

From: Richard Temple
Sent: 24 January 2018 16:29
To: Planning.Responses
Subject: FW: Ref Planning Application FP/268/17/PL

Please scan as Consultee response from Engineering Services Manager.

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Save the environment - think before you print.

From: Ivonblumerarchitects [REDACTED]
Sent: 24 January 2018 15:18
To: Roger Spencer
Cc: Richard Temple
Subject: Re: Ref Planning Application FP/268/17/PL

Hi Roger

Thanks for your reply. We will take on board your advice. I will issue an amended drawing to you and Richard Temple tomorrow.

Many thanks for your help

Kind regards

Ivon

Sent from my iPhone

On 24 Jan 2018, at 11:46, Roger Spencer <Roger.Spencer@arun.gov.uk> wrote:

Dear Ivon,

In principle I am much happier now.

However, I would urge you to change the min 1500mm centres to "max"

I would also suggest that you reconsider the fixing detail. As it stands, with the fence tight up against the back of the seawall, you wouldn't be able to fix the planks to the posts - suggest that you fix the posts against the wall then start the planks on top of the wall. You may have considered that we wouldn't like this encroachment over the seawall but I think it is preferable to your current detail. Sitting the bottom plank on top of the wall would also provide for a better seal too.

I assume that you'd concrete the posts into the ground, as I wouldn't want to put more loading onto our seawall by fixing into the back of it. Please also consider that digging out for the concreting in may be a little problematic - I'm not sure what the construction would have been in the 1960s when the seawall went in.

Regards,

Roger

Sent: 24 January 2018 09:48
To: Roger Spencer
Cc: Richard Temple
Subject: Re: Ref Planning Application FP/268/17/PL

Hi Roger

Further to your last e-mail, please find attached drawing detailing the low timber wall running behind the existing promenade wall, as noted on the landscaping drawing.

Spec-

Proposed Low Timber Wall to be:

- Made of sustainably sourced hardwood, ideally matching the material used for timber groynes located adjacent to the site.
- Posts to be min. 150x150x2400mm set at min. 1500mm centres.
- Timber Boards / Planks to be min. 50mm thick, length to match layout of the posts.
- All of the dimensions and specifications to be confirmed by the engineer.

If this alleviates your concerns I will formally forward on the drawing to Richard Temple to be included in the planning application FP/268/17/PL.

Kind regards

Ivon

On 28 Nov 2017, at 15:00, Roger Spencer <Roger.Spencer@arun.gov.uk> wrote:

Dear Ivon,

Thank you for bringing my attention to the note on your Landscape Masterplan drawing and the reference in 4.7 and bp2 of 4.11 of the strategy.

Whilst these references allude to the proposed low timber wall, they do not give sufficient importance, in my opinion, to the job of keeping the sea out. I would have expected to have seen the wall shown in both of your Elevations drawings as well as the Sections drawing (unless that is it is concealed by the red boundary line!).

I will be suggesting to my Planning colleagues that the detail of the timber wall is sufficiently robust and subject to conditioning, should the Council be minded to approve the Application.

With regard to the detailing comment, I glad to hear that the design will take full account of Building Regs and the surrounding conditions. In making the comment, I was concerned that there was scope for the finish of the rendering to quickly deteriorate in the harsh conditions.

Regards,

Regards,

Roger Spencer

Sent: 28 November 2017 13:44

To: Roger Spencer

Cc: Richard Temple; Planning.Responses; Planning; Ian D Solkin MIH

Subject: Ref Planning Application FP/268/17/PL

Dear Roger

Thank you for your consultation response dated 21/11/17, in respect of the above planning application, the contents of which are appreciated.

However, can I please draw your attention to our landscaping drawing and landscape design strategy, both these documents make reference to a hardwood timber wall behind the existing sea defence wall, within our landscaped area along the eastern boundary, to act as a secondary line of defence. This timber wall will be slightly set back from the existing sea defence wall at the back of the promenade and will be some 500 mm higher than the existing sea defence wall.

I have attached a screen shot of the note on the landscaping drawing for your information.

I trust the above answers your suggestion and concerns.

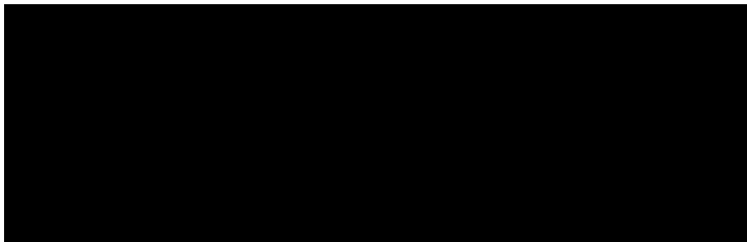
On the question of construction detailing this will be of a considered, well detailed design, appropriate to the surroundings, complying with the full scope of the building regulations.

In the meantime if you have any other queries or suggestions, please do not hesitate to contact me.

Kind regards

Ivon

Ivon Blumer Architects Ltd



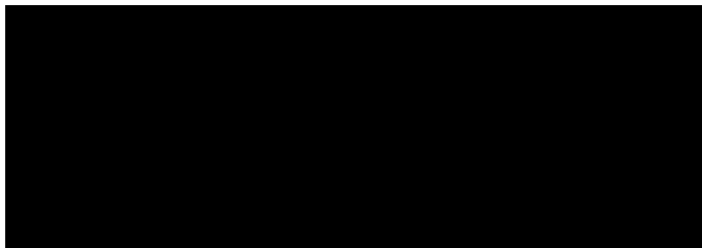
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Kind regards

Ivon

Ivon Blumer Architects Ltd



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