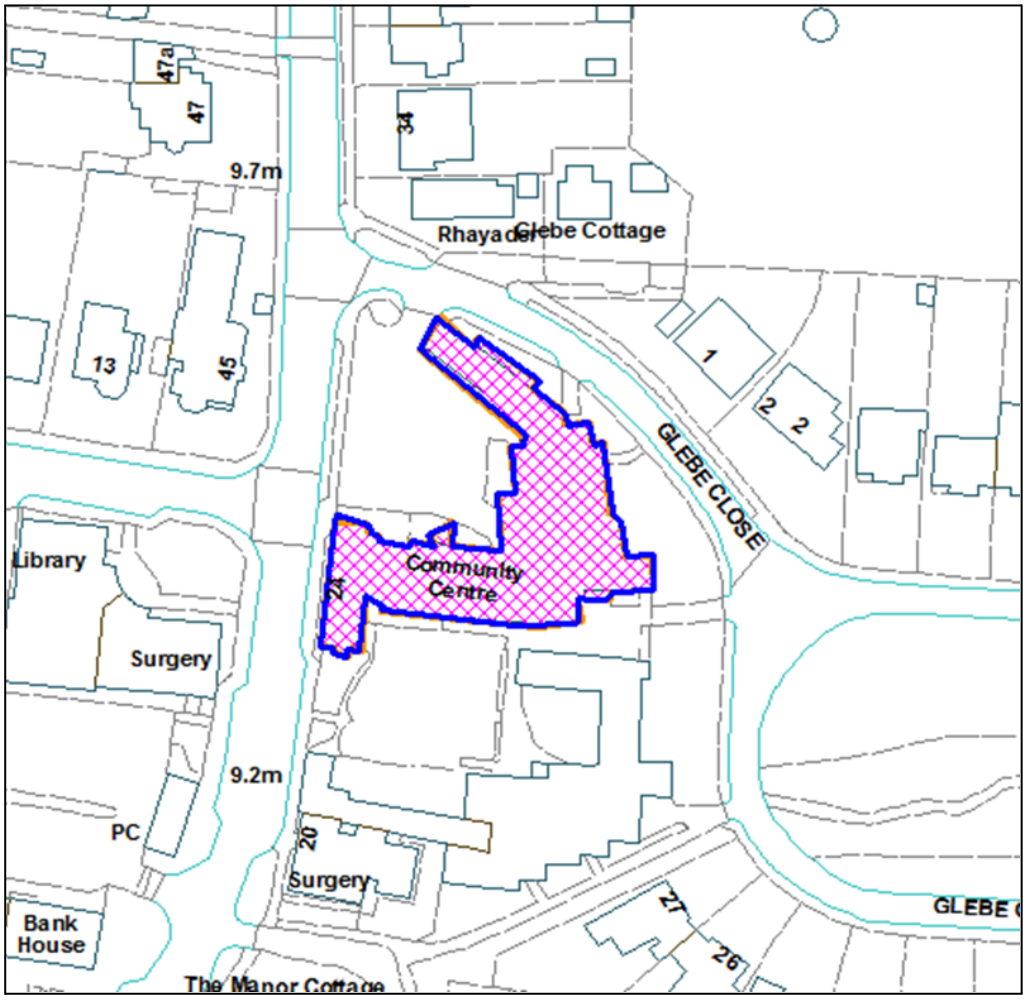
Application Number:	**AWDM/1373/24**	**Recommendation - APPROVE**
Site:	**Southwick Community Centre, 24 Southwick Street, Southwick, West Sussex, BN42 4TE**	
Proposal:	**Replacement of wooden windows, doors and panels with powder coated aluminium. Replacement of tiled window cills with brick cills, replacement UPVC gutters and downpipes, creation of land drain to north of Porter room.**	
Applicant:	Adur & Worthing Councils	Ward: Eastbrook
Agent:	Adur & Worthing Councils	
Case Officer:	Eve Hearsey	



Not to Scale

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Proposal, Site and Surroundings

The Community Centre is a part two storey/part single storey, flint faced Grade II Listed Building, which has been extended over the years. The site is also within the Southwick Conservation Area. The Community Centre encompasses a Barn Theatre, a café and bar and various rooms which are hired out. The site is utilized for such matters as conferences, plays and for music events.

It is positioned on the east side of Southwick Street and abuts the residential street of Glebe Close on its north and east boundaries. The Southwick shopping centre in Southwick Square, is located to the southwest of the Centre.

The Community Centre was originally a farm with the Homestead surrounded by a number of farm buildings, some of which are still in place, including:

- The Barn
- The George Porter Room, which was originally a cart shed
- The rifle range which, was originally pigsties

The application seeks permission for the following works:-

Cafe:
- Remove existing pedestrian timber door and single glazed timber windows to the south elevation.
- Replace with pedestrian door of aluminium white powder coated finish, together with aluminium triple glazed white powder coated windows.
- Replacement of timber panels between upper 'Clerestory' windows.

George Porter Room:
- Remove existing single glazed softwood windows to the south elevation.
- Replace with double glazed painted hardwood with slimline heritage double glazed units.
- External cill detail to be amended to remove the projecting tiled cill.
- Replace with special brick cill.
- Remove the PVCU rainwater goods and asbestos cement downpipes.
- Replace with deep flow rainwater gutters and down pipes.
- Remove the unpainted asbestos cement soffit.
- Replace with calcium silicate board.

Drain:
- The proposed land drain is a new soak-away, assisting the disposal of rain water from the roof of the Porter room

The Heritage Statement submitted with the application sets out the background to the proposals:

"*The timber windows and door to the cafe area and the windows to the Porter Room both face south meaning that they are exposed to the prevailing*

weather. They have been repaired numerous times over the years and are now beyond economic repair. These windows are proposed for replacement. There are some ancillary works which are described below.

The significance of the windows to the Porter Room is considered to be low, as these are relatively modern replacement painted timber windows. The windows are painted softwood with single glazing secured with external putties. Each window is divided into 56 small panes of glazing with three bottom hung open in casements c600mm deep at high level.

The rainwater goods to the Porter Room are of low significance, these are PVC and asbestos cement.

The significance of the windows to the cafe area is considered to be High as these are original windows with an appearance which is commensurate with the age of this part of the Community Centre. The windows are painted timber with single glazing secured by timber glazing beads. The high level opening casements to the lower windows are steel single glazed in a top hung open out configuration.

The timber cladding to the columns between the clerestory windows is of low significance."

This application is brought to committee for determination as it is a Regulation 3 application, submitted by the Council.

A separate application for Listed Building Consent (AWDM/1374/24) is included in this agenda and is a near-identicial report, which covers the various works listed above, but not the drainage works, which do not require listed building consent.

Relevant Planning History

Construction of a single storey extension in the 1960's which links the Homestead with the Barn. This building contains a cafe, common room, kitchen and office. The building has a flat roof, brick elevations with flint infill panels and timber windows with metal casement inserts.

- Construction of the Glebe room and the Garden Room in the 1970's. These single storey buildings are linked and have pitched roofs covered with concrete Roman tiles, brick elevations with flint panels and timber windows.
- Construction of the Baker Room in the 1980's. This two storey building is linked to the Barn theatre and the George Porter Room. It has a pitched roof covered with plain tiles, tile hung dormer structures to the front elevation forming the first floor, brick elevations with flint panels and timber windows.
- Construction of the Comber Wing 1996-1998. This two storey building is linked to the garden room and has a pitched roof covered with concrete Roman tiles, a tile hung dormer structure to the front elevation forming the first floor, brick elevations with flint panels and timber windows.

- Extension of the stage end of the Barn 1996-1998. This extension has a pitched roof covered with plain tiles and brick elevations with feature panels.
- Creation of a new main entrance canopy in 2016. The canopy is constructed of a powder coated steel frame, brick walls with a flint panel, with a glass roof and powder coated aluminium rainwater goods.

Consultations

Adur & Worthing Councils: Conservation Architect: The main building identified in the Southwick Community Centre Listing is the original Homestead that sits at the back edge of the pavement. There is also a complex of other buildings attached to this main building and hence they also form part of this listed building.

When considering any proposed alterations to a listed building we need to take into account the significance of the parts of the building where the proposals are being made. The original converted farm buildings have a greater significance than the later 1960's cafe area.

The Heritage Statement that accompanies the LBC explains the following:

Construction of a single storey extension in the 1960's which links the Homestead with the Barn. This building contains a café, common room, kitchen and office. The building has a flat roof, brick elevations with flint infill panels and timber windows with metal casement inserts.

As the current windows already have metal casement inserts, and due to the relatively low significance of the 1960's addition, the principle of using aluminium windows of a similar form is likely to be acceptable. The other replacement windows in the converted cart shed are proposed in timber due to the greater significance of this particular part of the building.

Public Health: No adverse comments

Surface Water Drainage Consultants (WSP): Following a review of the submitted information, we have noted that insufficient information has been provided to demonstrate that the application is in accordance with the NPPF, (To prevent flooding in accordance with NPPF paragraphs 165 -175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDs proposed operates as designed for the lifetime of the development. We request further information on the following, to demonstrate the proposed land drain will not increase flood risk elsewhere:

- The purpose of the proposed land drain.
- What it will drain.
- Where will it drain to?

Response from Council's Engineer: The land drain is acting as a longitudinal trench soakaway it will be assisting in the disposal of rainwater from the roof of the Porter room. This water will discharge to the trench soakaway via 3 replacement downpipes.

It should be noted that the existing soakaway will become redundant and that the solid wall of the Porter room which runs parallel to the soakaway has in the past suffered from damp issues.

Further comments from WSP: To be reported

Adur District Conservation Advisory Group: Approve

Representations

None received

Relevant Planning Policies and Guidance
Adur Local Plan 2017 Policies 1, 15, 17
Southwick Conservation Area Character Appraisal & Management Strategy (ADC 2009)
National Planning Policy Framework (December 2024)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Planning Assessment

Principle

The relevant issues are the effect on the character and appearance of the Southwick Conservation Area and the Listed Building.

Visual amenity **and impact on Conservation Area**

Cafe:
The replacement windows to the cafe will be triple glazed aluminium framed with a white powder coated finish. The style will be in keeping with the architectural style of the 1960's café extension. The configurations will be amended slightly from the existing to provide deeper opening lights to the ground floor area to improve ventilation.

The aluminium window profiles are similar in width to the existing timber profiles which will result in a very limited impact on the appearance of the elevation. As they will be within the 1960's extension, they are considered to be sympathetic to the existing structure, and with other parts of the Community Centre.

The clerestory windows (these are upper windows in the cafe area), currently have no provision for opening. The replacement clerestory windows will have two opening lights incorporated into each bank of windows where there are currently no opening lights, to improve ventilation.

The aluminium cladding to the panels between the clerestory windows will be of a similar appearance to the existing timber cladding.

The door to the cafe will still be a two pane glazed door, of the same overall dimensions of the existing door, but the frame and centre bar will be slightly narrower, which will be of a more elegant design.

Porter room:
The windows to the Porter room will be painted hardwood, with slimline heritage double glazed units. This will enable the replacement windows to maintain the slim timber sections of the existing windows.

Currently there are small window panes within the frame and the proposal will use larger paned windows. On each window the top 3no. sections are opening fanlights and that will remain the case in the proposed replacement. Both will also have the bottom section being fixed, non opening.

Other works: Changes to the materials for the rainwater goods and soffits.

Whilst the works proposed will somewhat alter the visual elevations of the complex of buildings, particularly the 1960s-90s additions, they are not considered to be out of keeping. They will not materially harm the visual amenities of the locality or the character and appearance of the listed building.

Flood risk and surface water drainage

As the Council's Engineer has explained, the proposed longitudinal land drain will replace an existing soakaway. It will act as a trench-soakaway below ground level, which will assist in the disposal of rainwater from the roof of the Porter room. This water will discharge to the trench soakaway via 3 replacement downpipes.

The existing soakaway will become redundant as the solid wall of the Porter room which runs parallel to that soakaway has in the past suffered from damp issues. It is not considered that the proposal will result in surface water drainage concerns.

Sustainability

The existing windows are single glazed. The installation of double/triple glazed windows will significantly reduce the heat loss from this area which will in turn reduce the consumption of fossil fuels required to heat the space. The powder coated finish has a life expectancy of over 25 years which will reduce demand on the maintenance budget and reduce the use of oil based paints.

The area of openable windows will be increased which will reduce the risk of overheating and improve more comfortable conditions for users in the summer months.

Recommendation

APPROVE

Subject to conditions:-

1. Approved Plans.
2. 3 yr time limit for implementation.
3. Materials as specified.