

ADDENDUM REPORT

Application Number:	AWDM/1240/21	Recommendation: APPROVE
Site:	Buckingham Road, Multi Storey Car Park, Buckingham Road, Worthing	
Proposal:	Installation of a new facade and fall-protection system and new signage to the car park building. Enhancements to the existing street level public realm beneath the car park overhang, by refreshing the decoration, lighting and flooring.	
Applicant:	Worthing Borough Council	Ward: Central
Case Officer:	Stephen Cantwell	

Additional Information

Following a further discussion with the appointed Consultants dealing with the project, it is clear that the open mesh proposed between the decks is a relatively large open mesh which helps to ensure that it is relatively transparent when viewed from ground level. However, for the top floor, there is a risk that the mesh might be climbable and, therefore, the Consultants consider that there might be a need for a cranked top to the frame with the mesh returning inwards to act as a deterrent. This would not be ideal from a visual point of view and, therefore, the applicant is willing to consider an alternative mesh design for the top floor to ensure a more simpler frame solution can be deployed.

In relation to the use of colour, the Consultant indicates that the proposed Contractor had indicated that it is not possible to get a coloured option which meets the appropriate fire rating. The Consultant also indicates that, as this is a design and build project, the Contractors have not prepared the final specification and, therefore, it is not possible at this stage to provide precise details of the profile, thickness and number of uprights or framing necessary for the mesh between decks. However, the two options available, either pinning to the existing frame or inserting a metal frame, would be largely not visible from the surrounding area because the mesh is set back inside the concrete frame of the building.

Additional Representations

On further letter of objection has been received raising the following concerns:

- i) It is hoped that the views of residents surrounding the car park will be taken into account (a petition signed by a number of residents referred to in the original report is referred to). All previous concerns are still relevant other than residents are relieved that the fins are to be omitted given the hideous colour choices and and the significant increase in height of the car park.

- ii) There is no indication of the colour palette proposed and it is important to bear in mind that it is already a heavy, overbearing structure and has an ugly presence and colours should be chosen to mitigate the impact of the structure on the local community.
- iii) Any signs for the car park should not be overly large as they are unnecessary.
- iv) There are no details of lighting type (would there be sensor lighting). The current lighting already causes light pollution.
- v) There is no indication of the size of proposed mesh fencing and whether this would block light or increase the overall height and bulk of the car park.
- vi) It is hoped that the height will be consistent on all sides and not increase the overbearing impact of the structure and block light to surrounding properties. The top floor mesh should be as open gauge as possible to reduce massing and overshadowing.
- vii) To prevent light pollution it would be better to have low level lighting rather than relying on a close gauge steel mesh to block light.

Planning Considerations

Whilst some residents and businesses have expressed concern about the loss of the coloured fins other residents (as set out above) recognise the benefits of a more open mesh design to reduce any possible overbearing impact of increasing the height and massing of the existing structure. However, it is apparent that the more open mesh proposed does result in a more bulky supporting structure on the top deck and there is a need for further information on the mesh and supporting frame.

As the applicant is keen to carry out the works as soon as possible, it is considered that the lower decks could be started with the open mesh proposed and a planning condition added to require details of framing and size of mesh for the more sensitive top floor. A slightly smaller mesh which avoids the risk of someone being able to climb would avoid the cranked frame indicated in the photo but also keep the principle of a light weight mesh that keeps open views through to the sky.

Revised Recommendation

Approve the amended application subject to the following conditions:

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1. Adherence to approved final plans
2. Standard time limit of 3 years for implementation
3. Prior to the commencing work on any of the proposed mesh fencing on the top floor of the car park, precise details of the design and size of the proposed mesh and supporting framework shall be submitted to and approved in writing with the LPA. Thereafter the development shall be completed in accordance with the approved plans.