

Robert Clark Chartered Architect

Design and Heritage Statement

Applewood, Deanland Road, Balcombe , West Sussex, RH17 6LX

Introduction

This Statement has been prepared in support of a planning application for alterations and extensions to Applewood, Deanland Road, Balcombe, West Sussex, RH17 6LX.

The proposals comprise:

- replacement of the existing roof;
- construction of a two-storey extension to the side of the dwelling;
- construction of a single-storey extension to the rear;
- Internal remodelling and alterations to the existing dwelling;
- Demolition of existing greenhouse and external storage
- Create new parking to the front of the property

Heritage Designations and Context

Applewood lies within the Balcombe Conservation Area. Balcombe Conservation Area was originally designated in 1984 and forms part of the Council's designated heritage assets. Mid Sussex District Council confirms that development within Conservation Areas is subject to statutory duties to preserve or enhance their character and appearance.

The significance of the Balcombe Conservation Area derives from the historic development and rural character of the village, together with the relationship between buildings, streets, gardens, trees, hedges and the surrounding landscape. Applewood is located in Deanland Road which is characterised by detached houses occupying relatively spacious plots, with established gardens contributing to a verdant and informal residential environment.

Significance of the Heritage Asset

The principal heritage asset relevant to the proposal is the Balcombe Conservation Area. Its significance is derived principally from:

- the historic rural character of Balcombe;
- the variety of detached residential buildings;
- the spacious nature of many residential plots;
- established gardens and landscape features
- the informal character of Deanland Road; and
- the relationship between buildings, gardens, roads and surrounding countryside.

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The significance of the Conservation Area is therefore principally concerned with the collective character of the settlement rather than the architectural interest of Applewood as an individual building.

The contribution made by Applewood to the Conservation Area is primarily through its established residential use, its detached form and its relationship with Deanland Road.

Heritage Impact

The proposed development represents a comprehensive refurbishment and extension of an established residential property. Although the works will increase the footprint and alter the appearance of the dwelling, the design will retain the principal characteristics of the site and its relationship with Deanland Road will be maintained.

The two-storey side extension will blend seamlessly into the existing building, while the single-storey rear extension will have limited visibility from the public realm.

The demolition of the existing outbuildings will rationalise the site, while the proposed parking will be accommodated using the existing vehicular access and will not result in the creation of a new entrance onto Deanland Road.

Conclusion

Applewood is an established detached dwelling within the Balcombe Conservation Area. Its heritage contribution is principally derived from its established residential character, its landscaped setting and its contribution to the character of Deanland Road.

The proposed works comprise the replacement of the existing roof, a two-storey side extension, a single-storey rear extension, internal remodelling, demolition of existing outbuildings and the formation of a new parking area using the existing vehicular access. The proposals have been designed to respect the scale, form and character of the existing property and its surroundings.

The existing access onto Deanland Road will be retained, avoiding the introduction of a new entrance or associated alteration to the established highway frontage. The demolition of the existing outbuildings will rationalise the site, while the extensions have been positioned and scaled to ensure that the existing dwelling remains the principal built form.

Therefore we feel that the proposals do not result in a harmful change to the established character of the site or the wider Conservation Area and will preserve the character and result in no significant harm to the Balcombe conservation area.

The application should consequently be supported under current planning policy and on heritage grounds.