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27th March 2023
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P Barnett Esq.
Principal Planning Officer
Adur and Worthing Councils
Portland House
44 Richmond Road
Worthing
BN11 1HS

Dear Mr Barnett,

Old Town Hall, Shoreham: applications AWDM/2136/20 and 2138/20

Thank you for passing on the queries raised in connection with these applications, the responses to which are set out below.

On the question of obscure glazing to part of a window on the south elevation, drawing C-2022 201 H is attached, showing the relevant portion of window obscure glazed, to 1.7m above finished floor level, as requested.

With regard to the queries on flats areas within the main portion of the building:

- The areas of all units are unchanged from the previously approved scheme, which was designed to fit, in a sympathetic manner, into the existing building fabric, while respecting the principal elevation in particular.
- The divisions between 'M' units are positioned on plan to ensure that there is no adverse effect on that elevation.
- When converting an existing building it is reasonable to get as close as possible to the areas required for new build units, providing that the accommodation needed is all provided which, as can be seen from the layouts, it is.
- For the 'M' units, all exceed 50 sq.m for a one bed flat, although slightly short of a two level unit area. (As they are not two full levels this is reasonable). The reason for that is given below.
- As can be seen on section C-C the set-back of the upper floor to the flats in the main building also minimises any visual impact from the road frontage. Bringing the upper floor of these units forward, to extend the floor area, can be achieved but may result in that floor being easily visible from outside the building, which was not the intention of this design.
- Flat F1, at 60 sq.m, is within 1 sq.m of a new build 2 bed / 3 person flat, which is a reasonable area for a conversion.
- Flat F2, at 50 sq.m, is at the same area as a new build 1 bed / 2 person flat.

For the query on a bedroom door to flat F2, a revised layout is shown on drawing C-2022 201 G, as attached.

With regard to pitched roof vents, we are advised that these will be low profile, 'mushroom' type, similar to those on the attached manufacturers literature, coloured to blend in with the roof tiles. (The colour options are shown although the illustration is dark grey). As previously noted, these are all located on the rear, south elevation. This type of vent outlet is necessary as the heating system proposed requires a greater free area for ventilation than an in-line flush tile can provide. The vents are unobtrusive and as low to the roof as possible; there are no stack type vents proposed. If in-line vents can be used, where a lower ventilation area is permissible, then in-line type vents, similar to that shown on attached literature, can be used, again coloured to suit.

CROWTHER ASSOCIATES ARCHITECTS LLP
PELHAM HOUSE ▪ 25 PELHAM SQUARE ▪ BRIGHTON ▪ EAST SUSSEX ▪ BN1 4ET ▪ TEL 01273 695535
E-mail: enquiries@crowtherassociates.co.uk
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www.crowtherassociates.co.uk

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If there are any further points please call but we trust that this answers your queries satisfactorily and enables you to issue the relevant approvals.

Yours sincerely,

[redacted]

Gary Thompson
Consultant
Crowther Associates Architects LLP
E: gthompson@crowtherassociates.co.uk

Encs.

CROWTHER ASSOCIATES ARCHITECTS LLP
PELHAM HOUSE ▪ 25 PELHAM SQUARE ▪ BRIGHTON ▪ EAST SUSSEX ▪ BN1 4ET ▪ TEL 01273 695535
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