

Heritage, Design and Access Statement

11-14 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

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CONTENTS

1.0	Introduction	3
2.0	Description	3
3.0	The Site	3
4.0	Proposal.....	3
5.0	Heritage of Building	4
6.0	Design	5
7.0	Use	5
8.0	Layout	5
9.0	Amount	5
10.0	Scale.....	5
11.0	Landscaping.....	5
12.0	Appearance.....	5
13.0	Conclusions.....	6

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 double glazed timber framed casement windows with new double-glazed timber framed windows, replacement of double-glazed timber framed communal doors with new double-glazed timber framed doors and replacement of double-glazed timber framed rooflights with new double-glazed timber framed rooflights to 11-14 Hett Close, Ardingly, Haywards Heath, RH17 6E.

2.0 Description

- 2.1 11-14 Hett Close is purpose-build block of flats in the Borough of Mid Sussex.
- 2.2 The property features fair-facing brickwork to all elevations, with clay tile pitched roof coverings.
- 2.3 The existing windows are a double-glazed timber framed casement windows to front and rear elevations.
- 2.3.1 The existing communal entrance doors are double-glazed timber framed doors.
- 2.3.2 The existing rooflights are double-glazed timber framed rooflights.



Photo 1 – Front Elevation



Photo 2 – Rear Elevation

3.0 The Site

- 3.1 11-14 Hett Close is in the Ardingly area of Mid Sussex.
- 3.2 11-14 Hett Close is located in the Ardingly Conservation Area and within the High Weald AONB/National Landscape.
- 3.3 11-14 Hett Close is not a Listed Building.

4.0 Proposal

- 4.1 The Planning application to which this design and access statement relates is for the replacement of existing double glazed timber framed casement windows with new double-glazed timber framed casement windows and replacement of double-glazed timber framed rooflights with new double-glazed timber framed rooflights.

- 4.2 The Planning application is also for the replacement of double-glazed timber framed communal doors with new double-glazed timber framed communal doors.
- 4.3 The existing windows, rooflights and doors are in need of replacement due in part to lack of thermal performance, security, and condition.



Photo 3 & 4 – Existing Windows

- 4.4 The proposed new windows, rooflights 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.

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.

5.3 The location of the conservation area within the High Weald National Landscape adds an additional layer of significance. The High Weald is characterised by an ancient landscape pattern of small irregular fields, wooded ridges, hedgerows and dispersed settlements, much of which has medieval origins. Ardingly's historic form, building materials and settlement pattern reflect this wider landscape character. Development within the conservation area is therefore expected to conserve not only the architectural and historic interest of the village itself, but also its contribution to the natural beauty, scenic quality and cultural heritage of the wider High Weald landscape.

6.0 Design

6.1 In light of the importance of the conservation area, the new windows, rooflights and doors have been designed in order to adopt the same proportions, profiles and sight lines whilst also incorporating double-glazed units.

7.0 Use

7.1 The properties are 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 timber framed windows to all elevations.

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.

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.