

**HERITAGE STATEMENT
&
DESIGN AND ACCESS STATEMENT**

Replacement of existing modern steel with slimline heritage double glazing to windows GF01, GF02, GF07, GF08, GF09, FF01, FF02, FF03, FF04 and FF09, together with the replacement of the existing rooflight with a new conservation rooflight.

*Whitehouse Farm Cottage
Staplefield Lane
Haywards Heath
West Sussex
RH17 6AU*

February 2026

Mr Julian Date & Mr Philip Robinson

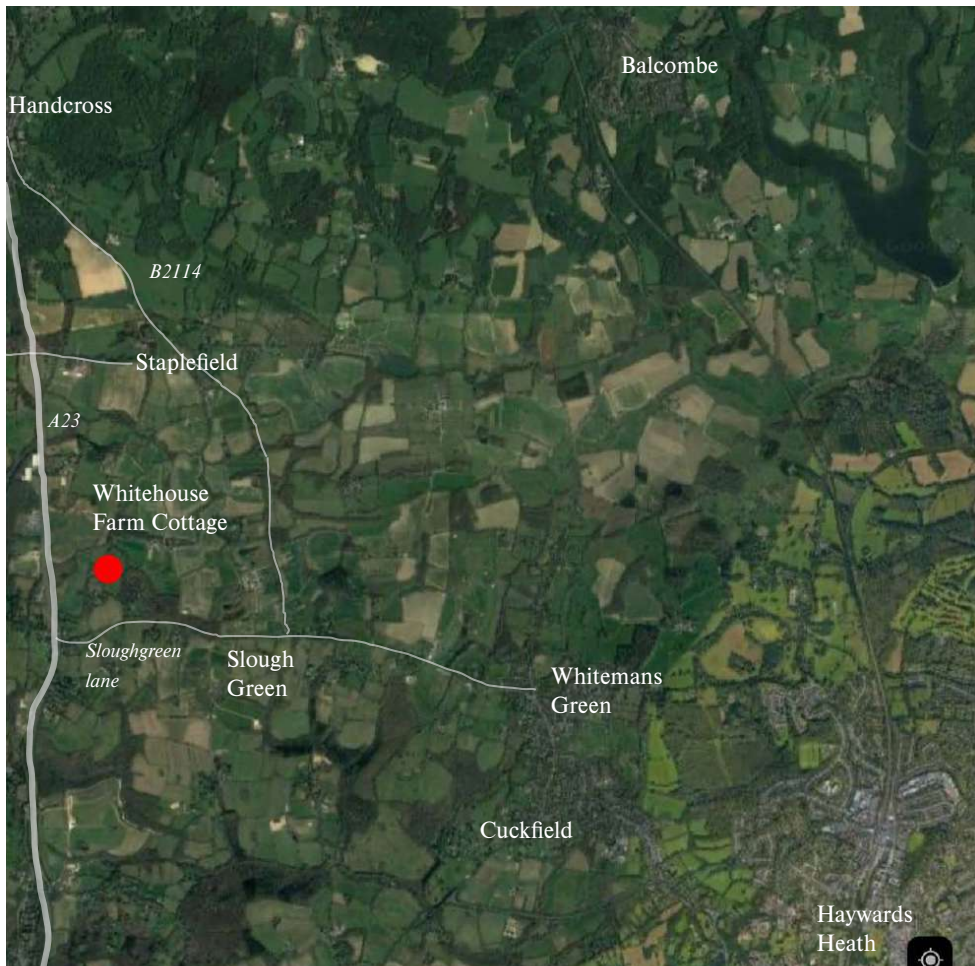
First Issue

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1. BACKGROUND

Whitehouse Farm Cottage is in a rural location between Staplefield and Slough Green in Mid Sussex. It is situated on Staplefield Lane, which contains a series of rural detached houses. Staplefield Lane is surrounded by fields and interspersed with woodland. The closest neighbour is Whitehouse Cottage to the north-east and Whitehouse Farm to the south-east. The property is situated in close proximity to the A23. The proposal site does not lie in a conservation area, nor in a National Park.



Googlemaps satellite image

2. EXISTING SITE CONTEXT

List entry number: 1025712

Date first listed: 11.05.83

Listing: Grade II

Description: 2. C 18. Two storeys. Three windows. Red brick and grey headers. Horsham slab roof. Casement windows.

Tree Preservation Order (TPO)

There are no TPO's associated with this site.

Conservation Area

The proposal site lies outside of the conservation area.

3. Planning History

App. No DM/25/0796 (Listed Building Consent)

Proposal: Internal and external alterations including replacement of windows and widened parking areas

Status: **Approved, 30.06.25**

App. No DM/25/0795 (Householder Planning Application)

Proposal: Internal and external alterations including replacement of windows and widened parking areas

Status: **Approved, 30.06.25**

4. PROPOSAL

Under Listed Building Consent application **DM/25/0796** and Householder application **DM/25/0795**, approval was previously granted for the replacement of the existing modern steel windows with heritage single-glazed timber windows.

This application seeks a minor amendment to that consent, proposing heritage slimline double-glazed timber windows to GF01, GF02, GF07, GF08 and GF09 instead of single glazing, together with the replacement of the existing ground floor bathroom rooflight with a conservation rooflight of traditional appearance.

Historic Context

Steel windows began to be widely used in the late 19th century, as advances in mass production made them a cost-effective alternative to traditional timber. Their use became increasingly common in the early 20th century — particularly following the First World War — not only because of their slender profiles and ability to admit more light, but also due to significant timber shortages, which made steel a practical and economical choice.

While steel windows can be of considerable historic significance — particularly within International Style and Modernist architecture, where they form an integral part of the overall design — their importance must always be considered in the context of the individual building and its architectural character.

In this case, the existing steel windows are later, utilitarian insertions and do not form part of the cottage's original historic fabric. Their replacement with timber has already been accepted in principle as part of the previous application. Timber windows are materially and visually more consistent with the traditional character and vernacular origins of Whitehouse Farm Cottage.

Energy Performance and Conservation Approach

Although listed buildings are exempt from certain Part L requirements, best practice — including guidance from Historic England — promotes a whole-building approach to energy efficiency. This seeks balanced improvements that enhance performance while sustaining heritage significance.

The previously consented works adopt a holistic restoration approach, emphasising the protection of the building and ensuring that its materials remain breathable. Upgrading from single to slimline double glazing represents a proportionate and complementary enhancement within that strategy. It will improve comfort, reduce heat loss and lower operational carbon emissions without altering the approved appearance.

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Proposed Specification

The proposed windows are from Salisbury Joinery's *Conservation +* range and include:

- 14mm slimline double-glazed units
- True solid glazing bars with traditional Ovolo profile
- Sapele timber construction
- Off-white painted finish
- Linseed oil putty glazing

The slim glazing units allow traditional detailing to be retained, ensuring that the external appearance remains consistent with the previously approved design and preserves the building's character.



Salisbury Joinery Conservation+



Double glazing solid bar detail

Conservation Rooflight

We propose to replace the existing leaking timber rooflight with a conservation rooflight supplied by The Rooflight Company. The Conservation Rooflight is an low-profile roof window and skylight that combines modern performance standards with an authentic traditional appearance. It is designed to meet the needs of both heritage and contemporary properties.

The proposed replacement model reference is CR-08-2.

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Existing roof light to be replaced



Flush conservation roof light from, the Rooflight Company

5. CONCLUSION

The principle of replacing the modern steel windows with timber alternatives has already been established. This amendment simply enhances the thermal performance of the approved scheme in a sensitive and conservation-led manner.

The proposal preserves the building's special interest, strengthens its traditional character, and supports long-term sustainability. We respectfully submit that it represents a positive and proportionate enhancement to the consented scheme and should be supported.

We consider that replacing the existing rooflight with a conservation rooflight is an appropriate and conservation-led solution that will enhance both the performance and the character of the building.