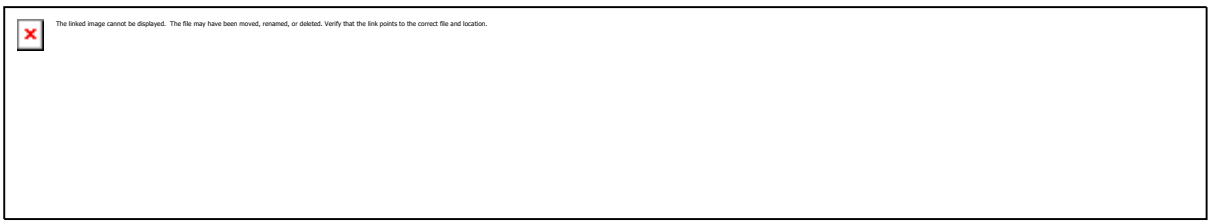
From: Darren Baker <darren@warwickbaker.co.uk>
Sent: 06 October 2010 11:38
To: Peter Barnett
Subject: Fw: 10-14 High Street Shoreham
Attachments: IMG_1530.JPG; IMG_1531.JPG; IMG_1532.JPG; DSC07986.JPG; DSC07985.JPG; DSC07984.JPG

Follow Up Flag: Follow up
Flag Status: Flagged



Dear Peter,
Further to my earlier email, I herby attach some photos showing the extent we have had to go to in order to prevent continuing water damage to the Tenant's stock at 14 High Street. This is however only masking the problem and continuing damage to the structure is certain. Also attached are photos of the wet rot to the internal timbers on 12 High Street.
Despite replacing the south facing windows, roof and lead work to the parapet gutter, the front elevation remains at saturation point. The only remedy is to batten off and clad, thereby creating a water proof barrier and also facilitating the wall to slowly dry out on its own accord.
I understand Tim Cording is obtaining a further report from our structural engineers to confirm that this is the case.
I do hope given the evidence and the initial pre application discussions which took place supporting our proposal, you will be in a position to approve the planning application as submitted.
Kind Regards

Darren Baker

Darren E Baker MRICS
Chartered Surveyor
Warwick Baker Estate Agents

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----- Original Message -----
From: Darren Baker
To: peter.barnett@adur.gov.uk
Cc: tim_cording@hotmail.co.uk
Sent: Thursday, September 30, 2010 1:20 PM
Subject: 10,12 & 14 High Street

Dear Peter,
Further to our earlier telephone conversation please find below the response from your colleague Hannah Barker to my pre planning application meeting.
I understand our architect Tim Cording has also spoken with you concerning the major water penetration problems which these properties are encountering. Despite numerous attempts at alternative methods these solid bungaroosh walls are at saturation point. So much so that a significant amount of water is entering the shop at 14 High Street and damaging a number of stock items. Similar water penetration is also evident inside number 12. Within the shop of number 14 we have had to resort to installing a plastic ceiling with an internal guttering system which then overflows through a drainage hole within the shop front. I am sure you will agree this is not at all satisfactory and if left much longer is likely to cause structural failure to the shop front lintels (one of which is the original ships timber beam!)
Given that 10 High Street is already clad and recent permission was granted for a significant amount of the Ropetackle site to similarly be clad then I cannot see the issue in respect of our overall application. We have further varied the colour scheme to differentiate the two styles of buildings.
Obviously if you wish to discuss any points with me then please contact me on the below number.
Kind Regards

Darren Baker

Darren E Baker MRICS
Chartered Surveyor
Warwick Baker Estate Agents
(01273) 454234

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----- Original Message -----
From: Hannah Barker
To: Darren Baker
Sent: Friday, August 28, 2009 11:36 AM
Subject: 10-14 High Street

Good morning,

Just to let you know I had a quick look at the buildings in the high street yesterday regarding the cladding, I do not see this being a problem subject to details of the material to be used. It will add to the visual variation to the building frontages in this area.

I hope this helps,

The above represents my informal view and is without prejudice to any decision that the council may make upon any application subsequently received.

Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control,
Adur District Council
Location: Civic Centre, Ham Road, Shoreham-By-Sea, BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

Please think before you print this and save paper

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