

[REDACTED]

From: Kathryn Welch
Sent: 16 March 2022 09:58
To: Planning Scanning
Subject: FW: Pharos Quay, River Road, Littlehampton - LU/13/22/PL

[REDACTED]

Thanks,

Kathryn Welch
Planning Officer, Planning Department



[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Kathryn Welch
Sent: 15 March 2022 18:24
To: [REDACTED]
Subject: RE: Pharos Quay, River Road, Littlehampton - LU/13/22/PL

Dear Wayne,

Many thanks for the email setting out the points discussed.

I'm in agreement with point 1-3 and 5-6.

The details sent through for point 4 still look a little 'chunky' to me. As I said over the phone, in order to utilise Upvc windows in heritage locations we normally stipulate heritage glazing, where not only are the glazing profiles slimmer but the frames also. It has been very useful to see the side-by-side comparison, my biggest concern is the upper opening part of the window and not the fixed pane at the bottom, it is significantly larger than the existing timber frame. Is this something that can be rectified? If this can't be done in time I happy to approve with a condition for further details.

In relation to the soffits, fascias and bargeboards, I strongly feel that the exposed rafter feet give the development character which would be negatively impacted if they were covered. I understand that this increases maintenance issues for the management company however this is unfortunately not a material consideration of the planning process.

Kind regards,

Kathryn Welch



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From [REDACTED]
Sent: 15 March 2022 15:00
To: Kathryn Welch [REDACTED]
Cc: 'William Hinde' [REDACTED]
Subject: Pharos Quay, River Road, Littlehampton - LU/13/22/PL

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Dear Kathryn,

Further to our telephone conversation I welcome your overall support of the scheme and would confirm the following;

1. PVCu replacement windows, in principle, would receive your support. Not high gloss finish but with timber woodgrain effect as specified.
2. You are supportive, in principle, of casements and do not see the need for varying the style to vertical sliding sash windows.
3. We discussed advantages of 'horns' on the base of the upper casements but do not feel they add anything to the overall design.
4. I have drafted up a drawing of a typical window (W10) in the existing and proposed format for your assistance. Hope this helps.
5. You are inclined not to support enclosing the eaves rafter feet detail with PVCu plastic soffits, fascias, bargeboards etc. and would wish for that element to be deleted from the planning application.
6. Whilst you are supportive of replacement PVCu doors to the bin stores you would prefer to see the cladding above those doors, the side window openings to bin store and cladding to side of canopy porches to remain in timber as is, so would not form part of the planning application.

Please note – by not changing the eaves to plastic (5 above) it will still leave the applicant with significant costs to erect scaffolding purely to redecorate small areas of the upper bargeboards and rafter feet. Can I ask if you will reconsider this item as none of the adjoining developments previously cited have exposed rafter feet?

Do let me know if you need any more information. Subject to your reply I will still need to seek my clients agreement to any amendments.

Regards.
Wayne

Wayne Gander MCIAT
Chartered Architectural Technologist



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