

DAVID JENKINS DESIGN

RIBA CHARTERED ARCHITECTS



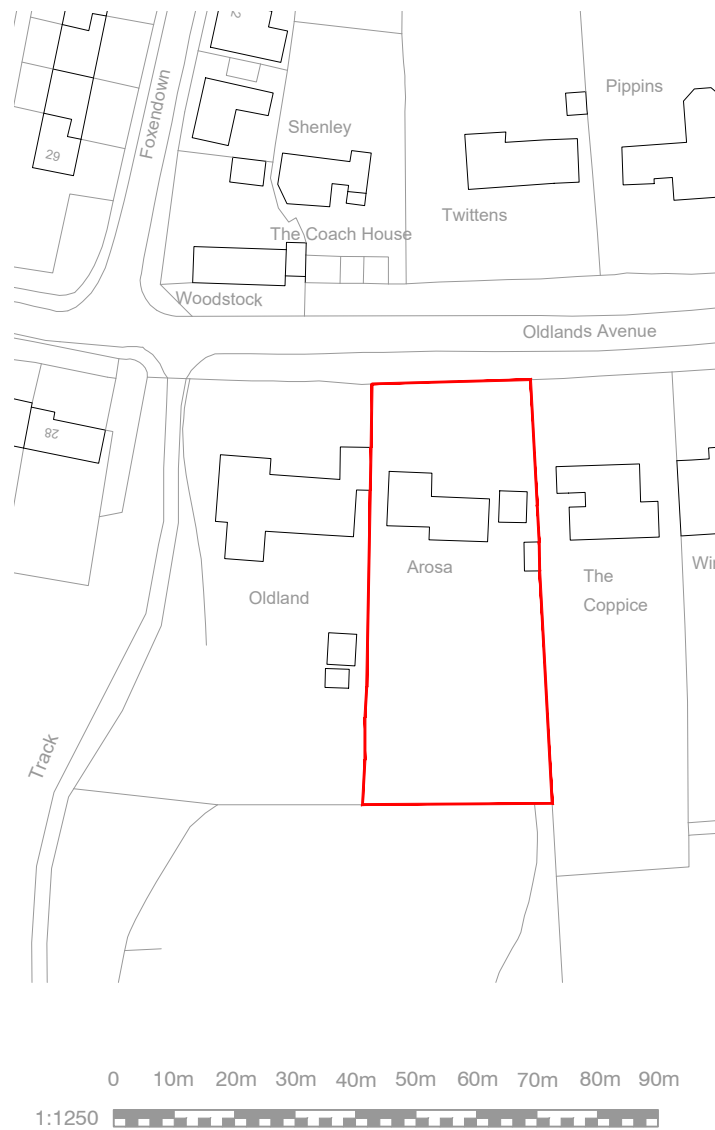
AROSA, OLDLANDS AVENUE, BALCOMBE

REPLACEMENT DWELLING

PLANNING, DESIGN & ACCESS STATEMENT
INCL. HERITAGE & SUSTAINABILITY STATEMENT

ISSUE 3 - APRIL 2026

INTRODUCTION



LOCATION PLAN

1:1250 @ A3



AERIAL VIEW

Site Address: Arosa, Oldlands Avenue, Balcombe, RH17 6LP

Client: Mr and Mrs Jackson

Proposal: Replacement Dwelling

This statement supports a full planning application for the replacement dwelling and demolition of the existing bungalow at Arosa, Oldlands Avenue, within the Balcombe Conservation Area.

The intention is to create a high quality family home that responds to the site context, makes a positive contribution to the conservation area setting, and uses traditional materials in keeping with the local vernacular.

Arosa is currently one of the few remaining bungalows in the locality, and its redevelopment would align with the prevailing character of large detached dwellings.

SITE CONTEXT



1. View of Arosa from Oldlands Avenue



2. View of neighbouring property The Coppice

The site is located on Oldlands Avenue, a residential street within Balcombe village. Oldlands Avenue features a mix of dwellings, mostly detached and two storey, with varied architectural styles reflecting the village's evolution.

The site lies within the Balcombe Conservation Area, contributing to the area's historic and architectural significance. The street benefits from mature landscaping and established boundary treatments, enhancing the rural village character.

Views along Oldlands Avenue and between building gaps give glimpses of the surrounding High Weald National Landscape, reinforcing the importance of sensitive design.

The topography of the site slopes gently southwards from the road, influencing building siting and design to reduce visual impact.



3. View of neighbouring property



4. View of neighbouring property opposite Arosa



5. View of neighbouring new build property Stumble Ridge

EXISTING BUILDING



1. View East of neighbouring property



2. View West of neighbouring property from garden



3. View at front



4. View of rear



5. View East of neighbouring property from garden



6. View of garden



LOCAL PRECEDENT - STUMBLE RIDGE

PLANNING POLICY

The following policies have been considered during development of the scheme proposals:

Mid Sussex District Plan:
 DP16 (High Weald AONB),
 DP21 (Transport),
 DP26 (Character and Design),
 DP27 (Dwelling Space Standards),
 DP35 (Conservation Areas) and
 DP39 (Sustainable Design and Construction)

Policies 1 and 3 of the Balcombe Neighbourhood Plan.

The proposals align with the design guidance within the High Weald Design Guide and Management Plan, and the Mid Sussex Design Guide.

PLANNING PRECEDENT

10/01424/CON
 Neighbouring property The Coppice has been redeveloped from a bungalow to a 2 storey 5 Bed contemporary replacement dwelling with permission granted in 2010.

12/04196/FUL
 In 2012, permission was granted for the replacement dwelling at Stumble Ridge which has some similarities to our proposal. Accommodation included generous ground floor living areas, 4 bedrooms at first floor with a playroom in the attic.

PLANNING

PRE-APPLICATION

A pre-application for the replacement house was submitted in December 2025 (DM/25/3200) and feedback received was positive from both the planning and conservation officers regarding the principle of demolition and replacement, and the proposed design, scale and massing which is largely the same as current proposals. A few extracts of the feedback are noted below:

Planning Officer written feedback:

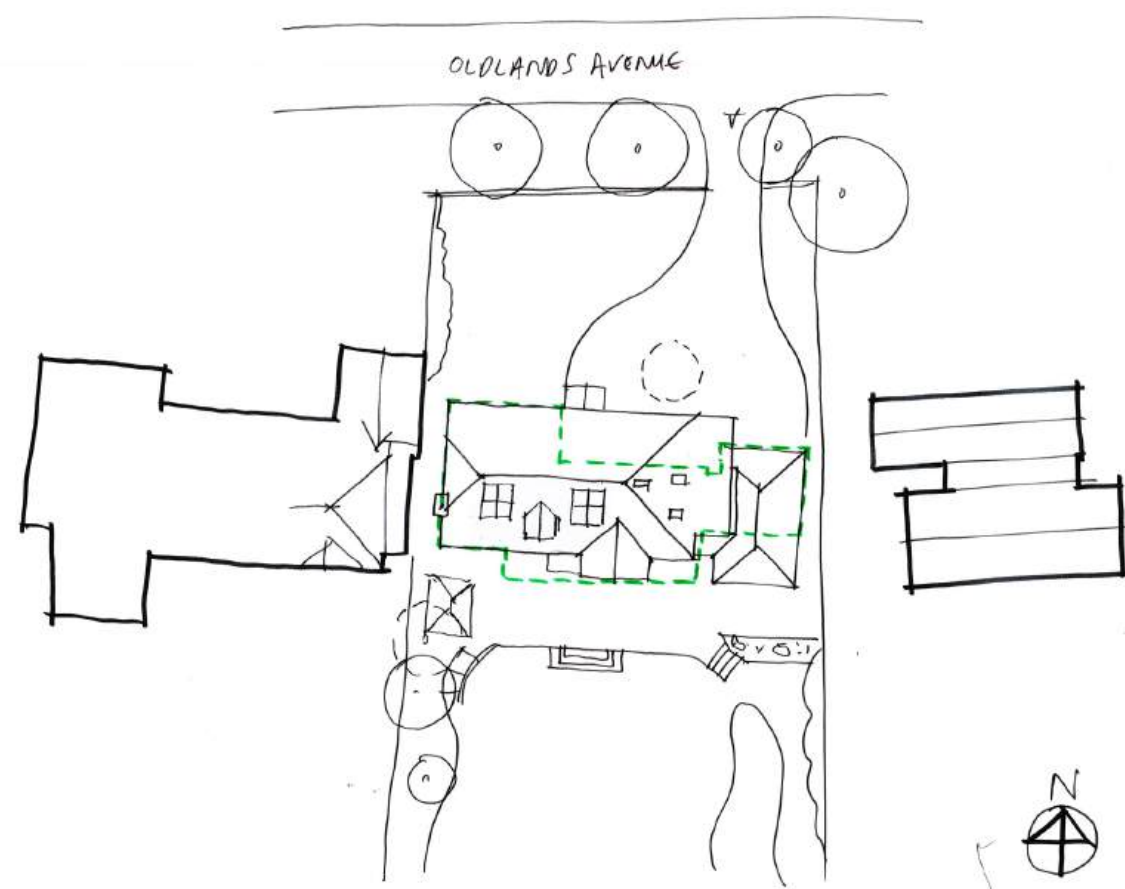
"The principle of the replacement dwelling within the built-up area is accepted."

Conservation Officer written feedback:

"As noted above, the existing bungalow is not of any great age or architectural interest, and its demolition and replacement are not considered contentious in principle."

The proposed replacement dwelling will be of a significantly greater height and bulk than the existing, and will consequently be more prominent in views from Oldlands Avenue. However, both of the neighbouring buildings are already of a similar height to the proposal. In terms of the impact on the street scene, this aspect of the scheme is therefore considered acceptable in principle."

Subject to detail, and despite the greater scale of the building, the new dwelling has the potential to enhance the contribution made by the built form on the site to the character and appearance of the Conservation Area; this would be regarded as a potential heritage benefit"



SITE LAYOUT



NORTH

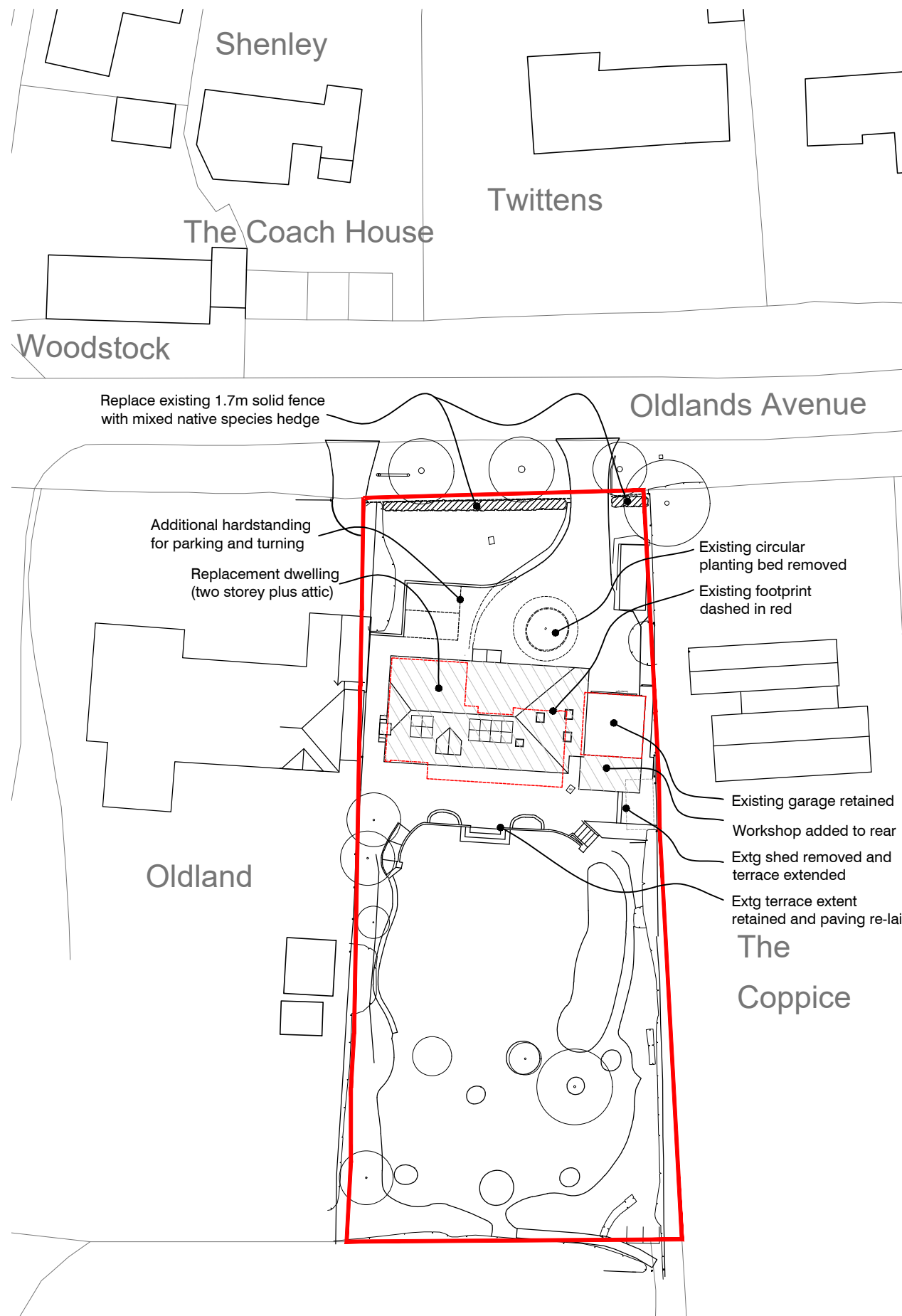


SOUTH



WEST

DESIGN PROPOSALS



PROPOSED BLOCK PLAN

DESIGN VISION

The design vision for the replacement dwelling at Arosa is to create a high-quality, elegant family home that harmoniously blends with the historic and rural character of Balcombe Conservation Area. The proposal seeks to respect and enhance the heritage context by drawing on traditional Sussex vernacular materials and architectural details, while incorporating modern sustainability measures to reduce environmental impact.

The dwelling is conceived to provide flexible, functional living spaces that meet the current and future needs of the clients, with careful attention to natural light, views, and internal connectivity. The design aims to contribute positively to the village character.

Sustainability is a core principle, with energy efficiency, renewables, use of locally sourced materials, and water conservation measures embedded throughout the design.

The proposal balances contemporary living standards with a sensitive response to the conservation area, ensuring the new dwelling is a valued addition to Oldlands Avenue and Balcombe as a whole.

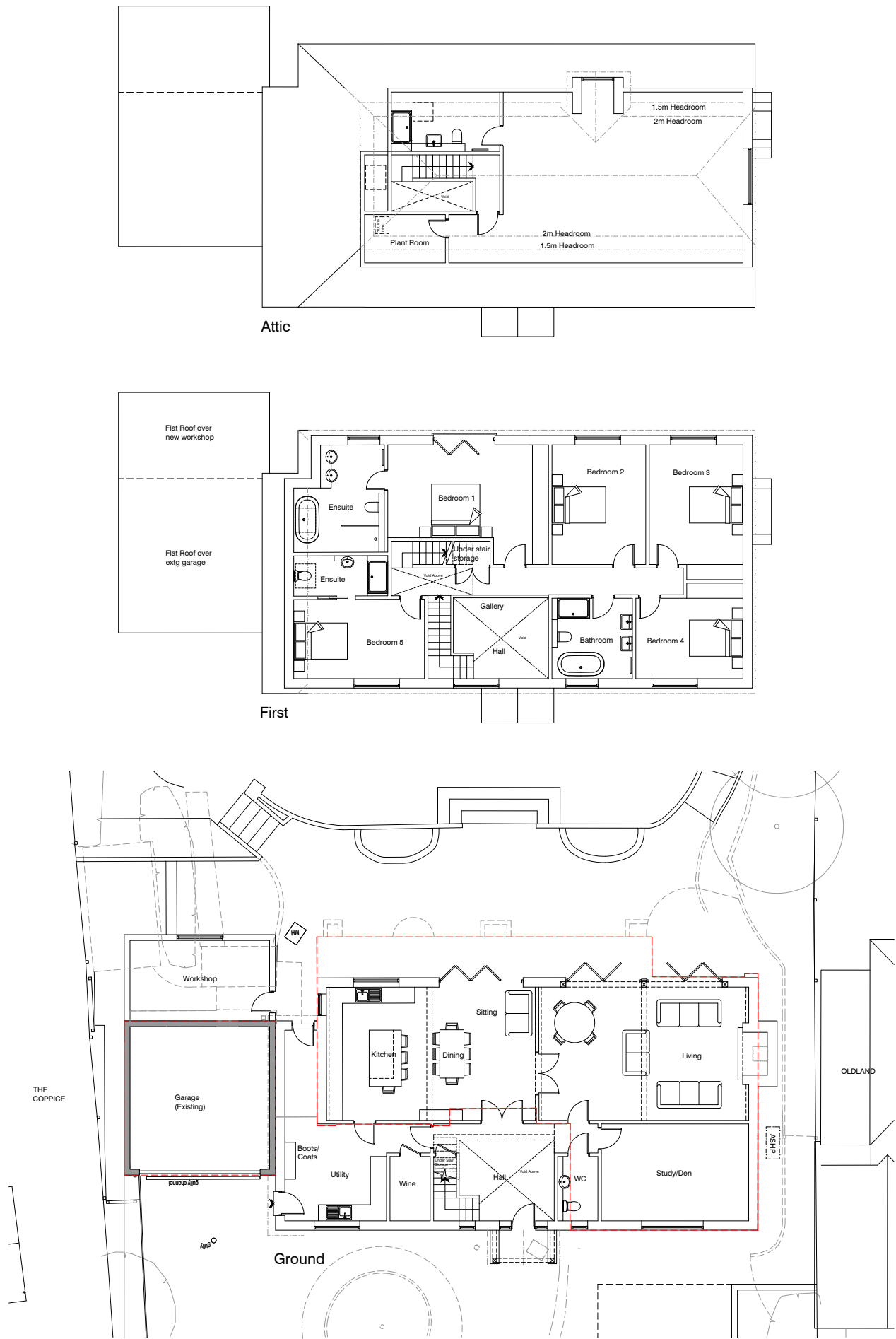
SCALE & MASSING

The scale of the proposed scheme has been considered in relation to the neighbouring properties, whole site and surrounding landscape. To the east and west are neighbouring 2 storey properties. The site levels fall from the entrance at Oldlands Avenue towards the south with the proposed dwelling ground floor retained at 1.5m below road level reducing visible impact. New windows to the east and west elevations are limited to reduce potential for overlooking. Our proposal will become similar in scale to the neighbouring properties, fitting comfortably with the the varied linear development along the road.

DESIGN PROPOSALS

LAYOUT

The layout has been designed to meet the clients current and future needs. The proposed design responds to the site and existing footprint, providing living accommodation across two storeys and attic space. An entrance space with staircase and double height ceiling to first floor gallery is proposed at the main entrance. The ground floor houses the primary living spaces at the rear of the property with views out to the garden. The existing terrace will be retained and re-laid. Internal glazed doors provide light and connection to other spaces. The master bedroom is positioned to benefit from views down the garden. 4 other bedrooms are proposed at first floor for children, including a guest bedroom. An attic space will be used as a games/hobby room. A workshop is added to the rear of the existing garage which is a separate outbuilding structure and is to be retained.



ARCHITECTURAL APPEARANCE

The architectural appearance of the proposed replacement dwelling draws heavily on the traditional Sussex vernacular, ensuring a harmonious fit within the Balcombe Conservation Area whilst respecting the scale and appearance of existing neighbouring properties.

The roofscape features a traditional pitched roof form, clad in plain clay tiles consistent with local heritage examples. Eaves are detailed with open timber rafter feet to add character and reflect traditional craftsmanship.

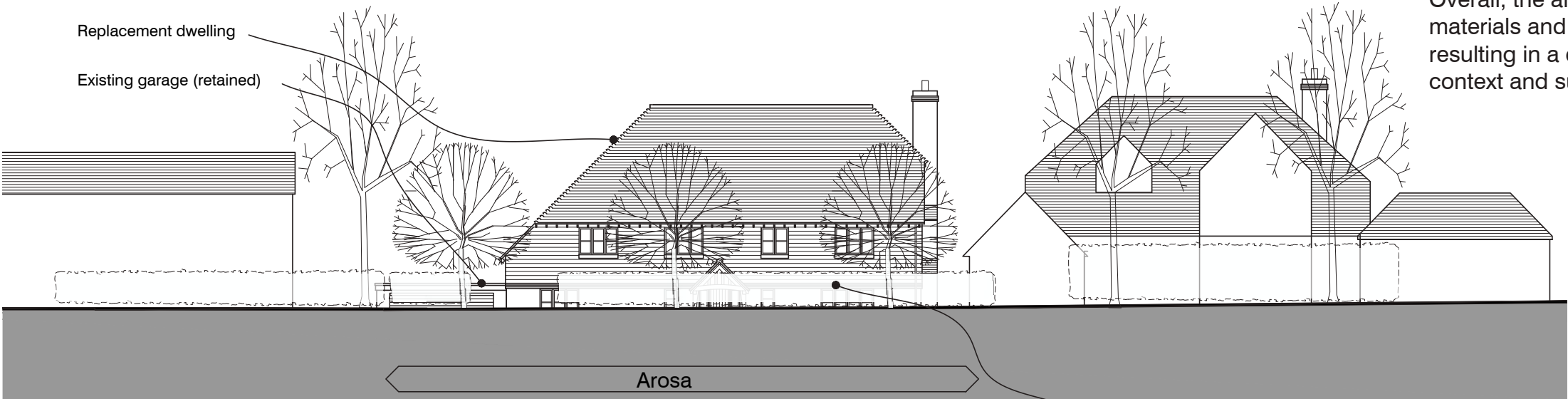
Fenestration is carefully arranged to provide a balanced appearance on principal elevations, using casement windows with divided lights to echo the local character. The window sizes and proportions are designed to maximise natural light while maintaining privacy and reducing overlooking.

Architectural detailing includes clay tile hanging at first floor level to provide visual interest and break up the massing, along with brick at ground floor based on the local material palette. An oak framed porch canopy on a stone plinth adds a welcoming and traditional entrance feature, enhancing the building’s presence and connection to the street.

Overall, the architectural appearance combines traditional materials and detailing with a contemporary interpretation, resulting in a dwelling that is both respectful of its heritage context and suited to modern family living.



NORTH ELEVATION



PROPOSED STREET ELEVATION

DESIGN PROPOSALS



1. WALLS (LOWER) -
LOCAL STOCK BRICK



2. WALLS (UPPER) -
CLAY TILE HANGING



3. ROOF - PLAIN CLAY TILE



4. ROOF - CONCRETE TILE
(SOUTH ELEVATION ONLY)



5. WINDOWS - FLUSH CASEMENT uPVC



6. OAK FRAMED PORCH

MATERIALS

The ground floor of the dwelling is proposed in local stock brick.

Clay tile hanging is proposed at first floor to give separation to the two sections of the house and respond to traditional Sussex vernacular style. A plain clay tile roof is proposed to front and side elevations contributing to the setting and conservation area. Roof tiles to the rear are proposed in red concrete tile.

Windows will be casement style. Bifold doors are proposed to the rear with access to the terrace from primary living spaces.

An oak framed porch canopy will give shelter outside of the main entrance.

LANDSCAPING & ACCESS

The proposal is largely on the existing footprint so does not affect the existing garden and landscaped areas significantly.

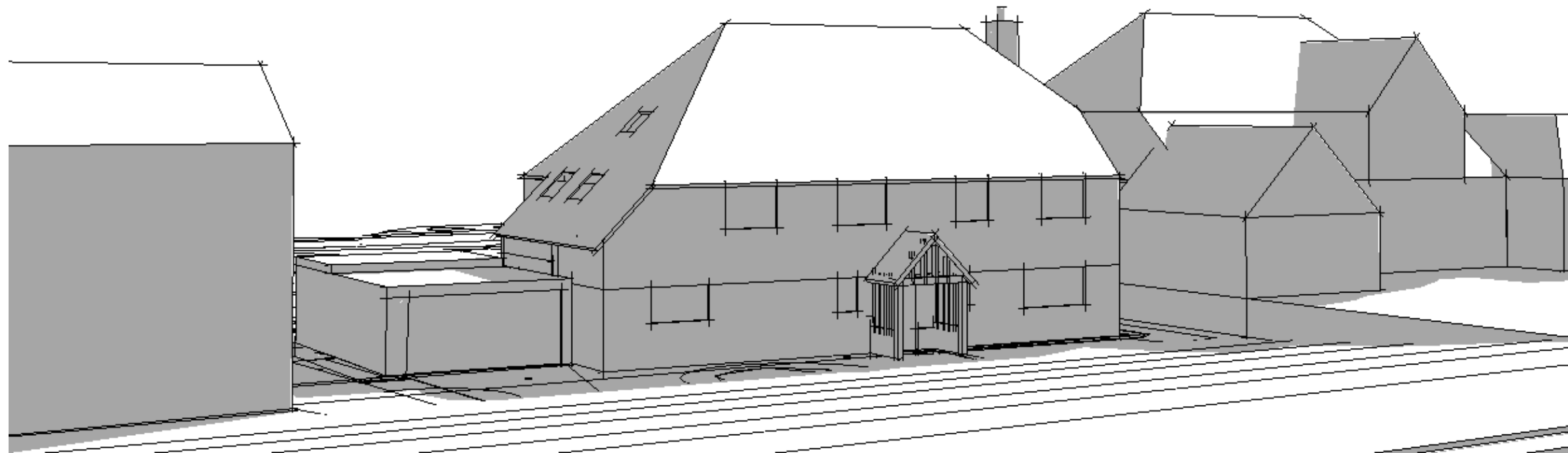
The existing access and driveway will remain largely the same with central planting zone to be removed, and addition of 2 parking spaces to the west of the entrance to improve useability of the drive.

Additional native hedging is proposed to the front boundary with Oldlands Avenue, improving the presentation in the conservation area.

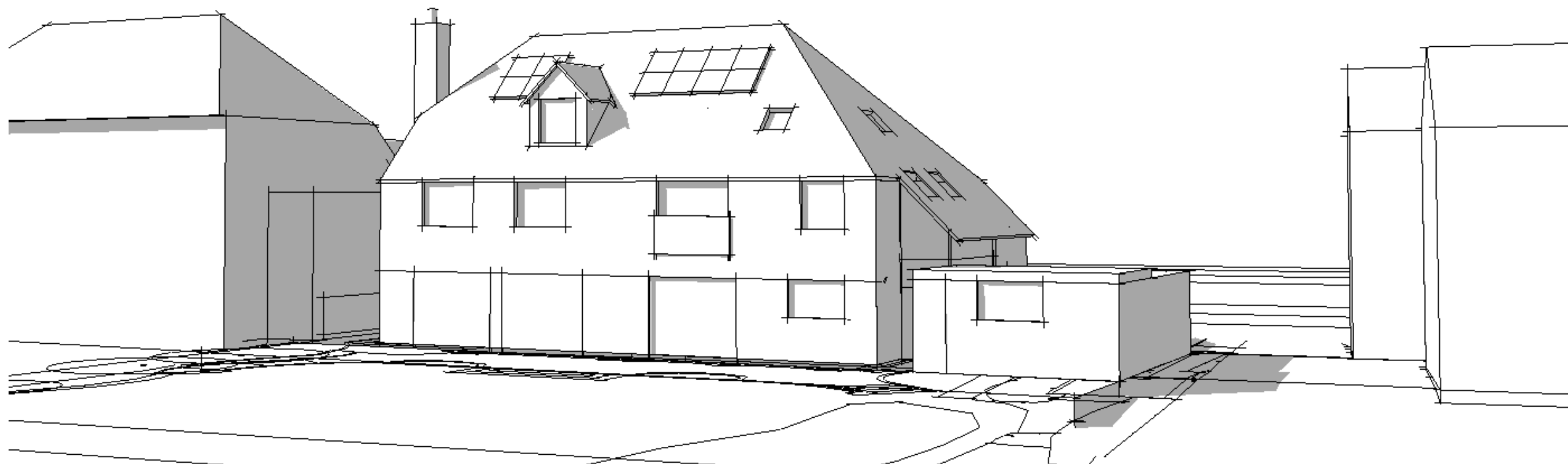
The existing terrace general layout will not be changed but will be re-tiled to improve its appearance.

DESIGN PROPOSALS

3D MASSING



1. View of Front



2. View of Rear

SUSTAINABILITY STATEMENT

S U S T A I N A B I L I T Y

The new dwelling will incorporate south facing solar panels and an airsource heat pump with corresponding water tank and control systems and low temperature underfloor heating on the ground floor.

The design makes use of natural light and good window sizes.

Use of high level insulation in line with current building regulations standards are to be incorporated into the building.

Where practical, locally sourced materials with low embodied carbon will be used.

Water use will be managed, with the addition of a rainwater storage tank and pump in the driveway for garden watering.

Low water usage taps and showers and cisterns will be specified as part of the proposal.

Construction waste will be controlled by a pre-construction waste management plan.

D R A I N A G E

Records suggest the site is in a low flood risk area.

Foul drainage is proposed to be connected to the existing mains via a connection in the driveway.

Rain water disposal will be managed with both a new rainwater storage tank (for watering), and new soakaways incorporating crates.

CONSERVATION AREA APPRAISAL

The Balcombe Conservation Area is designated for its special architectural and historic interest, with a character that reflects its rural village origins and the surrounding High Weald National Landscape.

Key points from the Mid Sussex District Council Conservation Area Appraisal include:

- The area is characterised by a mix of traditional Sussex vernacular architecture, including timber framing, brick and stone walls, clay tile hanging, and plain clay tile roofs.
- Building scale is predominantly two storey detached dwellings with varied but harmonious massing and roof forms.
- Important views include glimpses of the surrounding landscape and long views along Oldlands Avenue, which contribute to the area's sense of place.
- Boundary treatments typically consist of native hedging, traditional brick or stone walls, and timber fencing, all contributing to the rural character.
- The conservation area appraisal stresses the importance of preserving the setting of listed buildings and the overall historic street scene.
- New development should respect the established building lines, roof pitches, and materials palette to maintain visual cohesion.
- The appraisal highlights the need to avoid incongruous modern additions or materials that detract from the historic character.

HERITAGE IMPACT ASSESSMENT

The character of a variety of Sussex vernacular building forms and local palette of materials give the conservation area its special interest. Buildings are predominantly two storey detached houses set in generous plots. Native hedging to boundaries and glimpses of the countryside between dwellings provides a rural connection.

The existing building is not of any particular age or of architectural interest. The demolition of the bungalow and replacement with a new dwelling of traditional vernacular forms and materials was identified as a positive during pre-application. Established building lines have been respected, working largely with the existing footprint extents. The scale of the building would be increased from the low-lying bungalow, although views between buildings to landscape beyond would be retained. The catslide roof is utilised to maintain a visual break and maintain views between the house and above the existing garage which is to be retained.

The existing frontage is currently bounded by a solid metal fence. Removal of this fence and replacement with a mixed native species hedge would be a positive impact to the setting and improvement within the conservation area.

In summary, the improved architectural quality and appearance of the replacement dwelling, and landscape improvements to the frontage will provide a net benefit to both the site, and heritage value of the conservation area.

CONCLUSION



CONCLUSION

The proposed replacement dwelling at Arosa will provide a significant improvement and uplift in quality to the existing property.

The proposed scheme will create a lifetime home for our clients family, whilst carefully considering the site and local environment.

The design is a sympathetic, sustainable, and high quality family home which respects local character. By utilising the existing footprint, using traditional materials, and aligning with the scale of neighbouring properties, the scheme will enhance the character of Oldlands Avenue and make a positive contribution to the conservation area.

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