[redacted]

Adur and Worthing Planning Dept

Subject

Town Hall Chambers, 45 – 49 High St, Shoreham by Sea

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED 13 NOV 2012
REF No.

[redacted]

I enclose a copy of my email sent on 12/11/12.

Dear Sir
As a resident of 4 Town Quay Apartments, I object to the scale of the proposed development and change of use on this site. (Your reference AWDM/1319/12).

Renovation of this special building is needed. It looks like it should be a listed building but the plans take away its character and make it look bland and ultra modern. The offices contain some magnificent stained glass windows which are going to be lost. The steps which lead to the main entrance to the new property is protruding over public land, where there is the only, very limited few public parking places in Town Quay.

This area is already overpopulated, with lots of people living in flats over the local shops and restaurants in the High Street, as well as our building, Town Quay Apartments, which adjoins Town Hall Chambers and our neighbouring flats, Riverside House. We already suffer from the noise of nearby pubs having live music, with windows open, and the local restaurants emptying bottles and rubbish into bins noisily several times a day. Every day lots of delivery vans and early rubbish collections for the restaurants come to Town Quay restricting our access and increasing the noise pollution.

There is bound to be much noise from the open windows of this large proposed development, as it is right on our doorstep, and joins our garden / forecourt. It is top heavy, five storeys filling in a tiny space with a tiny slither of outside space and no parking.

These windows will overlook our property and we will lose a great deal of privacy and light. The proposed construction extending to five storeys will dominate our four storey building and make the north side of our building, (where our bedrooms are) which is already dark, considerably darker.

Also the noise from anyone using the steps at the rear will echo around our forecourt, as it is noticeable how sound travels around this enclosed area. From the plan it looks as though the steps go onto our land. Is this a mistake in the drawing?

The steps are a fire escape and the residents of the new development will have access across our forecourt as an emergency exit just as people who work and dine in Chambers do. However people use this area to smoke and litter cigarette ends and occasionally park here and this will get worse with the new development.
Are the proposals to build on the existing footprint of the building? There is the need for very deep foundations here, and the property being built a few feet from our freeholder's land, anything else would not be feasible.

The plans do not state where the bins will be put out for collection. Will that be on our forecourt?

There is a big problem with parking in Town Quay. Our garages are continually blocked by people, parking in front of them. The proposed parking changes in Shoreham will make these problems worse as there are no proposals for Town Quay to have residential parking or meters and visitors and residents alike will try to park in our tiny unadopted road. The proposed new residential units have no parking so there will be nine or more cars, unable to park in the three or four parking spaces in Town Quay, resorting to blocking our garages.

A few years ago an official from Adur Council came to Town Quay and spoke to some of the residents about how this parking problem might be improved. A footpath that went right the way to the river with a bench and a small tree was proposed so that the river end of Town Quay looked more like a precinct and people would be less likely to block the garages. As a result of this meeting I donated £100 to the council, and so did another resident of Town Quay Apartments. Residents of Riverside House also made contributions. We were very disappointed when only the top end of the road had new tiles put down and the other proposals were not carried out.

We, the residents, understand if the proposals are passed for the Town Chambers development, the builders will have pedestrian access across our forecourt. There will be considerable disruption to us as our cars are parked here and there will be problems accessing the garages that open onto this area. Where will the bricks and other building materials be stored and the skips be positioned as Town Chambers only own a thin slither of land adjoining our forecourt? It looks like we will lose our amenity of forecourt and garden area while the works take place. Where will we be able to park?

Has thought been given to how emergency services can access Town Quay Apartments and Riverside House while the work is going on as there are lots of elderly residents?

Please consider the local residents and their rights when making your decision. With such a large development in such a small space there are highway safety, traffic and parking problems, (already bad at present,) which will become intolerable. Local residents will effectively lose the right to park in their garages or on their forecourt.
There will be noise and disturbance, overlooking, a loss of light and a gross invasion of privacy to residents of Town Quay Apartments.

In my opinion the design, appearance and materials are out of character with such a grand old building. The proposed building is far too big in such an over populated area. If permission is given to this or a smaller development, questions need to be answered eg, about collection of bins, access for builders and storage of building materials, skips and builder's vans, as well as access for emergency services.