

Heritage, Planning Statement

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

Prepared on behalf of:

Southern Housing
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1.0 Introduction

- 1.1 The application site comprises a group of residential properties located within the Ardingly Conservation Area, which is designated for its special architectural and historic interest. The conservation area is characterised by a traditional village form, historic building materials, and a strong relationship between buildings and their rural setting.
- 1.2 Hett Close forms part of the later residential development within Ardingly, and while it contributes to the overall character of the conservation area, the architectural significance of individual dwellings varies depending on elevation and visibility within the public realm.

2.0 Description

- 2.1 The proposal seeks to improve the appearance, performance and longevity of the existing windows and doors while preserving the character of the conservation area.
- 2.2 Front Elevations:
- Existing timber-framed windows are proposed to be replaced with new double-glazed uPVC windows with glazing bars to match the existing fenestrations.
 - The proposed windows broadly follow the established proportions, profiles, opening arrangements and sightlines of the current windows.
 - Double glazing is incorporated to improve thermal efficiency while retaining a traditional external appearance appropriate to the conservation area.
 - The inclusion of glazing bars ensures a visually traditional form of fenestration, maintaining consistency with the character of the dwellings when viewed from within the site.
- 2.3 Rear Elevations:
- Existing timber-framed windows and garden doors are proposed to be replaced in double-glazed uPVC with glazing bars match the existing fenestrations.
 - These elevations are not publicly visible and do not form part of the principal streetscape or key views within the conservation area.

3.0 Impact on the Conservation Area

- 3.1 The proposal has been carefully designed to respond to the differing heritage sensitivities of the front and rear elevations.
- 3.2 The proposal preserves the character and appearance of the Ardingly Conservation Area, in accordance with national and local conservation policies.
- The retention glazing bars on all front elevations ensures that the appearance of the buildings as experienced from the public realm is preserved.

- Changes to rear elevations are limited in impact due to their private nature and lack of visibility from public viewpoints.
- The overall scale, form and rhythm of the fenestration remains unchanged.

4.0 Local Context and Consistency

- 4.1 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).

5.0 Planning Balance and Conclusion

- 5.1 The proposal represents a balanced and sensitive approach that:
- Preserves the visual appearance of the dwellings on principal elevations
 - Respects the character and setting of the Ardingly Conservation Area
 - Allows discreet improvements to energy efficiency and durability
 - Reflects the established character and existing development patterns within the area