

DESIGN AND ACCESS STATEMENT

5 WATERMEAD, BALCOMBE WEST SUSSEX, RH17 6EY

PLANNING APPLICATION IN A CONSERVATION AREA

To be read in conjunction with the following drawings:

BA227-00 Existing Ground Floor Plan

BA227-01 Existing First Floor and Roof Plan

BA227-02 Existing Elevations

BA227-10 Proposed Ground Floor Plan

BA227-11 Proposed First Floor and Roof Plan

BA227-12 Proposed Elevations

1 INTRODUCTION

The application for a Householder Planning Application within a Conservation Area for a double storey side extension and a single storey rear extension.

2 BALCOMBE CONSERVATION AREA:

5 Watermead is located within the Balcombe Conservation Area. This part of Balcombe was designated as a Conservation Area in 1984.

This was focused on the central village crossroads and extended in linear form, as far as St. Mary's Church in the north and Mill Lane in the south. Some of the buildings grouped around the village centre date from the 16th and 17th Centuries and most are pre 20th Century. To the south east, grouped loosely around the junction of Haywards Heath Road and Mill Lane, is another area of older timber framed and brick properties; whilst many are Victorian there are several listed buildings dating from the 17th Century. The Conservation Area boundary was extended in March 1990 to include two additional areas: (i) the northwest side of Bramble Hill and the trees and hedgeline on the south east side, together with the east side of London Road northwards to the original Conservation Area boundary, and (ii) those parts of Stockcroft Road and Deanland Road not previously covered, together with Victoria Road and part of Oldlands Avenue. These roads are, for the most part, characterised by large detached houses of varying ages and styles with spacious gardens, set in attractive tree and hedge lined roads with wide grass verges. Although there has been some recent infill development these areas have retained an attractive character and appearance worthy of Conservation Area status.

The following features, in particular, contribute to the character of the Conservation Area:

- the attractive stone walling within the area;
- the large detached houses, set predominantly in spacious gardens, and the extensive grass verges bordering wide roads which contribute to the overall open character of the residential area of Stockcroft Road, Deanland Road and Oldlands Avenue;
- the number of hedgerows and fine trees, both deciduous and evergreen, in the area;
- the use of natural and traditional building materials including clay roofing tiles and local stock brick;
- the ornamental barge-boarding on some of the properties in London Road; and
- the attractive views of rolling countryside.

3 PROPERTY DETAILS:

5 Watermead was built in 2019. The property is within a gated development comprising of 5 houses. No.5 is a 4 bedroom detached house.

4 PREVIOUS PLANNING APPLICATIONS FOR THE PROPERTY

No previously planning permissions or alterations on the property.

5 PROPOSED WORKS

The proposals are for a double storey side extension and a single storey rear extension. The extensions are proposed to be constructed of brickwork to match the existing brickwork, with hung tiling to the first floor, to match the existing hung tiling on the existing property.

The double storey extension is proposed to have a pitched roof, with roof tiles to match the existing main roof. The single storey extension is proposed to have a flat roof with 2 no. lantern rooflights.

New windows are proposed to match the existing windows. Timber panelling is proposed to the single storey extension to the corners.

The floor level in both extensions is proposed to match the existing within the main house, therefore achieving a flush threshold between the rooms and not altering the existing access.

6 CONCLUSION:

We believe that the proposed works do not alter the access to or within the existing building or are designed to have any detrimental impact on the fabric of the existing building, and we ask that permission is given.