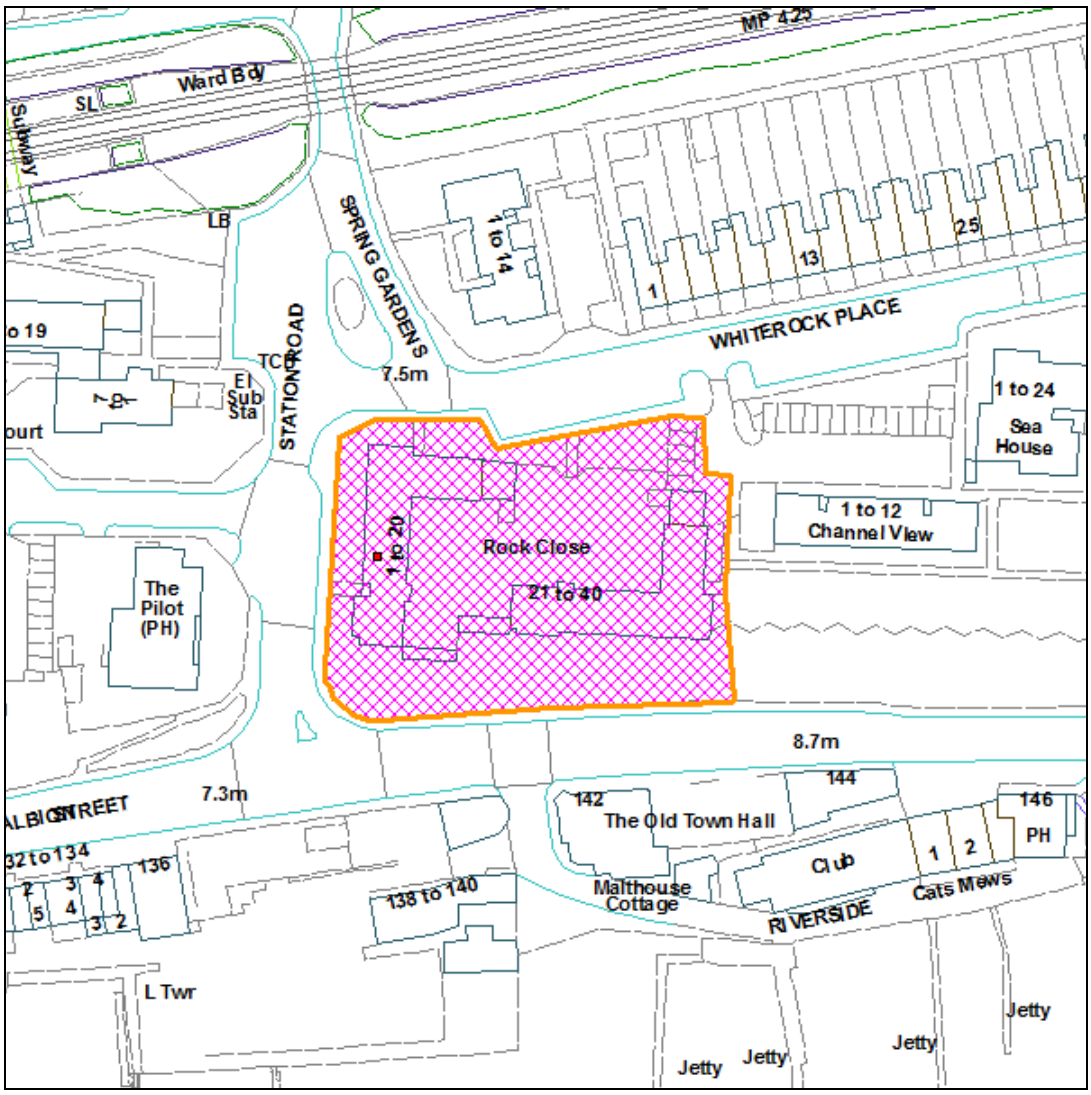
Application Number: AWDM/0008/20 **Recommendation – APPROVE**

Site: **Block 1 To 20 Rock Close, Whiterock Place, Southwick**

Proposal: **Adur Reg 3 application for replacement UPVC windows and doors to Blocks 1-20 and 21-40 with replacement balconies, fascia boards and soffits**

Applicant: Adur District Council Ward: Eastbrook
Case Officer: Peter Barnett



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

This application is made under Regulation 3 of the Town and Country Planning General Regulations 1992, for development by Adur District Council to carry out works on land owned by the Council.

The site comprises Rock Close, two 4 storey L-shaped blocks of flats located between the A259 (Albion Street) and Whiterock Place, close to Southwick railway station.

It is proposed to renovate the buildings by replacing the existing windows and doors, fascias and soffits and balconies. The windows are generally being replaced on a like-for-like basis, with UPVC frames, although louvred windows are being installed in communal areas on the north elevation of the western block (Flats 1 to 20) and the east elevation of the eastern block (Flats 21 to 40).

The existing balconies are individual and cantilevered, projecting from the face of the building with no visible support, and are only present in the centre of the west elevation and on the southern end elevation of Flats 1 to 20 and in the centre of southern elevation and western end elevation of Flats 21 to 40. The balconies are to be replaced with stacked steel balconies on vertical support posts.

The applicant's agent has submitted the following statement in support of the application:

"Following stock condition surveys, the two blocks at Rock Close were identified as needing major repair. Historically works to this block have been undertaken on a more responsive and sporadic basis but this has proven unsuccessful in keeping the blocks in a good state of repair.

The buildings are in a very exposed location within 500m of the coast and are subjected to an aggressive marine environment which has led to early deterioration of structural elements. Other key elements of maintenance works required includes internal and external redecoration, replacement of defective windows, new main entrance doorsets, replacement flooring and water hygiene works.

In 2018, the Council undertook structural investigations and chemical testing of the block highlighting a range of structural defects including but not limited to carbonated and chlorinated concrete elements such as balconies and window surrounds, defective lintels, unstable brickwork, corroded wall ties and areas of highly eroded mortar joints and a very weak mix of mortar.

In 2018, fire risk assessments were carried out identifying risks in the existing building construction, separate to this contract opportunity a flat entrance door replacement programme has commenced and additional measures are included in the specification for this tender to reduce the risk and impact in the event of fire. These measures include replacement intake and store cupboard doors with FD30s doors, filling breaches in

compartmentation, installing emergency lighting, flat fire alarms, upgrading the paint to class 0 and the installation of AOVs and louvres."

In 2019, extensive investigations into dampness have been undertaken and works have been specified to attempt to improve the living conditions of the residents and resolve dampness including but not limited to replacement of blown double glazed windows with new sealed double glazed PVCu windows, clearing and removal of debris from the cavities.

In view of the above, the Council wants to undertake full refurbishment of the blocks and leave the blocks in a well maintained and sound condition on completion."

Consultations

None

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides 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.

Planning Assessment

The proposed alterations will improve the conditions for the residents as well improving ventilation and fire safety in communal areas with the installation of louvred windows. The replacements windows, fascias and soffits will also improve the appearance of the buildings.

The replacement balconies will have a greater visual impact, replacing individual balconies with a larger steel structure and supports. However, the balconies only serve a limited number of flats and will not have a harmful visual impact overall.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials as specified

9th March 2020