Application Number: ADC/0292/07 Recommendation – APPROVE

Site: **Terminal Building, 14 Cecil Pashley Way Shoreham Airport, Lancing**

Proposal: **Alterations and refurbishment of airport terminal building (including removal of modern air-traffic control unit and replacement with replica of original with lantern roof; removal of service enclosure on south side; re-rendering of walls etc) (application for listed building consent)**

The Application

Listed Building Consent is sought for the refurbishment, including external alterations, to the Grade II Listed Terminal Building at Shoreham Airport. This application does not seek consent for any internal changes to the building. A separate application for Listed Building Consent will be submitted in due course for the alterations inside the building that the applicant wishes to make.

The works for which Listed Building is sought under this application (set out in Appendix i of the Design and Access Statement) are:-

- Removal of external render and replacement with a silicon render finish on 30mm mineral fibre insulation to provide protection to the existing structure for the avoidance of excessive thermal movement. Samples and junction details will be provided for approval by LPA.
- The external windows are to be retained and refurbished, with a method statement, paint system and colour to be agreed with LPA.
- Removal of existing Air Traffic Control Unit (a modern addition in the 1980s) on the tower of the building and its replacement with new replica lantern roof to match as far as possible the original one.
- Removal of existing external timber south facing door to restaurant / bar area and replacement with new replica of original door.
- Demolition of the rendered single storey, south facing service enclosure. This recent addition, although compatible in form and detail, encroaches into Aviation Square and dilutes the symmetry of the original design. It is therefore proposed to remove the extension and restore the original southern single storey façade.
- Removal of existing escape ladder and replacement of asphalt roof and structure to original single storey kitchen storage area. The internal planning of the accommodation at first floor level will ensure that suitable arrangements for secondary escape are in place.
- Restoration of the two external staircases plus other high level access stairs, including the cantilevered structural steel supports that are visible from ground level. The external staircases are not intended to provide means of access to the roof terraces, but will need to be upgraded sufficiently to allow them to be used as a means of escape

from these areas. It is this aspect, as well as the structural capacity of the roof, that will determine the maximum number of people able to access the roof at any one time.

- Removal of first floor roof finish in part and replacement with paving grade asphalt. All roofs, including structure, roof finish and balustrading, are to be checked and upgraded to make allowance for public access.
- The condition and relevance of all chimneys and service hoists to be assessed and discussed with the LPA and either removed or restored as agreed.
- Replacement of existing and formation of new external ground surface associated with terminal Entrance, Apron Terraces and to Aviation Square, with associated ramps, ancillary fittings, car parking, covered bicycle parking and soft landscape.
- Erect narrow glass framed refuse / recycling enclosure under the external staircase adjacent to the western façade.
- Erect external baggage route enclosure and associated doorways to the eastern building elevation.
- Provide glass partitions to divide the terraces to the north of the Terminal Building between public viewing / dining terraces and airside arrivals and departures areas. The upper terrace will be extended to allow the integration of disabled access ramps ensuring inclusive use of both the upper and lower dining terraces and access airside. An Art Deco style balustrade will be incorporated between terraces to ensure compliance with Part K of the Building Regulations. New railings, more in keeping with the terminal will replace the utilitarian guardrails between the lower terrace and the airside apron.

Consultations and Representations

English Heritage: To be reported

County Planning Services: The principle of retaining and sympathetically restoring the listed building to its original condition, style and status is welcomed, subject to the comments of their Conservation Architect and those of English Heritage. The existing 1930s airport Terminal Building, a focal part of the Airport, is listed as being of Architectural or Historic Interest (Grade II). Policy CH5 [of the West Sussex Structure Plan 2001-2016] requires the preservation and enhancement of statutorily listed buildings, including their settings. In terms of their actual design, the scale and massing of the proposed two structures on either side of Aviation Square (application ADC/0291/07), it is the opinion of the Historic Environment Team Leader, that they do not overpower or dominate the listed building, indeed the external works listed in the Design and Access Statement and, in particular, the re-instatement of the original Terminal Building and Control Tower are seen to be a sensitive and positive improvement of the site.

The Conservation Architect comments that the comprehensive list of proposed external works are a positive and sensitive improvement to the

listed Terminal Building. The reinstatement of the original control tower will re-create the 1930s silhouette. This is a positive improvement.

Lancing Parish Council: No comments received.

Third Parties: 8 letters of objection to this application have been received but most of the points raised do not relate to listed building considerations relevant to the determination of this application. These points are most relevant to the planning application (ADC/291/07) that was submitted at the same time as this Listed Building Consent application and which is intended to be reported to Committee at the next meeting on 30 July 2007. The main points made are:-

- the proposals will ruin the historic charm, value and appearance of the beautiful airfield;
- businesses in the building will be displaced (and it is questioned to where would they be relocated);
- the Art Deco Terminal building is one of the main charms of the airport and new buildings around it would be out of place;
- the proposals are ill-conceived and ignore the aviation heritage of the site.

1 letter of support has been received stating the proposals would create jobs and enhance attractiveness.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): CH5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AB7-9
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): R4, ENV10
PPG15 'Planning and the Historic Environment' (DoE 1994)
Shoreham Airport Planning Statement

Planning Assessment

Policies

Local Plan Policy AB7 states that listed building consent for alterations to a listed building will only be permitted where it is considered that the character of the listed building would not be adversely affected. The reinstatement or replication of original features of listed buildings is encouraged by Policy AB8 and the use of materials consistent with those originally used is required by Policy AB9.

Local Plan Policy AT9 supports the continued use of Shoreham Airport as a General Aviation airfield and the provision of facilities necessary for the safety and operational efficiency of the Airport. The Design and Access Statement advises that the proposed restoration of the listed Terminal Building will enabled by the proposed relocation of the Air Traffic Control Tower as the

existing Tower is proposed under this application to be removed and reinstated in its original form.

Policy R4 of the Submission Core Strategy supports regeneration at the Airport and among other things requires that high quality design and public spaces are secured and account is taken of the listed Terminal Building and measures to enhance the quality of the environment in the airport area are sought. Submission Core Strategy Policy ENV10 requires that listed buildings and other historic features are preserved, and where possible, enhanced.

The Shoreham Airport Planning Statement considers the listed building and its setting to be particularly important.

Policy CH5 of the West Sussex Structure Plan 2001-2016 states that development will not be permitted unless the special architectural character and historic interest of listed buildings and their settings will be preserved, and where possible, enhanced.

Impact on the Listed Building

The Terminal Building is Grade II Listed. The listing description states that it is an airport building with control tower, administration offices, customs hall, restaurant and bars. It was completed in 1936 and is a rendered building with flat roofs surrounded by parapet walls. There is a taller central pavilion with rounded columns, topped by the centre of the tower to the rear. The building is two storeys at the sides and three storeys in the centre. Much of the original interior decoration survives. Shoreham Airport is important in the history of British Civil Aviation as the earliest surviving licensed civil airport in the country and as the embarkation point for the country's first cargo flight.

It is considered that the proposed works, which consist of restoration, refurbishment and repair, will be to the benefit of the character and appearance of the building. The works would restore the building to a state closer to its original appearance. The County Conservation Architect has considered the proposals and advises that the external works to the building would be a sympathetic improvement.

It should be noted that this application is for listed building consent for the proposed external works only and therefore does not require consideration of the planning merits of the proposals or of the wider airport redevelopment proposed under reference ADC/291/07.

It is concluded that the works are appropriate to the listed building and that listed building consent should be granted.

Recommendation

Subject to no objections from English Heritage, APPROVE for the reason that:-

The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the relevant policies of Adur District Local Plan (AB7-9) and the adopted West Sussex Structure Plan 2001-2016 (CH5).

Subject to: -

1. C1Cii (Listed Building Time Limit)
2. C19G (Reconstruction/making good to be carried out with original materials)
3. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls, roofs (including replica lantern), doors, external staircases, balustrades, railings and glass partitions has been submitted to and approved in writing by the Local Planning Authority. No works shall be carried out otherwise than in accordance with the approved schedule.
4. Details of the refurbishment of the windows, including a method statement, paint system and colour, shall be submitted to and approved in writing by the Local Planning Authority prior to any works being carried out in this regard. No works shall be carried out otherwise than in accordance with such details.
5. No alteration or restoration works shall be carried out to the chimneys unless and until a schedule of works including survey justification has been submitted to and approved in writing by the Local Planning Authority. No works shall be carried out otherwise than in accordance with the approved schedule.
6. This permission relates to the external works to the listed building shown on drawings A4626LIST008 and A4626LIST003 and not to the internal works shown on drawing A4626LIST007.

+ 7.

.....