Design and Access Statement - to Application for Retrospective Consent for Weatherproofing of Rear elevation to The Old Town Hall, Southwick

No. ADC/0292/10
06 AUG 2010

Date: Tuesday, 20 July 2010

Prepared by: Nick Thomas – Company Secretary Lalcrown Ltd

The Property

The Old Town Hall, Southwick

Lalcrown Ltd own the freehold of the above premises, which is sub-let on short term inclusive licences to small businesses. There is a lower ground level suite to the rear known as the Marine Suite, which is let on a long term lease.

Location

The Old Town Hall, 142 Albion Street, is located directly to the North of 'The Lady B Marina' overlooking Shoreham Harbour and the open sea beyond.

Water Ingress

Throughout our ownership of this building (since 1995) there has been problems, during prolonged periods of heavy weather, with water ingress being experienced in the rooms directly facing the South and West. This is due to sustained and driving rainfall penetrating the external brickwork, bridging the wall cavity and running down interior walls. Causing serious damp problems at upper levels and actual running water in the lower ground floor 'marine suite'.

Remedial Works

The external walls were initially treated with a clear waterproofing treatment, gutters and downpipes were cleared, repaired or replaced, as necessary and all pointing was replaced/repaired. The lower ground floor room was 'tanked' with a waterproof coating, with the window frame being renewed incorporating new dampproof membranes. All works proved ineffective as it became clear this winter that water ingress re-occurred, as above. Approximately five years ago part of the rear elevation was rendered and decorated and, in the areas where this was applied, the ingress of water ceased. It had been hoped that this would be sufficient to resolve the issue but it was clear, this winter, that the remaining areas would also need similar treatment. We were unaware that these remedial weatherproofing works, to the rear elevation of an unlisted building, required planning permission. We have now been informed that, because the building is within a 'Conservation Area', permission is required; hence this retrospective application.

Surrounding Buildings

It is clear that our problem has been experienced over the years my many of the surrounding buildings, which presumeably are also contained within the 'conservation area' . Pictures accompany this report showing similar rendered elevations to parts of the following buildings:-

The Schooner Inn

The tyre and exhaust workshop

The Sussex Yacht Club Building

The two neighbouring cottages

The restaurant

The Yacht Chandlers premises

It seems then that this solution has proved to be necessary throughout the conservation area over a long period of time. We have chosen to decorate the rendered elevations in an 'Ivory White' , which also appears to blend in well with the general choice amongst all these buildings of Creams and whites.