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Sent: 03 March 2022 19:29

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: 'William Hinde' [REDACTED]

Subject: Pharos Quay, River Road, Littlehampton - LU/13/22/PL

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Hi Kathryn,

I would like to respond to the Conservation Officers comments please;

- Whilst Pharos Quay is within a Conservation Area it is not a Listed Building, it is modern development approx. 20 years old.
- It was never approved with vertical sliding sashes, I therefore think it is unreasonable for the CO to suggest these as an alternative design solution.
- I do not believe ADC can withhold casements bearing in mind this is what the existing property has.
- The modest size of the window openings are tiny in comparison with typical Victorian properties which would have very tall windows, often up to 2m tall, and lend themselves to vertical sliding sashes. The

majority of these windows are no more than 1.0m and I would question whether they would look aesthetically correct in the small openings.

- The majority of the surrounding properties to the west end of River Road have PVCu plastic (white and brown) or grey powdercoated aluminium. The timber vertical sliding sash windows are a feature of the Victorian properties towards the east end of River Road closer to the 'Look and Sea' centre.
- I would like to cite the following case studies in support of our proposal.
- (a). Smallcroft Close. Development approx. 20 years old (1993?) directly to east of application site. Has white PVCu casements throughout with a totally disproportionate thick transom bar.
- (b). 1-4 Britannia Quay. Directly opposite the application site. Approx. 20 years old. Brown PVCu casements with internal transom glazing bar.
- (c). 1-5 Riverside Wharf. Directly opposite application. Approx. 10 years old. A contemporary style building (at odds with the conservation area) but with grey powdercoated aluminium full heights windows/casements.
- None of the above sites adopted the CO guidance of timber material nor vertical sliding sash windows. See photos below.
- In addition, at 3 The Waterside, River Road, ADC approved in 2018 (LU/267/18/HH) - Replacement of existing timber windows on ground floor & first floor southwest, southeast & northeast elevations with white uPVC double glazed units of the same style and replacement of French doors with white uPVC double glazed unit of the same style. The CO supported plastic windows to this relatively modern property (approx. 10-20 years old) which is no more than 500 yards from the application site. CO comments attached.

I would welcome the opportunity to discuss the matter further with you.

Regards.

Wayne

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Smallcroft Close (Pharos Quay to left)



Britannia Quay



Riverside Wharf