

Heritage Statement

1 Farm Close, Warnham, West Sussex
For Submission to Horsham District Council

1. Introduction

This Heritage Statement supports a householder planning application for works at **1 Farm Close, Warnham**, a detached residential dwelling constructed from the late 1960s to the early 1970s. The property lies within the **Warnham Conservation Area**, but is **not a listed building** and is **not identified as a Building of Special Character**. It makes a **neutral contribution** to the heritage significance of the area.

2. Site and Heritage Context

1 Farm Close forms part of a cul-de-sac comprising modern dwellings from the late 1960s. Although located within the Warnham Conservation Area, these properties differ significantly from the historic core of the village, which is characterised by timber framing, Sussex vernacular materials, traditional roof forms, and buildings set within an older street pattern.

The significance of the Conservation Area derives primarily from:

- Its historic High Street and village core
- Traditional Sussex architecture
- A mature landscape setting and rural character

1 Farm Close, built from late 1960s, does not form part of these elements. It is situated within a later residential extension and as such contributes **neutrally** to the character and appearance of the Conservation Area.

3. Existing Building Description

The dwelling retains the typical features of a late-1960s detached property:

- **White uPVC windows**, which are modern and not original
- A **modern tiled roof** reflecting construction norms of the period
- **Metal-framed rear doors**, also modern and without heritage value

None of these elements are historic, and none contribute to the conservation area's architectural significance.

4. Proposed Works

The proposed development consists of:

1. **Replacement of existing white uPVC windows** with new white uPVC windows of similar profile, design, and appearance.
2. **Replacement of the existing roof covering** using tiles that match the existing in type, colour, and profile.
3. **Replacement of the existing metal-framed back doors** with new **white uPVC French-style doors**.

No extensions, alterations to openings, or structural changes are proposed.

5. Heritage Impact Assessment

The proposal is assessed as having **no adverse impact** on the Warnham Conservation Area:

- The existing windows and rear doors are modern and non-historic. Replacing them with modern equivalents of similar appearance **results in no noticeable visual change** to the building.
 - The replacement roof tiles maintain the existing roofscape, ensuring the building's visual form remains entirely unchanged.
 - The proposed French-style doors are modest, neutral in design, and consistent with the dwelling's modern character.
 - No historic fabric will be altered or removed.
 - The property sits within a 1960s development that does not contribute to the historic street pattern or architectural form of the Conservation Area.
 - The changes preserve the established appearance of the building and therefore **preserve the character and appearance** of the Conservation Area as required by statute.
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6. Conclusion

The proposed works are modest, sympathetic, and represent a responsible upgrade of a **1960s** dwelling with no heritage designation. They will not alter the property's appearance in any meaningful way and will maintain its neutral contribution to the conservation area.

The proposal fully complies with:

- **Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**

- **Horsham District Planning Framework policies**
- The **NPPF**

It is therefore considered acceptable in heritage terms.

****Design & Access Statement**

1 Farm Close, Warnham**

1. Introduction

This Design & Access Statement accompanies a householder planning application for replacement windows, doors, and roof coverings at **1 Farm Close, Warnham**. The dwelling sits within the Warnham Conservation Area but is part of a later (1960s) residential estate that does not form part of the historic village core.

2. Design Principles

The key design objectives are:

2.1 Preserve existing appearance

All new materials replicate the existing appearance to ensure **no change** to the character of the building.

2.2 Maintain conservation area neutrality

Since the house is a modern structure, the design avoids introducing features that might detract from the historic village character.

2.3 Improve building condition

Replacing ageing elements ensures the long-term maintenance and good condition of the property, supporting conservation principles.

3. Amount

No additional floorspace is proposed. The works are solely material replacements.

4. Layout

The internal and external layout remains unchanged. All openings remain in their existing positions.

5. Scale

There is no change to height, massing, or building footprint.

6. Appearance

- **Windows:** New white uPVC windows match the existing design.
 - **Roof:** Tiles will be replaced on a like-for-like basis.
 - **Rear doors:** Simple white uPVC French-style doors will replace metal-framed doors, improving energy efficiency while maintaining a neutral modern appearance.
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7. Access

- **Vehicle access:** Unchanged.
 - **Pedestrian access:** All access points remain as existing.
 - **Rear access:** The new French doors maintain level access to the garden.
 - No impact on inclusivity or accessibility.
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8. Environmental Considerations

The new doors and windows will improve thermal performance and reduce energy consumption. Roof renewal contributes to long-term environmental resilience.

9. Conclusion

The proposals:

- Maintain the visual character of a 1960s dwelling
- Preserve the character and appearance of the Warnham Conservation Area
- Do not impact access arrangements
- Comply with local and national planning policy

The works represent an appropriate, modest upgrade consistent with both good design practice and conservation principles.