

EXPLANATION FOR PROPOSED DEMOLITION WORK

Job No 2263

Proposed New 5-bedroom House and Garages: *Tall Trees, High Street, Angmering*

The existing house and attached service bungalow were built in 1962 and are of cheap quality construction and have defective detailing. The external walls are constructed with white sand lime brickwork that require frequent redecoration and the roof was covered with second hand clay plain tiles and now requires completely re-roofing.

The suspended timber ground floor has no under-floor ventilation and floors are now collapsing with wet rot.

Internal joinery is of poor quality timber and the wall panelling to the principle rooms is constructed using hardboard.

The south and west elevations are over-windowed, with single glazed non-draught-stopped windows that , together with poorly insulated walls, results in excessive heat loss in winter and, conversely, high solar gain in summer.

The box sash vertical sliding windows are of unorthodox construction. The boxes are not built in behind a brick reveal as traditional construction but fixed on the outer leaf of the cavity wall with timber cover architraves that appear as painted timber surrounds to the windows. With no weather protection the window frames now have wet rot.

The oil-fired ducted warm air heating system is outdated and inefficient. The warm air system recycles dust and pollutants and is not an acceptable heating system for our client's requirements.

Consideration was given to completely gutting the existing house, removing timber ground and first floors and internal partitions, with a new roof and inserting new concrete floors to ground and first floors with new partitioning. This would have resulted in retaining only the outer shell of the existing house that consists of poor quality cavity walls with no insulation properties.

In consideration of the above, it is proposed to demolish and build a new house using quality, modern materials, with minimum maintenance to the main facades together with high standard of insulation and energy efficiency.

The new building will be highly insulated with low-air leakage to comply with current Building Regulation Standards. It is proposed to use concrete floors to both ground and first floors with embedded under-floor heating.

A rain-water harvesting system will be provided for watering the gardens.

The new structure is designed to maximise energy efficiency and, at the same time, has a period design style that will be sympathetic with the adjacent conservation area.