ENGLISH HERITAGE

SOUTH EAST REGION

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Our ref: P00085491/L-492

15 April 2010

Dear Ms Morin

Notifications under Circular 01/2001 & GDPO 1995
BURLINGTON HOTEL, MARINE PARADE, WORTHING, WEST SUSSEX, BN11 3QL
Application No WB/10/0182/ 0183 LBC -FULL -

We have received amended proposals for the above scheme. Thank you for your consultation, we last commented formally on this application on 4th November 2009. Some slight amendments appear to have been made.

Summary

We have noted that the applicants have made changes to the rear elevations and provided some greater clarity for the east flank openings. However, while the applicant's agents appear to have re - assessed the accuracy of survey plans, they have made only small adjustments to the frontage proposals where we raised particular concerns. We consider if these details were more fully addressed as set out below, then the result would be more appropriate to a satisfactory relationship between existing and the proposed.

English Heritage Advice

The applicants have made some small adjustments to the proposals based on apparently more accurate drawings. These only partly address issues raised in Para 4 of our earlier letter regarding the proximity of the roof to the cornice and modillions of the existing.

The proposed floor level measurements shown on the drawings seem to be the same as before, and we see no key reason why the floor to ceiling height level on the upper floor needs to be 2.5m, when, if adjustments cannot be made on overall floor levels, then a slightly lower (min-2350mm) is reasonable and will allow proper clearance between the existing eave detail - cornice and modillions of the principal listed building and the proposed new roof. The proposed current arrangement is not only visually uncomfortable, it provides no real distinction between abutting edges and appears will provide insufficient room for appropriate weathering detail.

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The photo montage (architects impression) p18 of the statement, shows the modillions will be seen running back from the corner of the LB however both the overall height and depth of the top frame concealing the roof box gutter, provides some doubt for this. The 'flat' nature of the building's 'frame' at the roof level also makes this upper section appear more 'slab' like than its nearby counterpart , we again suggest this upper roof section should project more as a very narrow eave to create a shadow line and more elegant finish to the roof edge. If the drainage and gutter fall to the rear, as it appears is shown, we see no reason for such a 'flat' fascia which will have to provide a fold over type 'stick down' edge for weathering the top edge of this roof frame, façade/ parapet - a rather poor finish.

Overall, while the set back of the new extension as now shown relative to the existing principal listed building can be acceptable, the relationship of the roof level of the extension and the existing cornice/ modillion detail needs further amendment.

Recommendation
The proposal should not move forward towards approval until the details above are resolved satisfactorily, or alternatively, if feasible, a suitable condition might be imposed to control this aspect of the scheme.

Please contact me if we can be of further assistance. We would be grateful to receive a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

[redacted]

Graham Steaggles

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