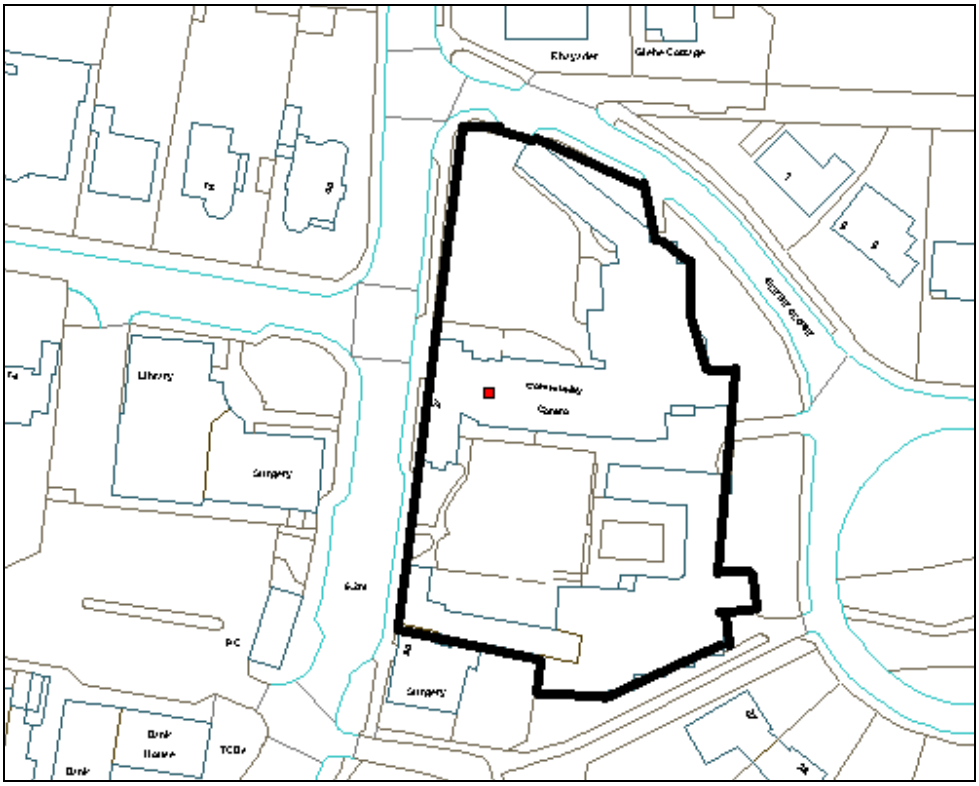
Application Numbers: AWDM/0595/14 **Recommendation – APPROVE**

Site: **Southwick Community Centre**

Proposal: **Application for Listed Building Consent for internal alterations and 2 new roof lights**

Applicant: Mr Tony Brownings Ward: Eastbrook
Case Officer: Matthew Porter



Not to Scale

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Proposal, Site and Surroundings

Members will be familiar with this site after recent applications for a front canopy entrance to the building. This latest application seeks Listed Building consent for various works involved in the upgrade of the building (set out below). The contentious front canopy no longer forms part of the application.

The full schedule of works is as follows:-

- removal of an interior glazed screen and plasterboard wall and installation of a new interior plasterboard wall and doorway, insulation to the wall and ceiling of the office,
- removal of exterior single glazed window units to the office, and installation of exterior ppc white aluminum or painted white timber double glazed fenestration (with existing opening lights removed and replaced with fixed glazing and four clerestory lights made openable),
- construction of 2 no. exterior dome roof lights to entrance foyer ceiling

The centre has closed a program of community events in anticipation of these works going ahead, following the grant of Listed Building consent.

The application property is Southwick Community Centre, located on the east side of Southwick Street. The large building, formerly the Homestead of the Manor Farm, dates from the 16th Century and is Listed Grade II. The building has been extended and altered in various ways during the course of its recent history (including applications approved in 2006). It falls within the Manor House character area of the Southwick Conservation Area.

The surrounding area is on the edge of Southwick shopping parade to the west, with residential uses in all other directions. A modern library/health centre exists on the opposite side of the road outside of the Conservation Area.

Relevant Planning History

ADC/0294/06
Alterations to kitchen entrance/exit (application for Listed Building Consent)
Granted Consent 25.10.2006

ADC/0293/06
Alterations to rear entrance/exit
Approved 25-10-2006

AWDM/0149/14
A new canopy and wall at main entrance
Refused 02-05-2014

AWDM/0164/14
Listed Building Consent application for new canopy and wall at main entrance and various internal alterations
Refused 02-05-2014

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Adur Local Plan (saved policies): AG1, AH7, AB3-11
National Planning Policy Framework
Companion Practice Guide to PPS5: Protecting the Historical Environment

Relevant Legislation
The Committee should consider the Listed Building Consent application in accordance with:

Section 16 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Special regard shall be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Planning Assessment

Principle

Both the National Planning Policy Framework and Adur Local Plan policies support upgrading this Listed Building as it would sustain the heritage asset by continuing a viable use consistent with its conservation.

The Southwick Community centre is run by Southwick Community Association, a registered charity. The upgrading works were agreed by the governing Board of Trustees, and centre users were consulted.

Architectural and Historic Interest, including settings, of the Listed Building and Conservation Area

The proposed works are to the entrance and foyer of the community centre. Designed with an emphasis on horizontal planes, this is a modern extension built in 1966. Its pale yellow brickwork, single storey flat roof, covered rear walkway with structurally expressive piers, and mixture of large picture windows, clerestory lights, and high level openings, reflects this. It is readily distinguishable from the historic parts of the Listed Building, to which it physically abuts.

The interior of the entrance foyer and office has no historic attributes, and the proposed changes to it would not be deleterious to the special qualities and architectural character of the Listing, or the setting of the wider group of buildings that make up the Listing. This includes the proposed roof lights, which would be hidden behind a parapet. The plan form of the building would not be unduly disrupted by this proposal.

The new windows would be either of ppc white aluminium or painted white timber (the centre has yet to secure an appropriate supplier). The drawings show the new windows to be proportionally thicker than the existing, due to the suggested differing exterior material and alteration of the openings. Because an appropriate system has yet to be secured, and the windows being replaced are those closest to the historic part of the building, it is necessary to condition any consent to enable negotiation on an appropriate window system. In determining what system is appropriate it is important there remains continuity with the rest of the existing fenestration along the length of the extension building.

Given this circumstance and with the imposing of this suggested condition, in the opinion of your officers, the statutory tests for new development in a Conservation Area and to a Listed Building have been satisfied, including the settings of both, and the proposal is in compliance with the advice laid out in the companion Practice Guide to the defunct PPS5. The special qualities of the Conservation Area, including its setting, identified in the Council's adopted SPG appraisal of it are therefore also preserved.

Recommendation

APPROVE for the reason:-

The proposal would not be harmful to the special character of the Listed Building, preserves the appearance and character of the Conservation Area, and the settings of both. As such it conforms to the National Planning Policy Framework, statutory legislative tests relating to Conservation Areas and Listed Buildings, and the companion Practice Guide to the PPS5: Protecting the Historical Environment and Adur saved Local Plan Polices AG1, AH7, AB3-11.

Subject to Conditions:-

1. Listed Building Consent time limit
2. Approved Plans
3. Protection measures to avoid damage
4. Make good any damage
5. Details of windows, including materials, to be agreed prior to installation