






From: Kathryn [REDACTED]
Sent: 14 February 2019 09:16
To: Andrew Wood
Subject: Re: LU/5/19/PL - External Materials

Dear Mr Wood

Many thanks for your recent email regarding the Harbour Park application. We are however a little apprehensive with what is being asked in it.

We understand that the Council is making considerable effort improving Littlehampton seafront, equally, that is not to say that Harbour Park hasn't. My Client has committed to investing and improving the site, adding attractions and rebuilding and maintaining the site for many decades now; long before Arun DC and the Environment Agency were making improvements. They take great pride in the site and welcome the Councils efforts and will continue to enhance the site as best possible to ensure and build a thriving business.

We also note your concerns regarding the visual impact of the building however we do disagree that the new element will have a "significant visual impact" It is important to remember that the boundary with the Oyster Pond park also has many evergreen trees/ bushes shielding the view of the existing structures within the park, in the summer at the height of the Oyster Ponds usage, the view of the building all but vanishes with the full tree coverage. During our last conversation I mentioned the old building which stood on the site, I now attach a photo of this. In comparison, the old building ran the entire length of the Northern boundary and was considerably taller and as such had a greater impact on the Oyster Pond. It too had no reflection to its usage being rendered and painted white, which due to its seafront location was a nightmare for maintenance. In erecting the existing building specialist hardwearing bricks were chosen to minimise the weathers impact, therefore reducing ongoing maintenance issues. The fact the building doesn't necessarily "look" like its in a theme park doesn't take away from the fact that it is an essential support building to aid

in the running of the theme park, enabling my Client to provide safe maintenance of the infrastructure within the park and to keep up with changing customer needs. In fact, with an open site such as Harbour Park, visually differentiating between the customer areas and working areas is an advantage to the positive management of the H&S on site. The current storage areas are just too small, the first floor enlargement is required to maintain business growth, the profits of which ultimately get ploughed back into the park itself therefore enabling the improvements which have historically taken place and will continue to do so.

Whilst I agree that initially the proposed extension will look new, we are of the mind that due to the harsh weather conditions it won't be long before the old and new merge into one. Saying that the difference between old and new would be very apparent if we were to go a different route with the treatment of the external finishes, which is why we are strongly resisting this. A condition with time limits to alter the exterior of the existing building would also be resisted. The management and maintenance of the site has to be at the discretion of my Clients which are solely lead by the business needs and its limitations at any time. We feel that trying to retrospectively gain control over an existing building a little unfair, Arun DC granted permission for the look, size and style of the building under its historical guidance. The extension to the building could ultimately look like monstrous miss match if we were to take a different approach to its styling.

In conclusion, we hope that you are minded to approve the application such as it is. We originally chose to extend the building with similar materials thinking it was by far the most logical, practice route to take. The ongoing success of the park is my Clients most obvious aim, with the success of the park comes a boost to the positive momentum of the area as a whole.

Kathryn Welch
Architectural Designer



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On 30 Jan 2019, at 14:52, Andrew Wood <Andrew.Wood@arun.gov.uk> wrote:

Ms. Welch,

LU/5/19/PL – External Materials

Following our discussion and consultation with my line managers regarding the external materials of the proposed extended building I note that Mr. Smart the applicant agreed to improve the materials of the building as a whole in keeping with its visual impact within a seaside theme park and tourist area “once the building had earned its keep”.

I would like to make the following points

- 1) The Council has made a considerable investment in the appearance of the area including the river path and walkway and beachfront improvements in recent years.
- 2) The appearance of the building will have a significant visual impact in winter and a lesser impact in Summer on the Oyster Pond Park. The building in no way reflects the character of the surrounding area within a theme park and is currently contrary to design and tourism policies
- 3) Whilst I appreciate you will attempt to use matching materials the likelihood is that the external appearance of the building will be staggered where the new materials join the old materials such that a re-surfacing of the elevations of the building would be a significant improvement in what has been proposed.

Can we agree materials for the external wall surfacing either a blue /light blue ‘marine’ coloured render or weatherboards to match the other out buildings within the theme park ?

I can then formulate an appropriate condition that gives a medium term time period for the final re-surfacing of the walls of the building to be carried out. The roof materials could approved to match existing as a compromise.

Thank you,

Andrew Wood MRTPI

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