

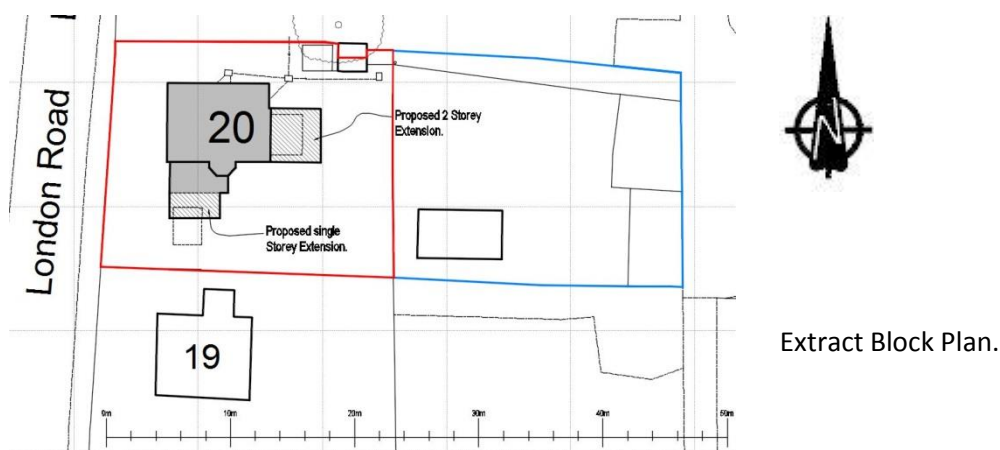
20 London Road, Balcombe, Planning & Heritage Statement.

I was engaged by the recent purchasers of No 20, London Road Balcombe to consider and prepare a scheme for some modest extension to the property. No 20 is a 2-bedroomed detached house and it forms part of a group of splendid, largely unmodified, late Victorian 'Arts & Crafts' style detached and semi-detached houses built, I would imagine, for local estate workers employed at the nearby Kings Farm. The walls are formed in red stock face brickwork with clay tile hanging, using predominantly fishtail tiles, to first floor elevations, under a clay tiled roof with decorative crested ridge tiles. The small staircase is contained within an attractive brick built faceted 'tower', providing a particularly distinctive feature. The 2 adjacent houses, to the North and South, are of a similar design although the northernmost one is aligned through 90 degrees to face Stoney Lane, which runs East from London Road. I would assume that these properties have only in recent years been sold to the open market as they present as a particularly original group. I believe that they are, understandably, considered to be Non-Designated Heritage Assets by the council, although I cannot seem to find a definitive list on the Council's website.

No 20 has had a small but well integrated single story side extension added – many years ago as it would appear to be constructed with solid brick external walls – it doesn't look much more recent than the original property.

Some further more recent minor changes have been made prior to my client's purchase. The porch has been enclosed and an externally accessed lean-to 'greenhouse/conservatory' added to the rear. The windows facing the road have been replaced in a style consistent with the originals in an attempt to reduce road noise. There has also been a degree of internal remodelling.

My clients wish to provide a dining area and to extend the existing side extension on the ground floor and to extend the rear bedroom on the first floor, allowing for a more practical shower room to be provided. It is proposed that the most sympathetic way of achieving this will be to essentially 'extrude' the existing built form to the rear and to the side extension, extending the existing clay-tiled roof pitch with external walls matching the existing construction of face brickwork, with tile hanging to the first floor. Face brickwork to new ground floor cavity walls would be constructed using snap-headers and lime mortar to correctly match the existing walls. As the existing staircase is extremely narrow, severely limiting furniture movement, the new first floor rear fenestration has been sized to allow additional occasional access. New glazed double doors are proposed to the new dining area – these will visually link the house and the side garden area – this is currently visually isolated from the house. Above these doors at first floor level a new low-head-height window is proposed to the rear bedroom inner area. A conservation style rooflight is proposed to the new shower room. Internal alterations will return the existing ground floor plan area to nearer its original form.



Site photos are included below.



View from London Road looking North East.



View from London Road looking East.



South Elevation from Garden



East Elevation from Garden



Extension on South Elevation.



View from rear section of Garden.