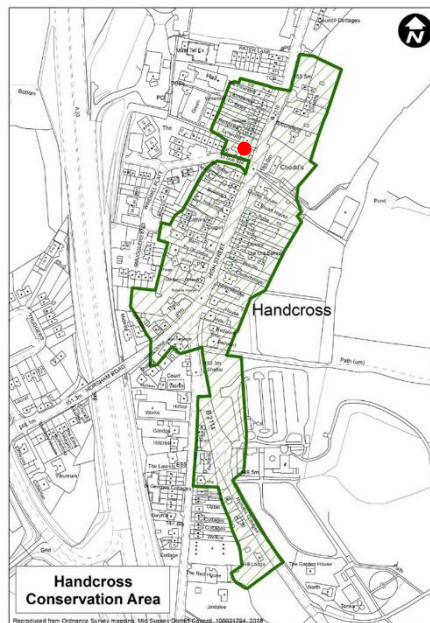
This heritage statement accompanies the planning application for the revised fenestration to the rear elevation and erection of a brick wall to form enclosed courtyard for the existing building.

The site sits within the Handcross Conservation Area, and every effort has been made to preserve the character of the existing property and the conservation using materials to match existing appearances of both the host building and the neighbouring property.

Handcross is a historic village with a well-preserved Conservation Area centred on its High Street. Despite significant expansion throughout the century, the majority of buildings date back to the 19th century, with some structures dating to the 18th century or earlier. The High Street, while being a busy through route affected by traffic, remains visually attractive, with buildings substantially retaining their original character and appearance.

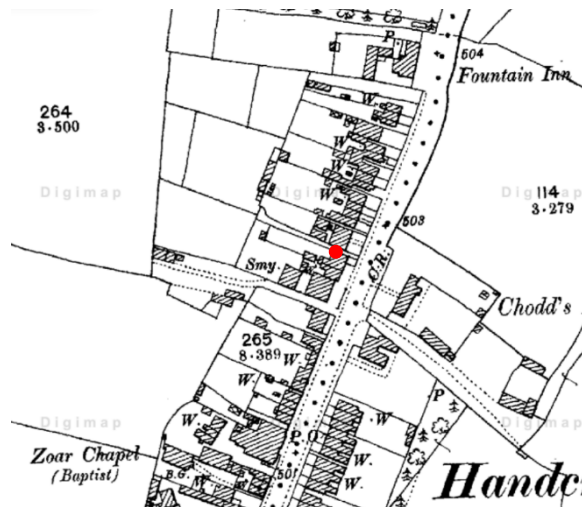
The Conservation Area, designated in 1990 to protect the village's historic integrity, is characterized by several key features. These include 19th-century terraced dwellings and shops that have maintained most of their original features, the use of natural and traditional building materials, and a variety of house ages and styles. Many of these buildings are listed, adding to the area's historical significance. A notable example is Chodds Farm, an attractive 18th-century Listed Building fronted by a visually important line of pollarded lime trees.

The southern approach to the village, particularly towards Nymans, is distinguished by its mature trees that play a crucial role in the street scene. These trees, along with the older buildings, create an attractive and picturesque approach to Handcross. The Conservation Area designation aims to safeguard the village's unique architectural and natural heritage, preserving its historical character and preventing inappropriate development.



Handcross Conservation Area Map with site indicated in red.

The map shown below shows Devonshire House existing in 1890, although the style of the building indicates that it could have been built as early as 1870.



The building itself is a brick building, with a black painted brick plinth up to 375mm and a white painted brick across all elevations. The main mass of the building is two storey, with a single storey element to the rear. The windows are grey painted timber casements, and black rainwater goods are distributed across the elevations as per the image below:



Existing Rear Elevation

There is a lane which is 3m wide between Devonshire House and Lynwood, the property immediately adjacent the site. This lane serves two properties: 1 & 2 Lynwood Cottages. It is considered that the proposal will not affect these properties.

The proposal is for the revised fenestration following the removal of the fire escape staircase, which will be fully justified as part of this application, the installation of French Doors to the ground floor, and erection of a brick wall to enclose the courtyard for the property.



Boundary wall directly opposite the site at Lynwood.

The adjacent boundary condition is a brick wall with a grey curved brick capping, along with trellis that gives the garden more privacy.

The proposal is to match the existing brickwork appearance and grey brick capping of the neighbouring wall, which will allow it to sit comfortably within its surroundings, whilst also using natural and traditional materials in accordance with the nature of Handcross conservation area. The proposed wall will be 1.8m high, which will remove the need for a trellis.

The proposed fenestrative adjustments as part of the application will match the existing appearances of the existing building, including white painted brick and grey painted timber windows.

Conclusion:

The scheme presents a sensitively designed solution that will improve the appearance of the rear elevation,

Given the light touch and secluded nature of the scheme and given that the only works are proposed to the rear-side and rear of the property as a result of this application, it is considered the application should be looked favourably upon.