

Good Afternoon,

The proposal results in a substantial alteration to the property which is a key property within the Angmering Conservation Area.

From reviewing the plans it appears as if you wish to undertake the following works:

- Remove two chimneys
  - Removal of a section of roofing (valley) and its replacement with a flat roof
  - Replace the tiles with those constructed from modern materials
  - The Removal of a section of roofing and its replacement with a flat roof to the side of the property:
- I shall discuss each in turn from a conservation area perspective.
- Removal of chimneys:

The shape, height and variety of chimney stacks and other architectural details on buildings in a conservation area such as this contribute greatly to the local character and should be retained and repaired. The removal of the chimney stacks (especially the main stack), would have a negative impact on the appearance of the property, and on the rest of the square. Such a loss cannot be supported.

WE PROPOSE TO REMOVE THE REAR STACK ONLY

- Removal of a section of roofing (valley) and its replacement with a flat roof and Replace the tiles with those constructed from modern materials:

The roof is one of the most important parts of a property as it can bring harmony to a townscape. Where possible, the original roof material (such as natural slate should be retained and repaired, or replaced on a like-for-like basis. Imitation slates and pantiles are a poor substitute in quality and appearance for natural slate and detract from the character of a building, and cannot be supported.

Timber eaves, fascias and bargeboards can also contribute significantly to the character and appearance of the roof and should be retained and maintained. Looking at the pictures provided, it is clear that the proposal would lead to the loss of such features at the rear of the property. The loss of the roof plan would also be problematic, as it appears to be an original feature of the property. Can an alternative option be considered which would retain more historic fabric/appearance?

WE PROPOSE A WELL DETAILED LEAD FLAT ROOF WITH STANDING ROLLED SEAMS AND TIMBER PAINTED FASCIA BOARD. WE PROPOSES TO REPLACE ANY SLATES WITH SLATES TO MATCH AS NECESSARY.

- Removal of a section of roofing and its replacement with a flat roof to the side of the property:
- Can it be confirmed if the replacement/new flat roof would be visible from the front elevation. At the moment, the side elevation appears to identify that the flat roof would appear above the of the front walling

YES, A SMALL PORTION OF ROOF WOULD BE SEEN FROM THE STREET (THE WEDGE SHAPED SIDE OF THE PROPOSED ROOF) HOWEVER THIS COULD BE DETAILED WITH A GLAZED TRIANGULAR PANEL OR WHITE PAINTED TIMBER PANEL TO THE STREETSCENE.

I hope that these comments are of some assistance. However, please do not hesitate to contact me should you have any questions

Regards

IN ADDITION WE PROPOSE NEW SIGNAGE AS SHOWN ON THE ATTACHED PDF. THESE ARE NON ILLUMINATED SIGNS. THE EXISTING SIGN IS SHIELDED BY TREES TO THE FRONT ELEVATION AND THE PROPOSED SIDE ELEVATION SIGN WOULD ALLOW CLIENTS TO LOCATE THE DENTAL PRACTICE WHEN APPROACHING FROM THE MAIN ROAD FORM WHERE THE EXISTING SIGNAGE IS NOT VISIBLE.