

Heritage Statement

Proposed Extension and Alterations

Deanlands, Stockcroft Road, Balcombe, West Sussex, RH17 6LN

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed extension and alterations to the above property. The property comprises a large detached property, located on the east side of Stockcroft Road, Balcombe, West Sussex. While the property is not listed, it is situated in the Balcombe Conservation Area. The site is also located within the High Weald Area of Outstanding Natural Beauty. The property was extended circa 2007, when a large two storey extension was added to the north side of the original property. The proposal comprises the construction of a modest single storey extension to the rear/side of the property, to allow the creation of a large open plan kitchen/dining/family room.
Conservation Area Description	The Balcombe Conservation Area was originally designated in 1984, with a focus on the village cross roads and extended from St Mary's Church in the north to Lill Lane in the South. A number of the buildings around the village centre date from the 16th and 17 centuries, with most being pre 20th century. The conservation area was extended in March 1990 to include the parts of Stockcroft Road and Deanland Road that were not previously included. These roads are characterised by large detached houses of various ages and individual styles. The roads are tree and hedge lined and have wide grass verges.
Plot	The property is situated in a large plot, extending to approx. 0.12Ha.
Impact of the Development	The proposed extension will be built using external materials that match those of the original building and extension as closely as possible. As a result, it is felt the proposed extension will preserve the character and appearance of the vicinity and the wider conservation area.