From: Peter Barnett
Sent: 07 December 2012 12:17
To: 'Dale Mayhew'
Subject: AWDM/1319 & 1320/12 - Town Hall Chambers, High Street, Shoreham
Attachments: 1320.doc

Dale

I write further to our site meeting on 14 November.

I have received the following comments from Richard Small:

"Unfortunately, as a starting point, the applicant's Planning, Heritage, Design & Access Statement fails to note that the list description is primarily to aid identification. Whilst list descriptions will include mention of those features which lead English Heritage to recommend listing, they are not intended to provide a comprehensive or exclusive record of all the features of importance. Absence from the list description of any reference to a feature (whether external or internal) does not, therefore, indicate that it is not of interest. In concentrating on the front elevation of the Listed Building rather than appraising and understanding the Heritage Asset in its entirety, the applicant has failed to understand the historic and architectural importance of the main staircase and the ornately decorated, first floor space above. The importance of the stained glass windows has likewise been overlooked. A full analysis of the Listed Building should be the starting point.

The continuous western elevation currently consists of three distinct architectural elements; the flank of the 1830's customs house, the 1920's town hall annex, and the 1980's flat development. Although the 1920's annex elevation is particularly bland, visually it does act as a simple link between the other two buildings. In my opinion, any new replacement infill should, regardless of architectural style, respect the form and scale of the old customs house, and not result in a building that dominates the group. In the circumstances the projecting bay, the introduction of a fifth floor, and the use of timber cladding are unlikely to be acceptable features of any new infill."

You should therefore prepare a much more comprehensive listed building analysis and heritage statement and look at reducing the scale of the development so that it does not dominate the customs house building at the front.

We have received a number of representations in connection with the proposal, including from the Shoreham Society, which also reflect our concerns over the scale of the development. These are available to view on the Council's website. I have also attached the comments of the Council's Engineers in respect of flood risk, for your attention.

The fire escape at the rear is considered to be intrusive for patrons of the restaurant and is likely to detract from their use and enjoyment of the terrace. A reconsideration of this means of escape is therefore recommended.

It might be sensible to withdraw the current application in order to consider this advice and prepare amended plans which are more sympathetic to the Listed Building and more respectful in terms of scale.

Regards

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
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Please think before you print this and save paper

Adur & Worthing councils

Planning, Regeneration and Wellbeing

MEMORANDUM

FAO Ken Argent
Technical Services
Portland House
Richmond Road
Worthing
BN11 1LF

Our reference: AWDM/1320/12
Please ask for: Peter Barnett
Direct Line: 01903 221310
Date: 2nd November 2012

Dear Sir / Madam

Proposal: Part demolition at rear, change of use of B1 offices and construction of 5 storey rear extension to form 9 residential units comprising 5 x 1 bed maisonettes, 3 x 1 bed flats and 1 x 2 bed flats .

Location: Town Hall Chambers 45 - 49 High Street Shoreham-By-Sea West Sussex

Please may I have your observations on the above mentioned planning application within the next 21 days.

To view the application please click on the link below or copy and paste into the web browser. Applications can take up to 5 working days to appear.

http://planning.adur-worthing.gov.uk/online-applications/

Yours faithfully

GPeck

Gary Peck
Planning Services Manager

Adur & Worthing councils

Planning, Regeneration and Wellbeing

MEMORANDUM

To: Peter Barnett Application Number: AWDM/1320/12

Proposal: Part demolition at rear, change of use of B1 offices and construction of 5 storey rear extension to form 9 residential units comprising 5 x 1 bed maisonettes, 3 x 1 bed flats and 1 x 2 bed flats .
Location: Town Hall Chambers 45 - 49 High Street Shoreham-By-Sea West Sussex

Observations:

Peter

Thank you for providing the opportunity to comment on the above planning application. The site lies within the recognised EA flood zones 3b.

The Flood Risk Assessment submitted by Dixon Hurst Kemp contains too many assumptions and inconsistencies to allow it to be considered in any seriousness.

It assumes and states within the Executive Summary that the Adur Tidal Walls project will be constructed; as the Environment Agency has currently allocated no funds for the construction of the wall the assumption is unfounded.

Therefore the flood risk assessment should consider the scenario of no raised flood defence for the foreseeable future, and if the flood wall is constructed then this is an added bonus.

Within the Executive Summary at paragraph 5 it states *the ground floor of the proposed development will be maintained at the existing floor level which is set at 150mm above the existing road level of 5.7m* therefore 5.850M however in table 2 the proposed ground floor is set at 6.07m

The Lower Ground floor in table 2 is set at 4.23m this is below the EA threshold of 4.668m referred to in the Executive Summary, and is therefore too low if the wall is not constructed.

At section 3.2 paragraph 2, the site dimensions are stated as 21m by 16m (336m^2) yet the red line boundary area is only 300m^2. Whilst at section 3.4 paragraph 2, the impermeable area is quoted as 311m^2. Either way when calculating surface water runoff based upon 311m^2 with 55mm/h of rain I calculate 4.75l/s not 4.6l/s.

At section 4.4 paragraph 2 the Adur tidal walls study covered the West Bank, this application is on the EAST bank.

At section 5 paragraph4 states that the new development will have an impermeable area of 376m^2 and that this is a reduction on the original impermeable area of 16%. By my understanding as 376m^2 is larger than the 311m^2 quoted in section 3.4 this is an increase not a decrease.

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These are a few of the inconsistencies, if this application is too be considered please obtain a revised Flood Risk Assessment that contains fewer assumptions, that considers the existing defence situation not a hypothetical scenario and that corrects the errors.

Regards

Ken

ADUR DISTRICT COUNCIL

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Worthing BOROUGH COUNCIL