



architectural & quantity surveying services

Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

phone: 01903 871131
fax: 01903 871132
e mail: info@atterburymoore.co.uk

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DESIGN STATEMENT

Site Address: 42 Angmering Lane, East Preston
Proposed Works: Proposed rear extension; new pitched roof over existing double garage and pitched roofs to existing front and rear dormers.

Existing

The existing property is a large detached chalet bungalow on a large plot in Angmering Lane. The existing property has front and rear flat roof dormer windows and a flat roof side double garage.

Use:

The proposal is to construct an extension to the rear of the property to enlarge the existing kitchen. The existing flat roofs to the dormer windows and the garage need replacing therefore the client would like to replace these roofs with pitch roofs to reduce the maintenance required. The proposal is to construct the rear extension and then pitch a roof over the new extension and existing garage. The space above the garage will then be used as a store room.

Amount:

The extension will measure 5.6m long and 4.7m wide. The extension will be positioned against the existing garage to infill this area. The existing utility room and boiler room will be removed prior to works. The height of the extension above ground level will be approximately 6.0m to ridge.

Layout:

The new extension will enlarge the existing kitchen to create a kitchen/sun room. A new utility room will be positioned adjacent to the garage. A new storeroom will be created above the garage with access through a loft hatch in the garage.

Scale:

The extension will not exceed the depth of the garage and will infill the area at the rear of the house. The dormer roofs will be retained within the existing large roof.

Appearance:

The roof over the existing garage will match the same pitch and gable detail as the main roof. The roof will be broken up with a triangular feature window that will provide light to the store room above the garage. The dormers will also be provided with new pitched roofs that will match the main roof. All new walls to be finished in render painted white to match the main dwelling and all windows will be UPVC.