

Design Statement

26/01/DS/a 1 Amberley Road, Storrington. RH20 4JB

The existing property is a single storey bungalow with a tile roof over brick walls. The north elevation forms the front of the property. There have been construction omissions (lintels over windows) and there is a requirement to expose and confirm the foundations.

The project objective is to create a new first floor master bedroom/ensuite.

Several cracks are evident in the walls caused by the spreading force of the roof and chimneys and this is a consideration in the type and style of the roof and re-finishing of the external walls.

Scheme Details: Remove existing bathroom on the ground floor, including the two walls adjacent to the hall. This is to allow for a new staircase to be installed.

Existing bedroom converted into new bathroom on the ground floor.

Existing roof to be removed down to ceiling joists of ground floor. Existing ground floor ceiling retained where possible. Brickwork over existing windows removed to allow installation of new lintels, brickwork replaced.

Small infill extensions in the areas of the kitchen and current master bedroom to form a square building.

New steel work installed to support roof (To be detailed by Structural Engineer). The concept is to create a floating first floor and roof structure due to the constraints of additional loading onto the existing walls. This frame will also form the rear dormer and front glazed entrance porch.

Both existing chimneys to be removed.

Following the Pre App Planning advice the roof covering has been changed to a synthetic slate tile, more in keeping with the proximity to the conservation area. Also the design has altered, it was felt that there was little useable head height in the original scheme and therefore squaring the building allows for a larger rear dormer which gives a usable first floor space.

Overall we feel the scheme relates to the surrounding areas and is in keeping in terms of scale and mass. The property sits close to a conservation area and opposite a commercial petrol station site. The adjacent property is of a larger scale and the doctors surgery opposite the rear of the building is a 3 storey building. Therefore we believe this scheme to comply with policies 32 & 33 of the HDCPP.