

Heritage, Design and Access Statement

1-20 Heatherleigh Court
North Parade
Horsham
RH12 2EB

Prepared on behalf of:

Southern Housing
59-61 Clerkenwell Road
London
EC1M 5LA

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1.0 Introduction

- 1.1 This design and access statement has been prepared in order to support the Planning Application for the window and door replacement at 1-20 Heatherleigh Court, North Parade, Horsham, RH12 2EB.

2.0 Description

- 2.1 1-20 Heatherleigh Court 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 combination of double glazed timber framed and uPVC 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 rear door is a double glazed uPVC framed door.



Photo 1 – Front / Flank Elevation



Photo 2 – Rear / Flank Elevation

3.0 The Site

- 3.1 1-20 Heatherleigh Court is in the Horsham area of Mid Sussex.
- 3.2 Although 1-20 Heatherleigh Court is not located within a Conservation Area, it is close to the boundary of the Richmond Road Conservation Area.
- 3.3 1-20 Heatherleigh Court 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 a combination of existing double glazed timber framed and uPVC casement windows with double glazed uPVC casement windows.
- 4.2 The Planning application is also for the replacement of existing double glazed uPVC rear doors and double glazed timber framed communal doors with new double glazed uPVC doors.

- 4.3 The existing windows 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 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 existing Richmond Road Conservation Area is set within the built up area boundary of Horsham town. The current Conservation Area is small in size and covers part of Wimblehurst Road, Gordon Road and Richmond Road. To the eastern boundary of the Conservation Area is the railway line, whilst to the west is North Parade, a main route from the town centre to the A24. To the north Wimblehurst Road provides a through route across the railway line to the eastern part of the wider town.
- 5.2 The predominant building material within the Conservation Area is a red brick, although some of the newer properties such as the semi detached dwellings in Richmond Road have a brown brick with red brick quoins and detailing above windows and doors. Soldier courses of pale bricks are common, in addition to decorative brick lintels and keystone features above first floor windows. Coloured decorative bricks are also a feature.
- 5.3 The Conservation Area has a mixture of roofing forms with pitched roofs of clay tile and slate, gable ends and some small pitched and curved roof dormers.
- 5.4 Within the Conservation Area the prevailing window style is timber sash windows, with some timber and metal casements.

6.0 Design

- 6.1 In light of the importance of the conservation area, the new windows have been designed in order to closely match the existing windows in terms of profile 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.