

Heritage, Design and Access Statement

1,2,4,5,6,7,8,9 Hett Close
Ardingly
Haywards Heath
RH17 6TE

Prepared on behalf of:

Southern Housing
59-61 Clerkenwell Road
London
EC1M 5LA

Prepared By: Chris Belton BSc (Hons) MRICS

Version	Issue Date	Reason for Issue
-	February 2026	Planning Issue

CONTENTS

1.0 Introduction3

2.0 Description3

3.0 The Site3

4.0 Proposal.....4

5.0 Heritage of Building4

6.0 Design6

7.0 Use6

8.0 Layout6

9.0 Amount.....6

10.0 Scale.....6

11.0 Landscaping6

12.0 Appearance.....6

13.0 Conclusions.....7

1.0 Introduction

- 1.1 This design and access statement has been prepared in order to support the Planning Application for the replacement of existing timber windows and patio doors with new double glazed uPVC windows and patio doors with glazing bars to match existing styles 1, 2, 4, 5, 6, 7, 8 and 9 Hett Close, Ardingly, Haywards Heath, RH17 6TE.

2.0 Description

- 2.1 1, 2, 4, 5, 6, 7, 8 and 9 Hett Close are two storey terraced houses in the Mid Sussex District of West Sussex.
- 2.2 The properties feature fair-facing brickwork to all elevations, with clay tile pitched roof coverings.
- 2.3 The existing windows and rear patio doors are double glazed timber construction. The Front Entrance doors are of composite/uPVC construction.
- 2.3.1 The existing soffits, fascias and rainwater goods are also of uPVC material.



Photos 1 and 2 - Front Elevations

3.0 The Site

- 3.1 1, 2, 4, 5, 6, 7, 8 and 9 Hett Close are in the Ardingly area of the Mid Sussex District of West Sussex.
- 3.2 1, 2, 4, 5, 6, 7, 8 and 9 Hett Close are located in the Ardingly Conservation Area.
- 3.3 1, 2, 4, 5, 6, 7, 8 and 9 Hett Close are not Listed Buildings.

4.0 Proposal

- 4.1 The Planning application to which this design and access statement relates is for the replacement of existing front and rear double glazed timber framed casement windows with new front and rear double glazed uPVC framed casement windows with glazing bars to match existing styles. Replacement of existing side double glazed timber framed casement windows with new double glazed uPVC framed casement windows. Replacement of existing double glazed timber framed rear doors with new double glazed uPVC framed rear doors with solid panel to lower section and glazing bars to match existing style to upper section.
- 4.2 The existing windows and rear doors are in need of replacement due in part to lack of thermal performance, security, and condition.



Photos 3 and 4 – Existing Rear Windows

- 4.3 The proposed new windows and doors will be double glazed and will significantly improve the thermal performance of the windows and provide a more comfortable living environment for the residents. Please see the below proposed window sample images which have been carefully designed and manufactured to replicate the existing fenestration and closely as possible.



Photos 5 and 6 – Proposed Windows

5.0 Heritage of Building

- 5.1 The building is sited within the Ardingly Conservation Area, which has been designated by Mid Sussex District Council as *an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance*. The conservation area encompasses the historic core of Ardingly village and reflects its long-established development as a rural settlement. The special interest of the area derives from the survival of its historic village form, a concentration of listed and locally significant buildings, and its strong relationship with the surrounding countryside. The conservation area lies wholly within the High Weald National Landscape, an area recognised nationally for its scenic quality, historic landscape character and cultural heritage.
- 5.2 The key factors that contribute to the character and appearance of the Ardingly Conservation Area are as follows:
- The historic village layout, centred around the High Street and adjoining lanes, which reflects the organic growth of the settlement over several centuries.
 - A range of building types and periods, including medieval and post-medieval timber-framed houses, Georgian and Victorian cottages, farmhouses and public buildings that together illustrate the historical evolution of the village.
 - The extensive use of traditional local materials, such as timber framing with rendered or weatherboarded infill, red and brown brick, handmade clay tiles and slate roofs, which contribute to a cohesive and distinctive local character.
 - Distinctive architectural features, including steeply pitched roofs, prominent chimney stacks, small-pane windows, traditional joinery, and informal building groupings that reinforce the village's historic identity.

- The presence of listed buildings and historic landmarks, including churches and former agricultural buildings, which act as focal points within the village and contribute significantly to its heritage value.
- The contribution of mature trees, hedgerows, green verges and open spaces, which soften the built environment and reinforce the rural setting of the conservation area.
- The close visual and functional relationship between the village and the surrounding countryside, which is fundamental to the area's character.

6.0 Design

- 6.1 In light of the importance of the conservation area, the new windows and doors have been designed sympathetically in terms of profile and sight lines whilst also incorporating double-glazed units.

7.0 Use

- 7.1 The properties use is a domestic dwellings. This proposal does not seek to change the buildings' use.

8.0 Layout

- 8.1 The layout of the properties will be unaffected by this proposal.

9.0 Amount

- 9.1 The proposal is to replace all of the existing double glazed timber windows to all elevations and rear patio doors.

10.0 Scale

- 10.1 The proposed works will have no impact upon the scale of the existing building.

11.0 Landscaping

- 11.1 Landscaping will be unaffected by this proposal.

12.0 Appearance

- 12.1 The appearance and character of the block will be retained by the proposal. There are UPVC materials existing on the development with the Front Entrance doors being of composite/uPVC construction.
- 12.2 The existing soffits, fascias and rainwater goods are also of uPVC material.

13.0 Conclusions

- 13.1 It is our view that the proposals are sympathetic in nature and will retain the character of the building which is important to the conservation area as defined in the heritage statement whilst meeting the security and thermal performance requirements of the occupiers.
- 13.1.1 uPVC windows are already present within the immediate area, including at 14–16 and 20 Turnpike Close, located at the top of Hett Close. In addition, planning permission has been granted at Hunters Gate, Church Lane, Ardingly for the replacement of timber windows with uPVC units (ref. DM/25/3027).