

Heritage Statement – Rapley Cottage

1. Introduction

- 1.1 This document has been produced to assess the impact of proposals for alterations to the exterior window style and design of the more modern double story extension to the listed property known as Rapley Cottage.

2. Building Location and References

- 2.1 The property's name and address are:-
Rapley Cottage, Nep Town Road, Henfield, West Sussex BN5 9DU,
- 2.2 The property, together with attached Tudor Cottage, is listed as follows:-
Heritage Category: Listed Building, Grade: II
List Entry Number: 1353987
Date first listed: 15-Mar-1955
List Entry Name: Tudor Cottage and Rapley Cottage
Statutory Address: Nep Town Road, Henfield, BN5 9DU
Legacy System number: 298454, Legacy System:LBS
National Grid Reference: TQ 21321 15678
- 2.3 The property's grid reference is TQ 21315 15677, or 50.92780, -0.27516.
- 2.4 The property is situated within the Henfield Conservation Area boundary.
- 2.5 Rapley Cottage and Tudor Cottage are independent residences and have been for at least 100 years and probably much longer. Today they are in entirely separate ownership. There is no internal connection between the two properties.

3. Description of Property

- 3.1 The Historic England list entry description for Tudor Cottage and Rapley Cottage is "C17 or earlier timber-framed building with the timbering and plaster infilling exposed in east wall but re-fronted with red brick. Hipped tiled roof. Casement windows. Two stories. Three windows.". It is noted that this description is more indicative of Tudor Cottage than the combined structure.
- 3.2 Further details are provided in an onsite inspection report dated 24th February 1992 by Dr. Annabelle F. Palmer (formerly Hughes), BA Hons, MA DPhil, Research Consultant Historic Buildings, Horsham. This is summarized as follows, with reference to Figure 1.
- 3.3 The building has some medieval (pre-1530) characteristics but is most likely originally a 4-bay late open hall (c1530) refer Figure 1 bays B to F, with either open hall usage bays C to E or an early smoke bay C to D. There is evidence of original flooring to the first floor in bays B to C and E to F. Original timber framing is shown in Figure 2.

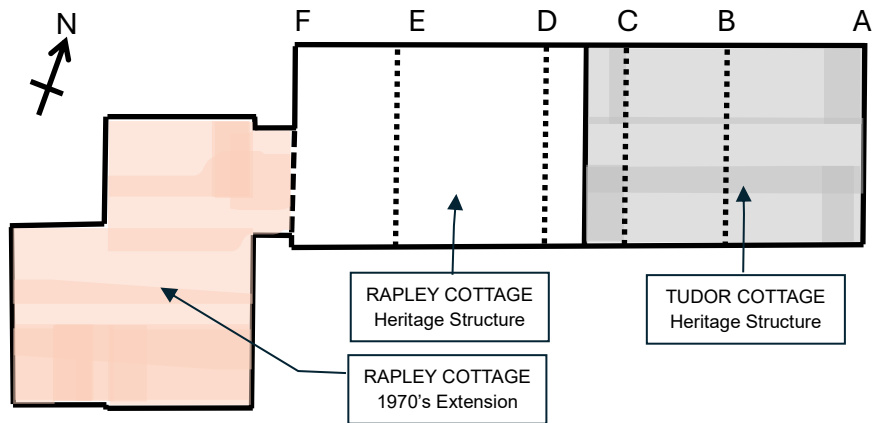


Figure 1. Indicative sketch of ground plan Rapley Cottage and Tudor Cottage

- 3.4 A significant modification took place probably in the early C17 at which point bays D to E were floored at first floor and back-to-back 'inglenook' hearths and a stack was built into smoke bay C to D which would make possible dual occupancy. Probably at the same time the Tudor Cottage accommodation was extended by attaching, using double framing, a bay A to B repurposed from a building of similar age.



Figure 2. Rapley Cottage north elevation (rear) showing original timber framing.

- 3.5 Further modification took place perhaps in the C18 when the southern elevation, perhaps due to deterioration of the structure against the prevailing weather, was replaced by brick in a loosely Georgian style, which seems to be quite common in Henfield. Refer Figure 3.
- 3.6 The Henfield Historic Character Assessment Report of August 2004 by Dr Roland B Harris notes (para 4.2.1) "To the 11 surviving 18th century houses in Henfield can be added 13 instances where completely new facades of brick were added to earlier timber-framed buildings. In other words, around 50% of the pre-1800 buildings that survive either date from or were re-fronted in the 18th century."



Figure 3. Rapley Cottage south elevation (front) showing later C18 brick frontage

- 3.7 In the mid 1970's a modern extension was added to the west end of Rapley Cottage providing a kitchen-diner, a bedroom and two bathrooms together with an attached single garage. The building by architect John W Wallace RIBA and builders R Vinalls Ltd of Henfield was completed in 1977. The planning application Number HF/91/75 submitted 7th November 1975 was permitted by Horsham District Council. Refer Figure 4.



Figure 4. Rapley Cottage showing the 1970's extension to the left (west) and plaque.

4. **Significance**

- 4.1 The National Planning Policy Framework (NPPF), December 2024, in section 16 para 297 requires an applicant to describe the significance of any heritage assets affected in a planning application.
- 4.2 **The proposed works detailed in this application only apply to the 1970's extension and there will be no physical alteration to the heritage structure.**
- 4.3 The significance of the heritage structure is considered as High as it is a designated asset important at a regional level and at a national level, which includes Grade II listed buildings and conservation areas both of which apply in this case.

- 4.4 However, the significance of the 1970's extension, whilst being part of the listing, is considered medium to low. This is a structure or feature of very limited heritage or other cultural value and may include less significant parts of listed buildings and buildings that do not contribute positively to a conservation area. The adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- 4.5 In the Henfield Conservation Area Appraisal and Management Plan published by Horsham District Council in January 2018 there is a Henfield Conservation Area building audit with detailed results shown in Map 7, an extract of which is given in Figure 4.
- 4.6 In the Henfield Conservation Area building audit the Rapley Cottage 1970's extension is classified as a 'negative' asset, this is the only such 'negative' structure in the immediate neighbourhood. Note: the heritage part of Rapley Cottage is coloured orange, this is an error as it should be coloured red (Listed).
- 4.7 As the brick frontage, roof treatment and roofline of the extension match the older heritage structure it is felt that the large single pane windows of 1970s design are the most significant feature that led to a 'negative' assessment. Refer Figure 5.

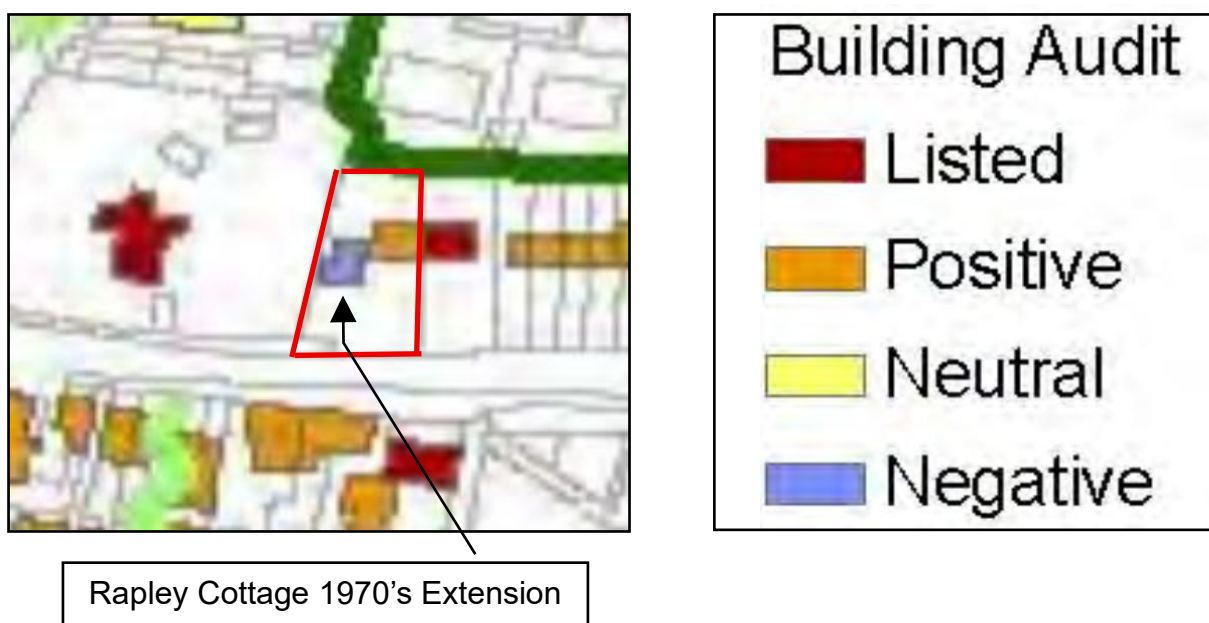


Figure 5. Extract from Map 7: Henfield Conservation Area building audit map.

- 4.8 Due to the brick frontage Rapley Cottage (and Tudor Cottage), the setting when viewed from the road, are not 'chocolate box' examples of timber framed buildings unlike neighbouring Pendrells to the immediate west. The cottages are also set back from the road so that any architectural details are not as evident as might be found on a roadside property.
- 4.9 The surrounding properties are generally brick built C18 and C19 houses and cottages and Rapley Cottage is overlooked on the southern side by the old Infants School from 1844.



Pendrells Grade II



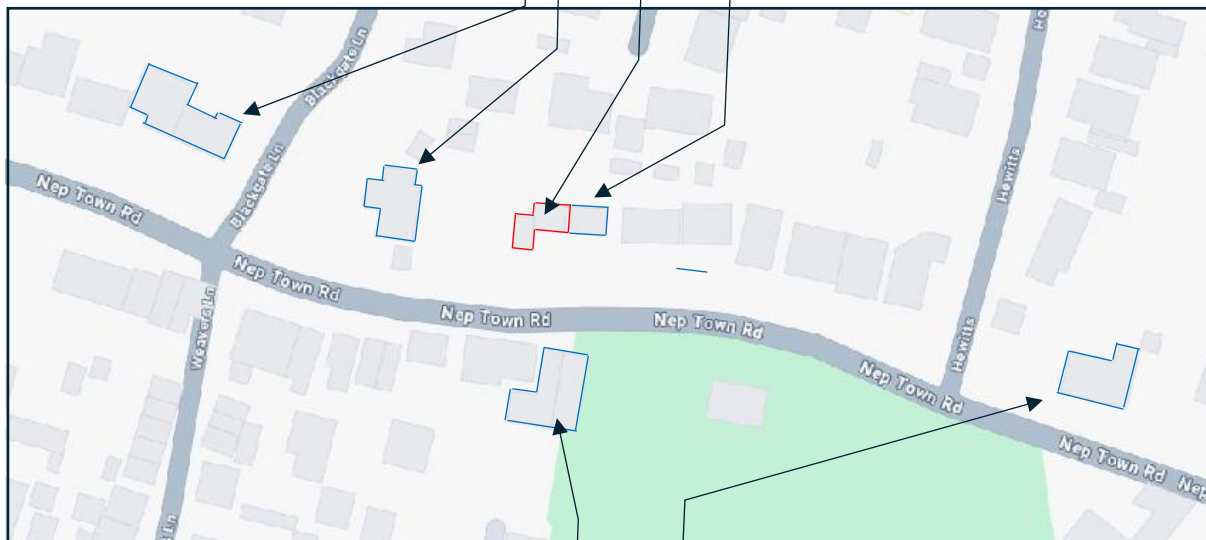
Rapley Cottage Grade II



Cutlers Croft Grade II



Tudor Cottage Grade II



Derived from Google Maps © 2025 used with attribution



Cedar View Grade II



Patchings Grade II

Figure 6. Window architecture of nearest listed buildings.

5. Nearby Post Medieval Vernacular Window Architecture

5.1 Figure 6 shows images of the nearest listed buildings to Rapley Cottage and it can be seen that the style of windows are almost entirely 'Georgian' style casement or possibly small Yorkshire sash windows. This style of window is characterized by multiple, small panes divided by astragal or glazing bars.

5.2 All of the windows are almost certainly of wooden construction finished in white paint.

5.3 It is not known if the majority of these windows are single or double glazed although it is known that Tudor Cottage has double glazed 'Georgian' windows.

6. Details of Proposed Works

6.1 **The proposed works detailed in this application only apply to the 1970's extension and there will be no physical alteration to the heritage structure.**

6.2 The proposal is to replace the majority of the windows and frames on the 1970s extension. Despite maintenance and repair these windows and frames have reached their end of life (almost 50 years) and require replacement. New frames will be fitted into the existing apertures and there will be no alteration to the brick structure.

6.3 The following windows will be replaced:-

- South Elevation Ground Floor (Kitchen) approx. 106cm (H) x 90cm (W)
- South Elevation First Floor (Bedroom) approx. 106cm (H) x 90cm (W)
- East Elevation Ground Floor (Kitchen) approx. 106cm (H) x 90cm (W)
- East Elevation First Floor (Bedroom) approx. 106cm (H) x 90cm (W)
- North Elevation First Floor (Bathroom) approx. 106cm (H) x 65cm (W)

6.4 While taking the opportunity to replace the windows it is proposed to replace the top hung single glazed, single casements with a 'double glazed 'Georgian' style side hung double casement. This should have the following benefits:-

- Enhance the appearance in relation to the related heritage asset
- Enhance the street side appearance of the 1970s extension
- Improve thermal insulation
- Improve road noise isolation

6.5 It is acknowledged that double glazing on the heritage structure would ideally require through bars, putty lines and ultra slim (4-4-4, 4-6-4) individual pane glazing units. However, it is proposed that larger glazing units of 4-10-4 (18mm) construction with astragal glazing bars are used on this extension which has a significance considered medium to low. This type of glazing is more robust with a potentially longer life and better thermal insulation properties. Refer Figure 7.

- 6.6 It is proposed to use 25mm wide ovolo astragal glazing bars to match the width of the similarly styled windows on the heritage part of the property.



Figure 7. Window construction
(Note image shows 24mm (4-16-4), proposal is for 18mm (4-10-4))

- 6.7 The 18mm double glazed unit with a krypton gas filled cavity, in an annealed 4-10-4 low E formation, has a typical centre pane U-value of 1.0 W/m²K which should provide excellent thermal insulation.

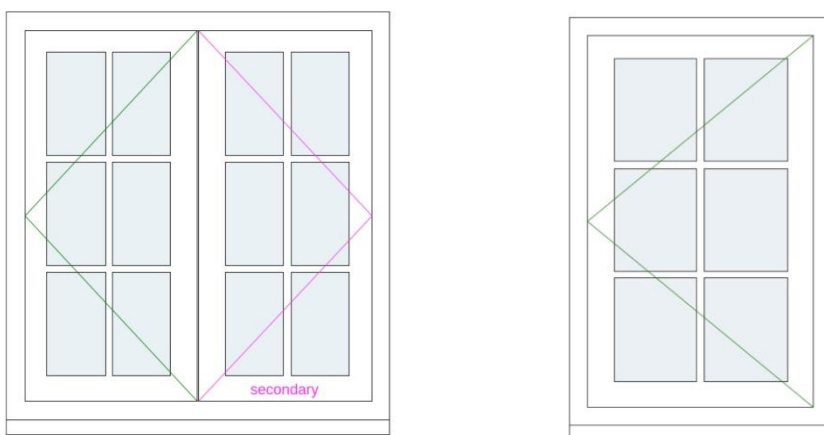


Figure 8. Window layout
Front of house 4 off (shown on left), rear of house 1 off (shown on right).

- 6.8 Figure 8 shows the proposed layout of the windows to the front and rear of the property. The rear window is narrower than the front windows and will be installed with only a single casement.
- 6.9 The construction material of the frames and casements is FSC certified engineered European redwood. The finish is white paint (typically RAL 9003).

- 6.10 Any interior making good will replicate the existing materials and finishes (typically plaster and emulsion paint). Interior hardware will be black cast iron of a monkey tail design which will match the hardware on the similarly styled windows on the heritage part of the property.

7. Building Control

- 7.1 It is understood that the proposed installers can self-certify that the new/replacement windows and their installation meet Building Regulations under the approved Assure Building Control Scheme without needing local authority approval.

8. Assessment of impact:

- 8.1 This proposal is considered to significantly enhance the appearance of the heritage asset as well as being considerably more sympathetic to neighbouring structures in the conservation area whilst also improving both thermal insulation and noise isolation.
- 8.2 It is understood that Listed Building Consent might be granted for a change in certain circumstances, including from single- to double-glazing, for example:-
- Material changes to windows that are recent and of poor quality or of untraditional appearance or materials, where a net gain to the character or appearance of the Listed Building can be clearly demonstrated
 - Material changes to windows in later extensions which would entail no harm or result in a clear improvement to the character or appearance of the Listed Building.
- 8.3 It is believed that the criteria of para 8.2 apply in this case and that the impact of this proposal is positive.