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WORTHING BOROUGH COUNCIL
PLANNING SECTION
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**Shoreham Society response to the proposed redevelopment of Shoreham Old Town Hall**

Planning Application AWDM/1319/12

In general the Shoreham Society welcomes the proposed development which we feel is sympathetic to the listed status of the building and its position within the town conservation area.

However we have concerns about the bulk, height and the impact on the skyline of the Town Quay elevation.

We would like to suggest the following amendments to the proposed design:

1. Reduce eaves level to be no higher than the existing third floor gutter.
2. Create a quadrant shaped curve to the proposed stair tower springing from the southwest corner. This visually anchors the tower to the ground level. (see visual attached)
3. Maximise the recess to the fourth floor by incorporating full height wall-to- to wall glazing instead of boarding this maximises evening sunset views.
4. Introduce a photo voltaic cell canopy to create shading and provide energy saving.

We note the potential loss of the patio for the restaurant. We assume that the restaurateur has agreed to lose it, but if not there would be significant issues of overlooking from kitchen and living room windows directly on to the patio. How will the patio area be utilised in this development?

The design makes good use of materials which are similar to those used on the high street particularly the boarding which is self-weathering to silver grey and already has precedence - namely Ropetackle This is sympathetic to its marine environment. We welcome the use of painted rendering which replicates that of its neighbours and would urge that one of the new self-coloured products is used to make it low maintenance.

Is there a possibility of salvaging and relocating the existing 1920's Art Deco stained glass porthole window as part of the suite of four portholes windows proposed for the new stair tower?

Broadly speaking we applaud this development.

Yours sincerely

[redacted]

Christopher Harris
Jenny Towler
**On behalf of the Shoreham Society**

## PROPOSED DEVELOPMENT

The proposal envisages retention of the restaurant in Shoreham Old Town Hall, and conversion of the offices above to create 4 x 1 bedroom maisonettes. There would be no external viable alterations as a result of these works. To the rear the 'Annexe and associated access corridors would be demolished to facilitate a new build extension with access at the lower ground floor level and accommodation in four floors above comprising 3 x 1 bed flat, 1 x 1 bed maisonette and 1 x 2 bed flat.

Each unit would typically provide combined living/dinning/kitchen area, bathroom and bedroom (s). The flats would have access to an internal cycle, bins/recycling storage area at the lower ground floor. A lift would also be provided and run from the bin store at the lower ground floor to the proposed third floor. There would be a 1 x 2 bed flat on the upper ground floor; a 1 x 1 bed flat on first floor with the maisonette; the upper floor of the maisonette and a 1 x 1 bed flat on the second floor and a 1 x 1 bed flat on the third floor.

The elements to be demolished are relatively modern additions, constructed from painted block work with flat felt roofs. The new extension would be five storeys tall (including lower ground floor). The top floor would be recessed in from both the east and west elevations. It would have an over-sailing flat roof, sat below the ridge height of the Old Town Hall and the residential development to the south.

The new build extension would be predominantly faced with painted render and timber. On the southern elevation the windows on second floor would be in uniformity. The third floor would have full height openings. On the eastern elevation there would be double casement windows, and then full height double cladding.

There would be a new floating projection on the western elevation at the first and second floor. This would be a timber clad with small projecting flat top, designed to reflect the third floor. On the western elevation, there would be two doors at lower ground floor, with three dual casement windows at upper ground floor. The new floating projection would 2




Proposed western elevation. Old Town Hall to the left, new extension in the centre and neighbouring flats to the right.

windows on both the first and second floor.

The new service stairwell and lift shaft, at the southern end of the western elevation would be served by a [illegible] window on each floor. The third floor would be predominantly faced with timber, east and west elevations and external