From: Richard Small <richard.small@adur-worthing.gov.uk> on behalf of Richard Small
Sent: 26 September 2017 09:55
To: Hannah Barker
Subject: Fwd: 57 New Road, Shoreham

Hi Hannah,

Here are my emails with the owner.

Richard
---------- Forwarded message ----------
From: **Mike Damiano** <mddamiano@gmail.com>
Date: 20 June 2017 at 15:29
Subject: Re: 57 New Road, Shoreham
To: Richard Small <richard.small@adur-worthing.gov.uk>

Hi Richard,

Wonderful. Thank you very much. We shall proceed with the application.

Many thanks and enjoy the sunshine!

Mike

On 20 June 2017 at 14:28, Richard Small <richard.small@adur-worthing.gov.uk> wrote:

> Hi Mike,
>
> I have been able to view the files and I can confirm that i am able to support the 'Reading Nook' in principle, subject to suitable details. Any application will need to give full details of new lintels and any new finishes you might be proposing to the wall and around the glazed lightwell cover.
>
> I trust this helps,
> Richard
>
> Richard Small
> Design & Conservation architect
> Adur & Worthing Councils
>
> On 20 June 2017 at 07:34, Mike Damiano <mddamiano@gmail.com> wrote:
>
> > Hi Richard,
> >
> > Sorry to chase you on this. Have you managed to look at the files? We are keen to progress with our application.
> >
> > Many thanks
> >
> > Mike

---------- Forwarded message ----------
From: **Mike Damiano** <mddamiano@gmail.com>
Date: 16 June 2017 at 09:07
Subject: Fwd: 57 New Road, Shoreham
To: Richard Small <richard.small@adur-worthing.gov.uk>

HI Richard,

Any joy with those files?

Cheers

Mike
---------- Forwarded message ----------
From: **Mike Damiano** <mddamiano@gmail.com>
Date: 7 June 2017 at 14:42
Subject: Re: 57 New Road, Shoreham
To: Richard Small <richard.small@adur-worthing.gov.uk>

Hi Richard,

Sorry about that. See how you get on with these.

Cheers

Mike

On 7 June 2017 at 14:48, Richard Small <richard.small@adur-worthing.gov.uk> wrote:

> Hi Mike,
>
> Although I have tried on a couple of occasions, I am unable to open any of the PDF files yo have sent me. Maybe you check you end and possibly send them again.
>
> Regards
> Richard
>
> On 4 June 2017 at 09:45, Mike Damiano <mddamiano@gmail.com> wrote:
>
>> Hi Richard,
>>
>> I hope you are well. Further to our last communication and on your advice, we appointed Stuart Radley associates, chartered building surveyors with good experience of working with listed buildings. They have prepared preliminary drawings for our basement lightwell, attached
>>
>> As you can see, rather than fitting a 'window' in the basement room, we are planning to open this up into a 'reading nook' type area. As this was the cellar originally, there were are/were no windows and the North and East internal walls are whitewashed bungaroosh/flint. As part of this work we would either return the South wall back to whitewashed bungaroosh / flint or install Georgian-style wood paneling.
>>
>> Before we submit official for planning & listed building approval, I was hoping that you could confirm that this 'reading nook' type approach is likely to be approved.
>>
>> Thank you for your pointing out that permission was granted to create a gate opening 2.6m wide. The current opening is only 2.14m wide, substantially less than a parking space and not currently wide

enough for (our) vehicular access. As permission was previously granted, we're hoping that it will be granted again when we submit a new application. I do appreciate your comments about the challenge in demolishing and re-building/repairing traditional flint walls and we will ensure that we find an experienced / master craftsmen to carry out this work. At the same time, we will likely carry out other small renovations to restore other areas; where previous owners have repaired with concrete mortar, we would like to replace with traditional lime mortar.

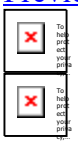
Thanks again Richard for your help here. We'll submit our application for the basement lightwell shortly unless you advise of any issues and the application for the vehicular access will follow a few weeks after.

Best regards,

Mike

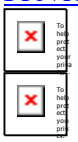
Mike Damiano

Preview attachment PROPOSED SECTIONS OPTION C.pdf



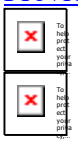
PROPOSED SECTIONS OPTION C.pdf
196 KB

Preview attachment PROPOSED PLANS OPTION C.pdf



PROPOSED PLANS OPTION C.pdf
118 KB

Preview attachment EXISTING PLANS & ELEVATIONS.pdf



EXISTING PLANS & ELEVATIONS.pdf
220 KB

---------- Forwarded message ----------
From: **Richard Small** <richard.small@adur-worthing.gov.uk>
Date: 8 February 2017 at 18:09
Subject: Re: 57 New Road, Shoreham
To: Mike Damiano <mddamiano@gmail.com>

Hello Mike,

This is the listing description for 55-57 New Road:

House pair. Circa 1830. Plastered and incised on ground-floor with moulded band. Low hipped slate roof with central ridge stack, brought down lower at sides but masked by front parapet wall. Two storeys; 4 regular central bays with single narrower side bays. Glazing bar sash windows with cills, the central 4 flanked and divided by 5 strutted fluted Corinthian pilasters resting on the band. Ground-floor

of 4 bays flanked by end doorways with panelled doors and transom lights. Wooden verandah with leaded flat roof.

The introduction of a new light well similar to that at number 55 is acceptable in principle. The detail of any new basement window to utilise this feature will need to be carefully designed to match the style and detail of other existing windows. As far as I can ascertain, permission was granted to widen a rear pedestrian gate opening to that of a vehicular access (2.6m wide), with new timber gates. This together with the neighbouring property's vehicular opening has resulted in a noticeable loss of the fabric of the original rear wall. A standard parking space is only 2.4m wide, so I need to question how much wider this opening actually needs to be. The demolition of only a small section of a flint wall is very difficult to achieve, and where any brick pier should key into the flint wall, there is a danger the resultant 'patching' will detract from the appearance of the wall.

For the basement works you need an architect/planning technician who has a good understanding of traditional details in listed buildings. The Council doesn't hold a recommended list, and would suggest contacting the Architects Registration Board (ARB) to ascertain a suitable local architect.

Regards
Richard

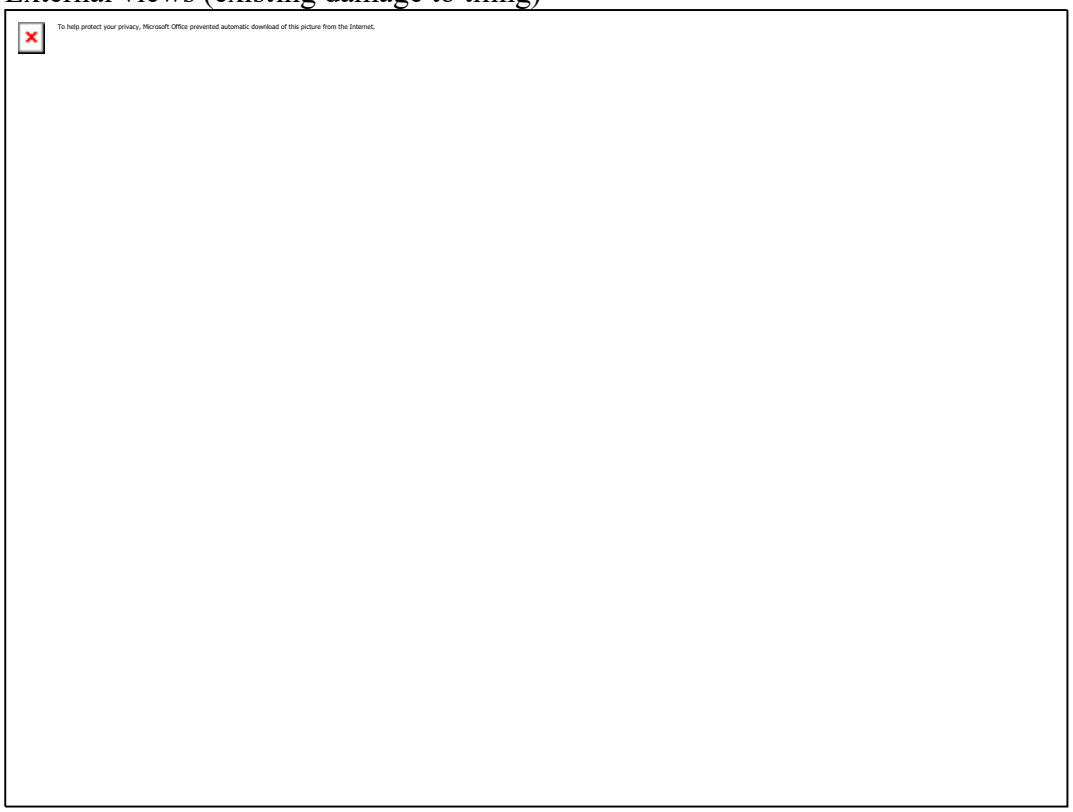
Richard Small
Design & Conservation Architect
Adur & Worthing Councils

On 6 February 2017 at 00:24, Mike Damiano <mddamiano@gmail.com> wrote:

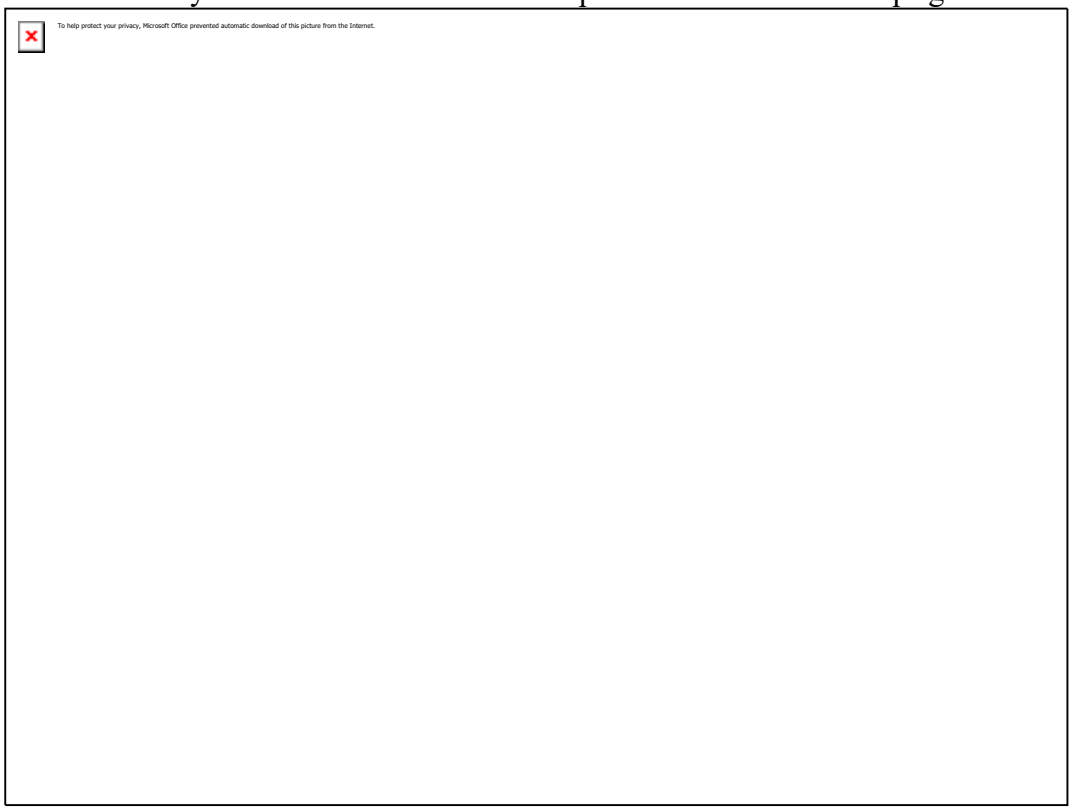
> Hello Richard,
>
> Did you have the opportunity to review the mail below?
>
> Cheers
>
> Mike
> ---------- Forwarded message ----------
> From: **Mike Damiano** <mddamiano@gmail.com>
> Date: 27 January 2017 at 22:26
> Subject: Re: 57 New Road, Shoreham
> To: richard.small@adur-worthing.gov.uk
> Cc: Dawn Farrow <dawnlfarrow@gmail.com>
>
> Hello Richard,
>
> Thanks for calling me back this week. It turns out my other half Dawn Farrow spoke to you about our intended purchase of 57 New Road, so thought it best to reply-all to her original mail for continuity.
>
> As discussed, we're keen to take a 'custodian' approach to any work or renovation to this lovely historic home. We plan for this to be our forever home and give our 19 month old great memories for life. We're starting to research just what's involved in caring for and restoring a listed building and have lots to look forward to.
>
> Saying that, there are very few significant improvements we wish to make and as of now, the only two that we think will need listed buildings consent are the ones below. Hence, we would really welcome your guidance. In addition to guidance on the proposed works, if you have (or can point us to) any information on the history of this building and if you are able to recommend local & suitable architects, that would be wonderful.

Proposed Works:
1) Light well and improvements to basement (originally coal cellar we believe)
Installation of light well to provide natural light to basement room.

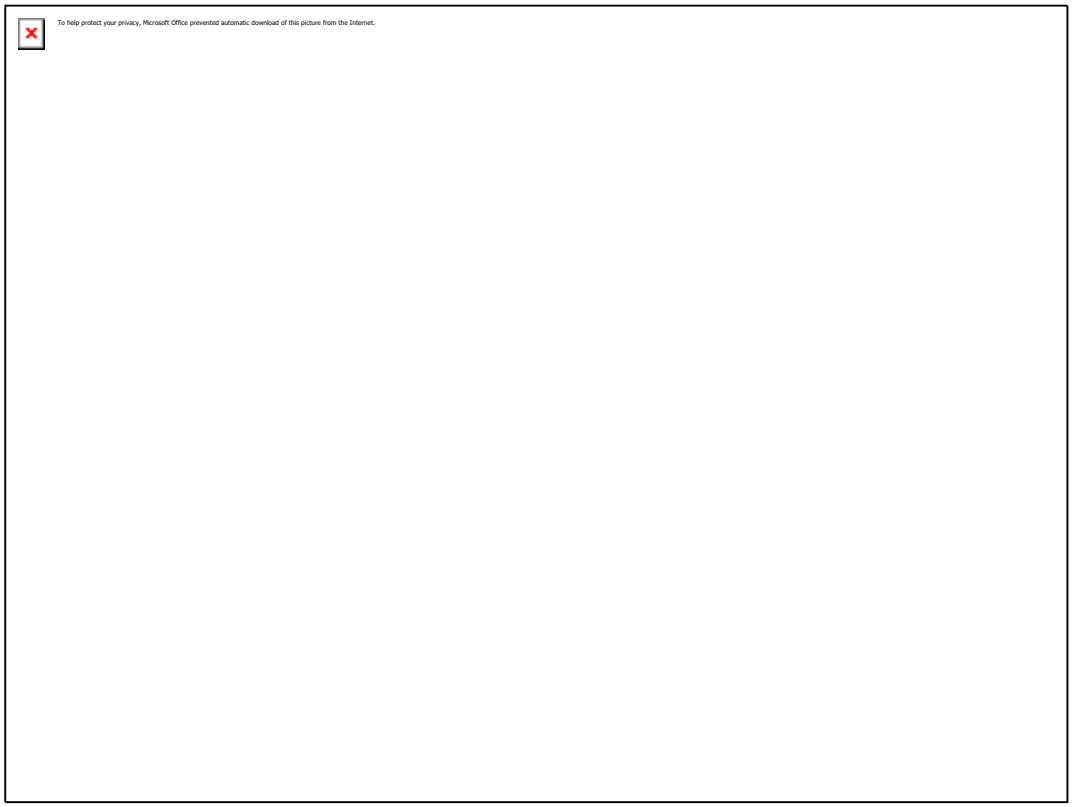
External views (existing damage to tiling)



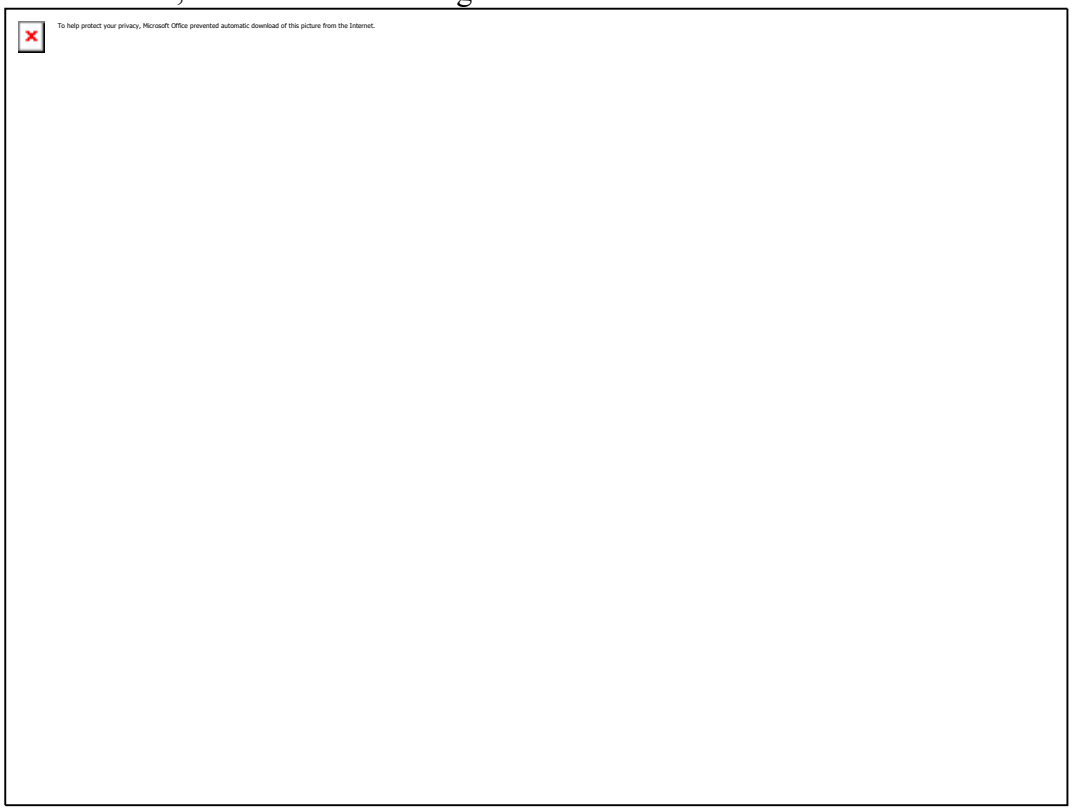
We would look to excavate and then install flush fitting 'skylight' glass in the space below. The glass area would stay within the tiled area and not pss the shutters or iron uprights.



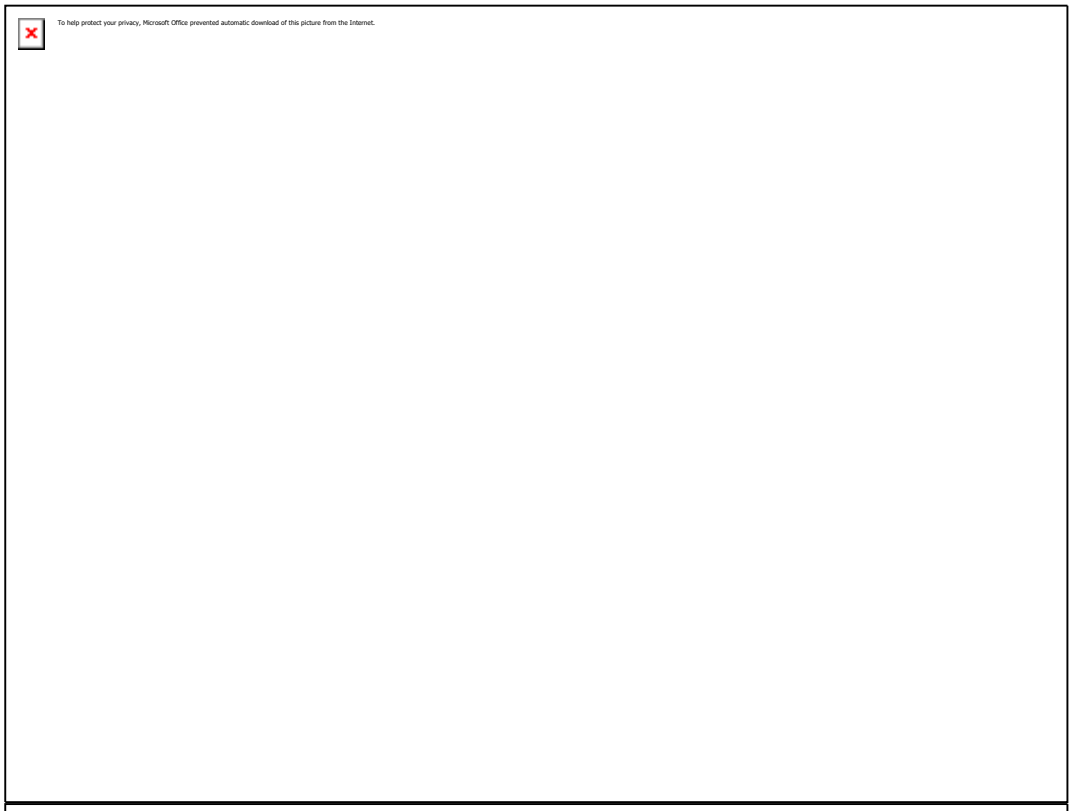
Internal view of basement

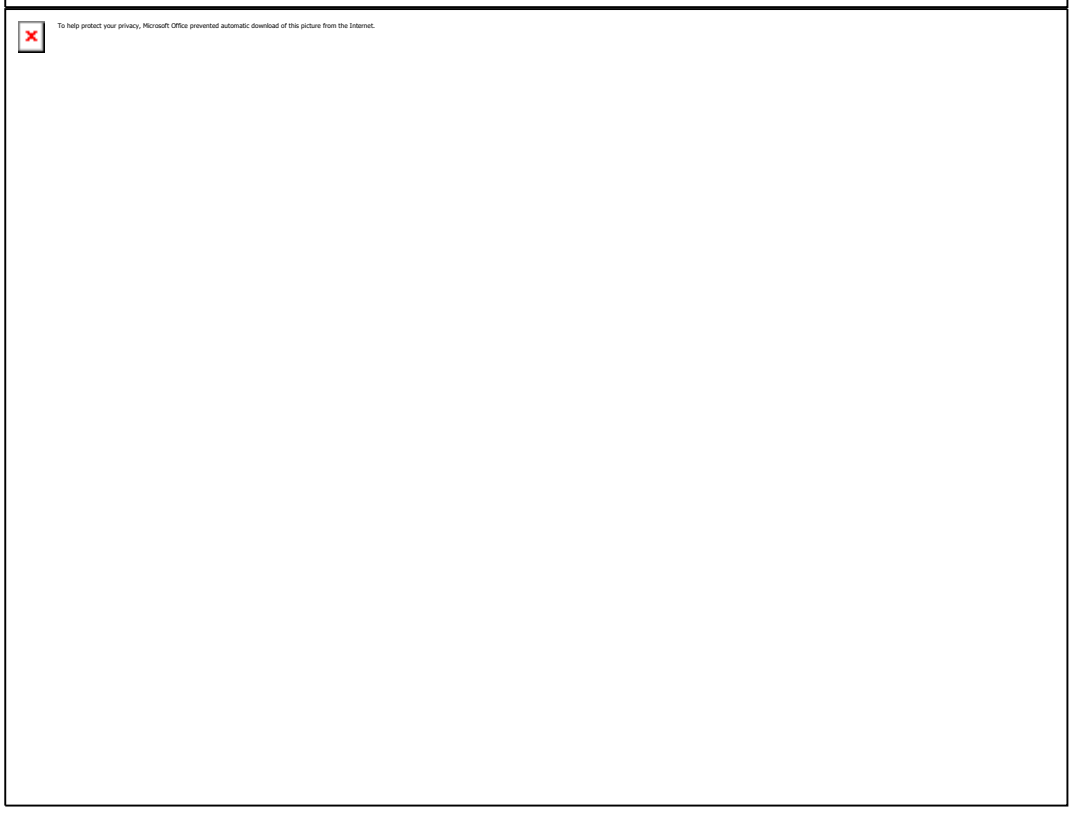


For reference; next door's current light well.



2) Widening of rear gate.
increasing the width of the gate opening on the right hand side of this picture, new gate (possibly powered gate)





Hope this is clear enough to provide some guidance. Please feel free to reach out via email, phone or even pop by if you prefer.

Best regards,

Mike

Mike Damiano
07850 936 446

On 17 August 2016 at 20:58, Dawn Farrow <dawnlfarrow@gmail.com> wrote:

Hi Richard,

Thanks for your time today regarding the purchase of the Grade II listed building at 57 New Road. We'd really like to understand if we will get permission to upgrade our property as has been done at 55 New Road.

Here are pictures of 57 New Road, where we are looking to purchase: http://www.rightmove.co.uk/property-for-sale/property-59553161.html

We would like to upgrade the kitchen as well as reinstate the light well into the basement.

This was done at 55 New Road, which is a mirror image to our property as can be seen here: http://www.zoopla.co.uk/property-history/55-new-road/shoreham-by-sea/bn43-6rb/20559172 The reinstated light well can be seen on Picture 3.

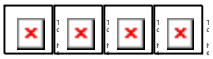
Additionally, I didn't mention this on the phone, but we'd like to understand if we have to get permission to raise the door frames as they are quite low downstairs.

Enjoy your vacation!

Thanks,
Dawn

--

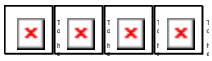
Richard Small
Email: richard.small@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



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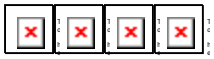
Richard Small
Email: richard.small@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



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Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



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