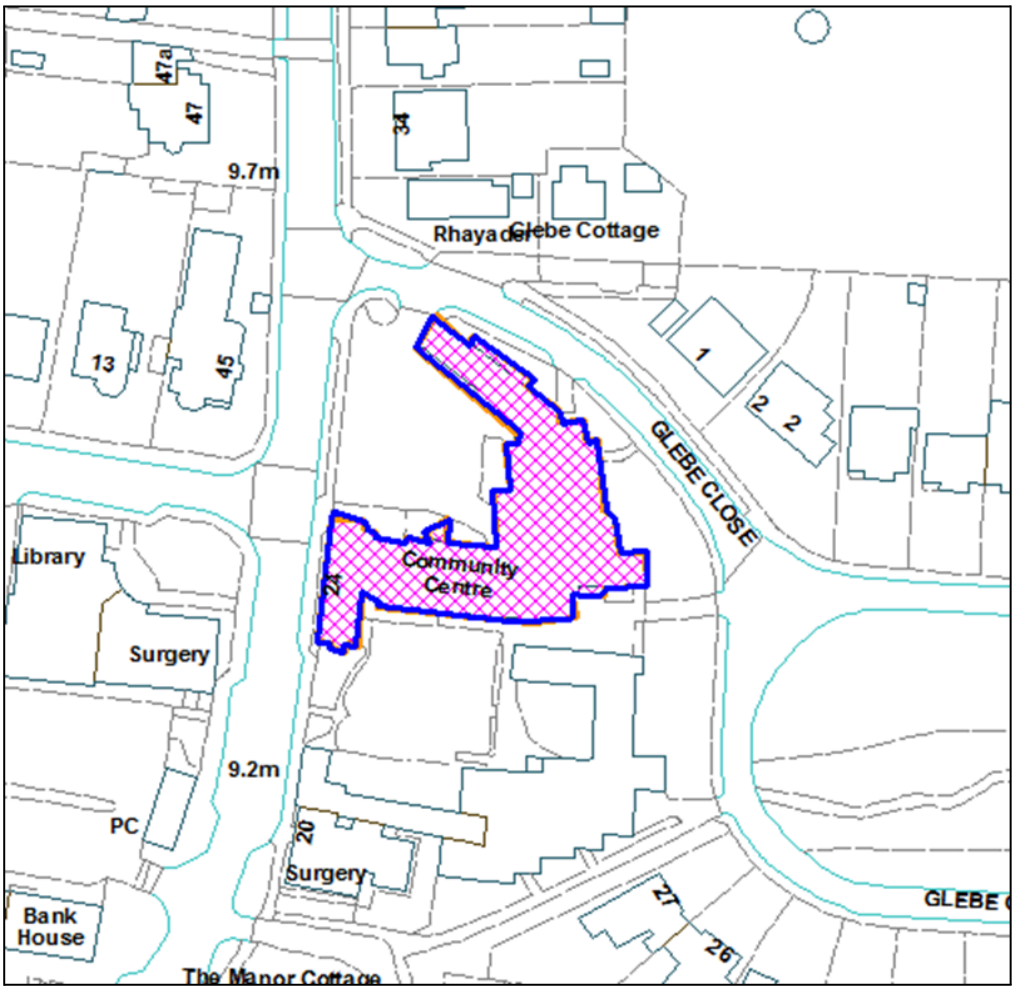
Application Number:	**AWDM/1374/24**	**Recommendation - APPROVE**
Site:	**Southwick Community Centre, 24 Southwick Street, Southwick, West Sussex, BN42 4TE**	
Proposal:	**Listed Building Consent for Replacement of wooden windows, doors and panels with powder coated aluminium. Replacement of tiled window 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 listed building consent 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 land drain proposed is a 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 is considered to be Low to the Porter Room 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.

The application seeks listed building consent the range of works for which planning permission is also sought under application AWDM/1373/24 on this agenda and this report is near-identical to that report but does not include 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.

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 Listed Building.

Impact on Listed Building

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 see larger paned windows. On each window the top 3no. sections are opening fanlights and that will remain the case on 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.

Conditions to be attached to the grant of listed building consent will include requirements to safeguard the structure of the buildings, whilst the works are carried out; also to control the use of materials, such as for any small areas of masonry which may need to be reinstated.

Recommendation

APPROVE

Subject to conditions:-

1. Approved plans.
2. Standard listed building time limit.
3. Protect LB from collapse and structural damage.
4. Damage to be made good.
5. Reconstruction with original materials.