ADUR DISTRICT CONSERVATION ADVISORY GROUP

ADDENDUM TO MINUTES FOR PERIOD ENDED 18.1.2021.

AWDM2037/20 – Free Wharf Brighton Road, Shoreham

Members accept the curved weight metal balustrades which will help reduce the building mass & soften it visually. We also agree the change of use of the mezzanine area from commercial to residential use. It is assumed that the heating hot water revisions will be the same as in H Block.

Serious concern is expressed re the proposed height of 8 stories, It is strongly felt that the height of the building should be restricted to six stories maximum. The provision of only 15 car parking spaces is felt to be inadequate for the size of this building & could exacerbate the existing parking problem in Shoreham. There is no mention of electrical charging facilities for vehicles & members feel this should be a serious consideration bearing in mind the government plans to reduce petrol driven vehicles & Adur D.C.'s declared Climate Emergency.

It is accepted that this is a brown field development site & would query whether any social housing has been factored in & how much the work will impact on the vibrant community of the Shoreham conservation area where emissions are already an issue.

It is also noted that no consideration is made of the impact on the social infrastructure i.e. schools, medical facilities etc.

AWDM/2082/20 – 25 John Street, Shoreham-by-Sea

The Group recommends **APPROVE**

A.D.C. NOTICE/0022/20 – 6, Town Quay, Shoreham-by-Sea

No comment

AWDM/2139/20 – The Pilot, Station Road, Southwick

It is appreciated that the applicant has complied with the relevant regulations currently prevailing in order to create the smallest footprint possible in order to minimise the impact of the climate change sitation.

AWDM/2139/20 – The Pilot, Station Road, Southwick/continued

However, there is considerable concern regarding the height of this development which clearly will dominate the area. It will also the result on daylight currently enjoyed by the residents living in the existing block of flats located immediately to the rear of the proposed property. A classic example being the development known as Mariners Point where the existing properties directly opposite on the North side of the A.295 lose approx. 85% day/sunlight during the months early Autumn through to the late Spring months. We would enquire as to whether there has been sufficient investigation into the possibility of such serious overshadowing impacting on the neighbouring block to the rear of this proposal.

In view of the foregoing comments members feel that the maximum number of storeys in this proposal should be five maximum, no more. As a means to redress any loss, consideration should be given to the ground floor being used for residential units in place of "commercial" use if, as we are given to understand, a café was to be included which could well impact on the viability of similar businesses in Southwick Square located a few minutes walk from the site.

Whilst the design of this large impressive building is impressive, it differs greatly to those properties located within the immediate area & will tend to dominate which does raise the question in terms of its market ability.

After serious decision/debate & taking all matters into consideration, members unanimously felt that this application should be **REFUSED.**

Beryl Ferrers-Guy
Chairman.