

DESIGN STATEMENT

Replacement Windows, Air Source Heat Pump, New Fence/Gate and Ancillary Shed

Site Address: 1 Francis Road, Lindfield, Haywards Heath, West Sussex RH16

Application Type: Householder planning application

Prepared: 17 March 2026

Property	1 Francis Road, Lindfield, Haywards Heath, West Sussex RH16
Proposal	Replacement windows, rear air source heat pump, new side fence and gate, and a new ancillary shed.
Conservation context	The property lies within the Lindfield Conservation Area and the design approach has been developed with regard to the sensitivity of external alterations in this heritage setting.
Purpose of statement	To explain the design rationale for the proposals and demonstrate that the works will preserve the character and appearance of the conservation area.

This Design Statement supports a planning application for external alterations at 1 Francis Road, comprising replacement windows, the installation of a rear air source heat pump, a new side boundary fence and gate, and a modest ancillary shed within the curtilage.

1. Introduction

This statement has been prepared in support of a householder planning application at 1 Francis Road, Lindfield. The proposal relates to a package of domestic external works comprising replacement windows, a rear air source heat pump, a new side fence and gate, and a modest ancillary shed.

The property lies within the Lindfield Conservation Area. The proposal has therefore been developed with a conservation-led design approach so that the works remain subordinate to the host dwelling and preserve the character and appearance of the wider area.

2. Site and Context

1 Francis Road is a traditional dwelling within an established residential setting in Lindfield. The surrounding area derives much of its character from its historic village form, the consistency of domestic plots and boundary treatments, and the generally restrained appearance of buildings within the conservation area.

In this context, external alterations should be modest in scale, visually coherent, and sympathetic to the age and appearance of the host property. The proposals have been designed on that basis.

3. Description of the Proposed Development

Replacement windows & front door: Replacement windows are proposed within existing openings. The intent is to retain a traditional domestic appearance, preserve the established proportions of the elevations, and avoid any alteration that would appear visually disruptive. The new front door will be similar in design to the existing.

Air source heat pump: A Vaillant aroTHERM plus 7kW unit is proposed at ground level within the private rear garden. The equipment is domestic in nature and ancillary to the ongoing residential use of the property.

Fence and gate: The proposal includes a new close board fence and gate at the side of the house, replacing the existing larch lap fence and gate. The new close board fence and gate will be of the same height as the existing arrangement, thereby avoiding any more assertive or enclosing boundary treatment than is already present.

Ancillary shed: A new shed is also proposed. It will measure approximately 2.5m wide, 2.5m high and 2.1m deep. The shed is domestic in form and ancillary to the use of the dwellinghouse.

4. Design Principles

The proposals have been guided by a straightforward set of design principles.

Respect for the host building - The proposals do not alter the principal form of the house and are read as subordinate domestic works.

Traditional appearance - The replacement windows are intended to reflect the proportions and visual character of traditional openings, rather than introduce an overtly modern expression.

Subservient scale - The heat pump, fence, gate and shed are all modest domestic elements that remain secondary to the dwelling.

Conservation sensitivity - The scheme seeks to preserve the established character of the property and the wider conservation area by avoiding visual clutter and by maintaining a simple, coherent palette of works.

5. Replacement Windows & Front Door

The replacement windows are proposed in existing openings and do not involve any enlargement of apertures or alteration to the underlying wall planes. This is an important design consideration because it allows the existing composition of the elevations to be retained.

The window design adopts a traditional domestic form with clear vertical emphasis and conventional subdivision. In visual terms, this is more appropriate to the age and character of the dwelling than a more overtly contemporary window treatment.

Overall, the replacement windows are considered sympathetic to the host property and compatible with the character of the conservation area.

The door will be similar to the existing as per the accompanying data sheet

6. Air Source Heat Pump

The proposed air source heat pump is a single domestic unit positioned at ground level within the rear garden. Its function is to improve the energy performance of the dwelling and support a lower-carbon form of heating.

From a design perspective, the siting is appropriate because the equipment is placed away from the principal frontage and reads as an ancillary feature rather than as part of the main architectural composition of the dwelling.

The unit is modest in scale for domestic plant and is acceptable in design terms as a proportionate sustainability measure associated with the continued residential use of the property.

7. New Fence and Gate

The proposal includes a new close board fence and gate at the side of the house to replace the existing larch lap fence and gate. This provides a simple and durable boundary treatment consistent with the domestic character of the site.

The new close board fence and gate will be of the same height as the existing fence and gate. This ensures that the proposal does not create a more visually dominant or overly enclosing edge to the property.

The design is straightforward and appropriately restrained, allowing the replacement boundary treatment to sit quietly within the street scene while improving the consistency and robustness of the side access enclosure.

The following picture is an example of the fencing



8. Proposed Shed

The proposed shed will measure approximately 2.5m wide by 2.5m high and 2.1m deep. By reason of its limited footprint and domestic scale, it will appear as a modest ancillary outbuilding associated with normal residential use.

The shed will remain clearly subordinate to the main dwelling and will not compete with the building in terms of scale or visual presence.

Given its modest dimensions and ancillary function, the shed is considered an appropriate addition to the property in design terms. Example shed below.



9. Impact on the Conservation Area

Taken together, the proposals are modest, coherent and domestic in character. They do not alter the principal built form of the house, nor do they introduce features that would appear unduly prominent or incongruous in the conservation area.

The replacement windows reinforce a more traditional appearance. The air source heat pump is a subordinate item of plant associated with the sustainable operation of the dwelling. The new close board fence and gate replace the existing larch lap fence and gate on a like-for-like height basis. The shed is small in scale and clearly ancillary.

For these reasons, the proposals are considered to preserve the character and appearance of the Lindfield Conservation Area.

10. Conclusion

This Design Statement demonstrates that the proposed replacement windows, rear air source heat pump, new close board side fence and gate, and ancillary shed at 1 Francis Road have been developed with due regard to the character of the host property and its location within the Lindfield Conservation Area.

The scheme is limited in extent, sympathetic in appearance, and subordinate to the existing dwelling. It is therefore considered acceptable in design terms and suitable for support as part of the planning application.