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Chartered Practice

Heritage Statement

For

Replacement sash Windows and other glazing at

The Henfield Club,
Cagefoot Lane,
Henfield,
West Sussex,
BN5 9HD

Architects Registration Board

Review of Document

Date	Amendments	By	Rev.

For

The Henfield Club,
Cagefoot Lane,
Henfield,
West Sussex,
BN5 9HD
Issued - October 26

RIBA Chartered Practice

Architects Registration Board REG NO: 099324G

LABC Registered Partner Authority Scheme

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0.2 About ARCHItékton Architects LTD

Name of company
Architékton Architects limited

Registered office
Architékton Architects, Casita Hampers Lane, Storrington,
West Sussex, England

Contact details
info@architekton-architects.co.uk

Business ID no. 16205861

Architects Registration no. 099324G

RIBA Chartered Practice no. 20064111

1.0. Introduction and Heritage Context

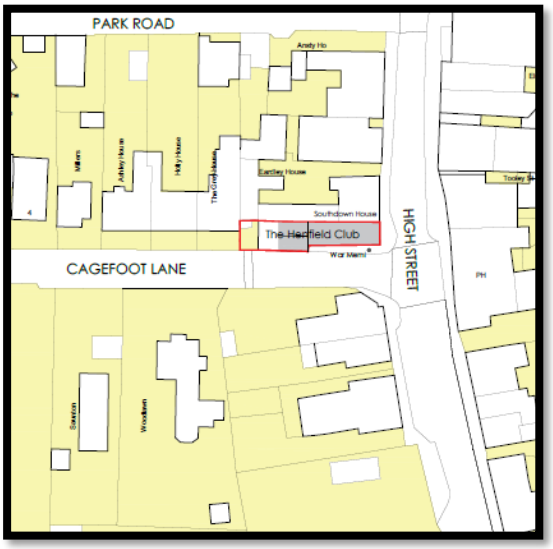

Figure 1 - Site Plan (nts)

This Heritage Statement has been prepared in support of a Listed Building Consent application relating to The Henfield Club, Cagefoot Lane, Henfield (figure 1 refers).

The application proposes a limited programme of repair and replacement works to defective rainwater goods and existing windows. The works are intended to address ongoing deterioration, improve the weather-tightness and safe operation of the building, and secure the continued use and maintenance of the property.

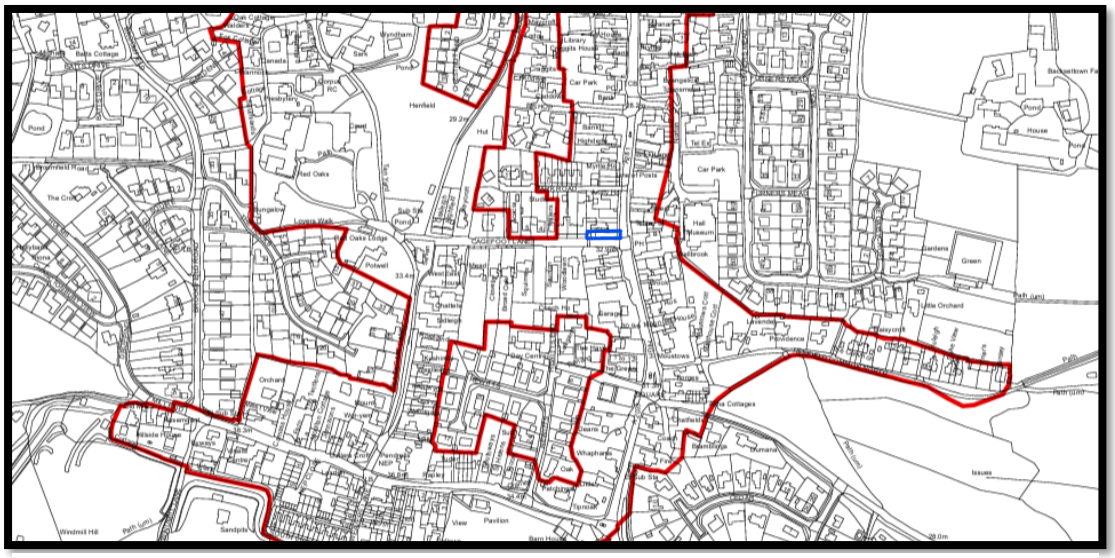

Figure 2 - Map Showing outline in red of conservation area, and site in blue (nts).

The Henfield Club is a Grade II listed building (List Entry No. 1027440), listed on 9 May 1980. The building dates principally from the early 19th century, circa 1830, and is recognised for its

architectural and historic interest. The building is also located within the Henfield Conservation Area (figure 2 refers) and lies immediately adjacent to Southdown House, a separate Grade II listed building.

Accordingly, the proposals have been developed with particular regard to the statutory duties concerning listed buildings and conservation areas and to the conservation of historic fabric.

The works are deliberately limited in scope. They do not propose alterations to the principal form, scale, massing or plan form of the building. The intention is instead to undertake necessary maintenance and renewal of deteriorated elements in a manner that safeguards the significance and long-term condition of the heritage assets.
Immediately adjacent to the site is Southdown House, also Grade II listed, meaning that works at the Henfield Club have potential implications for the setting and condition of another designated heritage asset.

2.0. Heritage and Statutory Context

The Henfield Club is included on the National Heritage List for England as a Grade II listed building under List Entry No. 1027440.
The building is of architectural and historic interest and forms part of the historic built fabric of Henfield. Its principal architectural characteristics include its stuccoed elevations, rusticated treatment to the ground floor, eaves bracket cornice, slate roof and traditional window arrangements.

The building's significance derives principally from:

- its surviving historic architectural form and detailing;
- its historic fabric and construction;
- its contribution to the historic townscape of Henfield;
- its association with the historic development and community life of the village; and
- its visual and townscape relationship with surrounding historic buildings.

The property is situated within the **Henfield Conservation Area**. Its contribution to the Conservation Area is therefore also relevant. The building forms part of the established historic streetscape and contributes to the architectural character and visual interest of the area.
Immediately adjacent is **Southdown House**, which is also Grade II listed. The relationship between the two buildings forms an important part of the historic context of the site.
Consequently, the condition and maintenance of the Henfield Club have the potential to affect not only its own significance but also the setting and physical condition of the neighbouring listed building.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker, in considering whether to grant Listed Building Consent, to have special regard

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to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
Section 72 of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
The proposals have therefore been considered with the preservation of the listed building, its setting and the wider Conservation Area as primary considerations.

3.0. Significance of The Henfield Club

3.1 Architectural Interest

The Henfield Club is a modest but architecturally distinctive historic building. Its principal elevation and surviving architectural details provide evidence of its early 19th-century origins. The stuccoed elevations, rusticated ground floor, eaves cornice and roof form establish the principal architectural character of the building. The windows form an important component of the elevations, providing rhythm and proportion to the façades.



Figure 3 - Circa 1988 Photograph of the Henfield Club, courtesy of the Henfield Club

The significance of the building is concentrated principally in its surviving historic form, architectural detailing and relationship with the surrounding historic townscape.
Not all elements of the building, however, necessarily contribute equally to its significance. The building has undergone alteration over time, and some elements are later replacements or additions which make a more limited contribution to its architectural and historic interest.
This distinction is particularly relevant to the windows affected by the present application.

3.2 Historic Interest
The building forms part of the historic development of Henfield and has an established relationship with the village's community and social history.

Its continued use as a club building is itself relevant to the building's historic character. The ongoing occupation and maintenance of the property provide a sustainable use for the listed building and assist in securing its continued conservation.

The proposed works should therefore be understood in the context of maintaining the building for continued use rather than introducing a new use or substantial alteration.

3.3 Contribution to the Conservation Area
The Henfield Club contributes positively to the character and appearance of the Henfield Conservation Area through its historic architectural form, materials and established position within the village.

Its contribution is principally experienced through its external elevations, roof form, architectural detailing and relationship with neighbouring historic buildings.

The proposals do not alter the principal massing or architectural form of the building and will have no material effect on its established townscape relationship.

4.0. Southdown House – Setting of a Nearby Listed Building

Southdown House is a separate Grade II listed building immediately adjacent to the Henfield Club.

The proximity of the two buildings creates an important historic and visual relationship. The setting of Southdown House is therefore a material consideration in assessing the proposed works.

Of particular concern is the defective rainwater gutter serving the Henfield Club. A section of PVCu guttering to the north elevation has become broken and disconnected. As a result,

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rainwater is currently discharging against the building and, importantly, onto or towards the fabric associated with Southdown House.

The defect therefore has the potential to cause progressive moisture-related deterioration. While the existing PVCu gutter itself is not considered to form part of the significant historic fabric of the listed building, its failure is having an adverse physical consequence for the historic environment.

The proposed repair is consequently a conservation measure intended to prevent further deterioration rather than alter the historic character of the buildings.

5.0. Proposed Works

The application comprises three principal elements:

1. repair of defective rainwater goods to the north elevation;
2. replacement of deteriorated 20th-century casement windows to the west elevation; and
3. replacement of deteriorated sash windows to the south elevation and at high level on the north elevation.
4.

The works are described in greater detail below.

North Elevation – Rainwater Gutter
A section of existing PVCu guttering to the north elevation has failed at a joint and become disconnected.

The defect has resulted in rainwater discharging directly against the building rather than being effectively collected and directed away.

Proposed works
The proposal is to:

- install a new PVCu union coupling to reinstate the gutter connection;
- inspect the existing gutter brackets;
- replace defective or failed brackets where necessary; and
- ensure the rainwater goods are securely fixed and operational.

The repair is minor and localised. It does not require alteration to the building's historic form or fabric.

The works will provide a functional rainwater disposal system and reduce the risk of continued water penetration and deterioration.

In heritage terms, the repair represents a positive intervention, addressing a defect which is currently capable of causing harm to the historic environment.

The works are also readily reversible and will not materially affect the appearance or significance of the listed building.

Windows – Existing Condition and Significance
The application proposes works to windows on the west, south and north elevations.
The condition of the windows has been considered carefully, with repair considered as the preferred conservation approach wherever reasonably practicable.

However, the windows exhibit significant deterioration and, in a number of instances, are no longer capable of providing an appropriate level of weather-tightness, security or safe operation. The windows also appear to be of differing dates and significance.

West Elevation Casement Windows

The windows to the west elevation are 20th-century casement windows associated with a later first-floor addition. The addition is identifiable through its flat roof form and tiled façade and is visually distinct from the principal historic elevations.



Figure 4 - Typical Window on West Elevation, timber frame, signs of signifcant rot.

The existing casement windows are therefore considered to make a limited contribution to the special architectural and historic interest of the listed building.

The existing frames are significantly deteriorated and exhibit rot. Their continued retention would require substantial intervention while retaining fabric which has limited heritage significance. The replacement of these windows therefore provides an opportunity to improve durability and performance without resulting in the loss of significant historic fabric.

South Elevation Sash Windows

The sash windows to the south elevation have a more traditional appearance and contribute to the established character of the elevation.

However, they are in poor condition, with significant decay affecting the frames and associated joinery.



Figure 5 - First Floor Window South Elevation

The windows also appear to incorporate relatively modern glazing and joinery, and there is no clear evidence that all of the existing components represent original fabric dating from the principal construction of the building.

Notwithstanding their likely later date, their traditional form means that they make a greater visual contribution to the character of the building than the west elevation casements.

Consequently, the replacement specification seeks to retain their established appearance through accurately detailed hardwood sash windows replicating the existing proportions, mouldings and profiles.

North Elevation Sash Windows

The high-level sash windows to the north elevation are similarly deteriorated.
A number of the windows have been painted shut or mechanically secured, while others have detached sash cords and are no longer capable of normal operation.
The windows therefore have both conservation and practical maintenance issues.
Their replacement will be undertaken on a like-for-like basis, retaining the established sash arrangement and visual character of the elevation.



Figure 6 - North Elevation above valley between the Henfield Club and Southdown House, plastic gutters have become disconnected and collapsed.

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6.0. Assessment of Condition and Repair Options

The principle of repairing historic fabric rather than replacing it has been followed in considering the proposals.



Figure 7 - Windows show clear signs of wood rot, this has spread from the cills up into the main frame.

The applicants have considered whether the existing windows could reasonably be retained through localised repairs. However, the degree of deterioration means that repair would require substantial replacement of decayed components.

In these circumstances, extensive repair would risk retaining little meaningful original material while potentially providing a less durable result.

The existing windows also have practical deficiencies, including:

- significant timber decay;
- failed or detached sash cords;
- windows which have been painted or fixed shut;
- reduced weather-tightness;
- reduced security; and
- limitations on safe ventilation and operation.



Figure 8 - It would appear water and rot are spreading internally in the frames, as shown here, which risk damage to the fabric of the building, and indicates the level of decay in the frames is severe.

The continued deterioration of the windows would ultimately place the building at greater risk of water penetration and further decay.

Replacement has therefore been considered the most appropriate and proportionate intervention, subject to the detailed specification described below.

The approach is intended to achieve a balance between retaining historic character and ensuring the long-term sustainable maintenance and use of the building.

7.0. Proposed Window Replacement

West Elevation

The existing deteriorated casement windows will be replaced with **white PVCu double-glazed units**, matching the existing window arrangement and appearance as closely as reasonably practicable.

The west elevation windows are associated with a later part of the building and are not considered to make a significant contribution to the principal special architectural interest of the listed building.

The replacement windows will provide improved:

- weather resistance;
- thermal performance;
- durability;
- security; and

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- ease of maintenance.

The replacement will not alter the established window openings or the overall architectural composition of the elevation.

South and North Elevations

The sash windows to the south elevation and high-level north elevation will be replaced with **hardwood timber sash windows**, designed to replicate the existing windows.
The replacement windows will reproduce, as appropriate:

- overall proportions;
- glazing arrangement;
- sash configuration;
- frame dimensions;
- meeting rails;
- glazing bars;
- moulded profiles;
- beads;
- cills; and
- general external appearance.

The intention is that the replacement windows read as part of the established architectural composition rather than as visually conspicuous modern insertions.

Where existing stone cills survive, these will be retained in situ and protected throughout the works.

The replacement of these windows will therefore result in a limited loss of existing material but will retain the architectural character and visual rhythm of the elevations.

8.0. Heritage Impact Assessment

The proposed works have been assessed against the significance of the Henfield Club and the contribution made by the affected elements.

The overall impact is considered to be **less than substantial**, and in relation to a number of the works, neutral or beneficial.

The gutter repair will have a beneficial heritage effect by preventing uncontrolled water discharge and reducing the risk of deterioration to historic fabric.

The replacement of the west elevation casements is considered to have a very limited heritage impact because the existing windows are associated with a later addition and make a limited contribution to the significance of the listed building.

The replacement of the south and north elevation sash windows will involve the loss of existing fabric and therefore represents a degree of heritage impact. However, this is mitigated by:

- the poor condition of the existing windows;
- the apparent later date of the existing joinery;
- the retention of the existing window openings;
- the retention of stone cills;
- the use of traditional hardwood construction;
- replication of the existing sash proportions and detailing; and
- the removal of defective and potentially vulnerable fabric.

The proposals will not affect the principal plan form, massing, roof form or principal architectural detailing of the listed building.

There will be no change to the building's established relationship with the street or wider Conservation Area.

9.0. Impact on Southdown House

The defective gutter is currently capable of causing water damage to the adjacent historic fabric associated with Southdown House.

Its repair is therefore expected to have a beneficial effect on the setting and physical conservation of the neighbouring listed building.

The proposed window works are confined to The Henfield Club and will not result in any physical intervention to Southdown House.

The proposals will not materially alter the spatial or visual relationship between the two listed buildings.

The works therefore have no identified adverse effect on the special architectural or historic interest of Southdown House or its setting.

10.0. Impact on the Henfield Conservation Area

The Henfield Club makes a positive contribution to the character and appearance of the Conservation Area.

The proposed works are primarily maintenance and renewal works and do not alter the building's:

- overall height;

- footprint;
- massing;
- roof form;
- principal architectural composition; or
- relationship with the surrounding streetscape.

The replacement windows will maintain the established proportions and rhythm of the elevations.

The works will therefore preserve the contribution made by the building to the Conservation Area.

The repair of the defective gutter will additionally support the long-term maintenance of the building and neighbouring historic fabric.

The proposals are consequently considered to preserve the character and appearance of the Henfield Conservation Area.

11.0. Conservation Approach

The proposals have been developed in accordance with the established principle that historic buildings should be conserved through appropriate maintenance and proportionate intervention. The approach adopted is based upon the following principles:

1. Retain significant historic fabric wherever practicable.
2. Repair rather than replace where repair provides a viable and durable conservation solution.
3. Where replacement is unavoidable, minimise the loss of significant fabric.
4. Ensure replacement elements are appropriate to the architectural character of the building.
5. Avoid unnecessary alteration to the historic plan form, elevations and architectural composition.
6. Use durable materials and detailing appropriate to the significance of the building.
7. Address defects at source to prevent further deterioration.
8. Ensure that the building remains capable of continued beneficial use and maintenance.

The proposed works follow these principles.

12.0. Justification for the Works

The primary purpose of the application is to address building defects and deterioration which, if left unresolved, have the potential to result in greater harm to the listed building and its surroundings.
In particular, failure of the rainwater goods is already resulting in uncontrolled water discharge and creates a risk of further deterioration.
Similarly, the continued deterioration of the windows would increase the risk of water ingress, timber decay and degradation of surrounding fabric.
Replacing defective elements now provides a proportionate means of securing the long-term conservation of the building.
The works are not driven by cosmetic improvement alone. They are necessary to ensure that the building remains weather-tight, secure, safe and capable of continued community use.

13.0. Conclusion

The proposed works to The Henfield Club represent a limited and proportionate programme of repair and renewal to a Grade II listed building.

The works have been developed with regard to the special architectural and historic interest of the building, its contribution to the Henfield Conservation Area and its relationship with the adjacent Grade II listed Southdown House.

The gutter repair will provide a direct conservation benefit by preventing uncontrolled water discharge and reducing the risk of damage to historic fabric.

The proposed window replacements are justified by the poor condition and limited remaining serviceability of the existing units. The west elevation casements make a limited contribution to the significance of the listed building, while the more traditional sash windows to the south and north elevations will be replaced using appropriately detailed hardwood units which replicate their existing architectural character.

The proposals retain the existing openings, proportions and principal architectural composition of the building. Stone cills will be retained and protected, and no alteration is proposed to the principal form or massing of the listed building.

Overall, the proposals will preserve the special architectural and historic interest of The Henfield Club, preserve its contribution to the Henfield Conservation Area and avoid harm to the setting of Southdown House. The works will also provide a positive long-term conservation benefit by

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addressing existing defects and ensuring that the building remains weather-tight, safe, functional and capable of continued community use.

It is therefore considered that the proposed works represent an appropriate and proportionate approach to the conservation of the listed building and the wider historic environment.