JOB000082SS/AN
email: sam.stackhouse@montagu-evans.co.uk
amran.nagra@montagu-evans.co.uk

70 St Mary Axe
London
EC3A 8BE

Tel: 020 7493 4002
Fax: 020 7312 7548

www.montagu-evans.co.uk

Planning Department,
Adur & Worthing Councils,
Portland House,
Worthing,
West Sussex,
BN11 1HS

30 July 2024

PLANNING PORTAL REFERENCE:
PP-13287583:

Dear Sir / Madam,

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING APPLICATION FOR EXTERNAL ALTERATIONS TO THE FACADES AND ROOFDURRINGTON BRIDGE HOUSE, BARRINGTON ROAD, WORTHING BN12 4SE

Introduction

On behalf of our client, DBH Worthing Ltd (the "Applicant"), we hereby enclose an application (the “Application”) for the replacement of the existing fenestration and façade alterations at Durrington Bridge House, Barrington Road, Worthing BN12 4SE (“the Site”). The proposals broadly comprise asset management initiatives which improve the quality of environment for occupiers of the building which is currently used as an office.

Site and Background

The Site is situated within the administrative area of Adur and Worthing Councils (AWC) and comprises of an area of approximately 1.47 hectares (ha). The Site is located to the west of West Worthing and to the north east of Goring-by-Sea. A location plan showing the Site in the context of the surrounding area is included within this Application.

The site is occupied by Durrington Bridge House, a four-storey office building (Use Class E, formerly B1a), with an additional plant floor located in the eaves of the structure. The property features a large surface car park to the south, along with surrounding hard and soft landscaping.

The principal south facing facade is characterised by regularly spaced small square aluminium windows. The east and west elevation are distinguished by a series of extruded arcs and plant ducts which protrude from the building. The building is faced in red brick, with courses of buff brick delineating internal storey heights with a sheet metal pitched roof. The internal atrium has timber square windows regularly spaced in line with the external windows.

Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe London EC3A 8BE.
A list of members' names is available at the above address.

An ariel image of the Site with a red line boundary is provided below in **Figure 1.**



Figure 1: Aerial image of Site with red line boundary

The Site is bound to north by the railway lines of Durrington-on-sea Railway Station with residential accommodation beyond. Shaftesbury Avenue runs parallel to the Site's eastern border, beyond which is Worthing Leisure Centre. Immediately south-east of the Site is Goring United Reformed Church which site at the corner of Barrington Road and Shaftesbury Avenue, beyond which are residential dwellings to the south. The South, beyond the ancillary car park, are residential dwellings. Immediately west of the Site are further office buildings ranging between one and 5 storeys along with associated surface level car parking, beyond which lies a vacant dormer gas holder site. As detailed below in the planning history section of this letter, this site to the west is to be redeveloped for housing following approval of reserved matters (Ref: AWDM/0605/22) pursuant to outline permission AWDM/1979/19.

Vehicular access to the Site is taken from Barrington Road which runs west from Shaftesbury Avenue. The Site currently operates a one-way system with egress also on to Barrington Road further east towards Shaftesbury Avenue.

In terms of connectivity, the Site is located adjacent to Durrington on Sea railway station. The station can be easily accessed from the Site via a gate on the north-east corner. Durrington on Sea, provides services by Southern Railway and Thameslink between London Victoria, Brighton, Littlehampton, Portsmouth and Southsea. The closest bus stop is located on Shaftesbury Avenue which provides services to Durrington, Arundel and Lancing. The Site is within walking distance to bus routes which provide services to a number of locations including Brighton, Shoreham, Worthing and Littlehampton.

The Site is located within Flood Zone 1, and therefore has a low probability of flooding. The Site is not located within a Conservation Area nor does the Site contain any locally listed buildings. The Shaftesbury Avenue Conservation Area lies some 150m to the south-east of the Site and the nearest Listed Building, Field Place, is situated approximately 300m to the north-east. Additionally, the Site does not contain any trees which are subject to a Tree Preservation Order.

Planning History

A detailed search of the Council's online planning records has been undertaken for the Site which confirmed a limited planning history. Details of relevant applications are set out below:

- An EIA Screening Opinion (ref: EIAOPINION/0001/19) for 'mixed used development comprises of up to 147 residential dwellings, up to 165 retirement apartments, a care home for 68 residents and associated parking, landscape and works incidental to the redevelopment of the Site" was submitted in August 2019. A decision notice was issued on the 29 November 2019 confirming that an Environmental Statement is not required to be submitted for the proposed development.
- Planning permission (ref: AWDM/0279/15) granted 28 April 2015 for 'Alterations to exterior landscape and parking to provide delivery loading bay.

Upon review of the planning history in the vicinity we note the following relevant planning on the adjacent office complex to the west formerly occupied by HMRC.

- A Certificate of Lawfulness (ref: AWDM/1625/19) was approved 24 December 2019 to establish the existing use of the entire Site as B1(a).
- A prior notification application (ref: NOTICE/0020/19) for the change of use from B1(a) Office Use to 254 residential units (C3) was approved on 24 December 2019.
- Outline Planning permission (ref: AWDM/1979/19) was granted 30 April 2021 for 'the demolition and phased, comprehensive, residential-led redevelopment for a maximum of 287 dwellings (use class C3), of which up to 140 would be houses and up to 158 would be apartments/retirement apartments. Provision of a 68-bedroom care home (use class C2). Provision of car parking, landscaping and associated works. All detailed matters reserved except for access points at the site boundaries.
- Planning permission was granted for reserved matters (ref: AWDM/0605/22) were approved 09 November 2022 for 'appearance, Landscape, Layout, Scale and access within the site, for 287 new homes (Use Class C3) together with car parking, landscaping and associated works.'

The Proposals

The development proposals subject of this planning application relates to the external alterations the existing buildings facades and roof. The formal description of development is as follows:

> *'External alterations to the existing building including removal of sheet metal roof section, installation of a new entrance door along with the addition of new windows and fan lights'*

Further details are included in the Design and Access Statement prepared by Brooks Murray Architects, however for reference, the development proposals comprise the following physical works:

- Removal of existing sheet metal roof section covering atrium;
- Installation of new aluminium windows on east and west elevations;
- Extension of internal atrium walls up to roof level and installation of new windows at plant level; and
- Installation of new entrance door to the south elevation.

Cumulatively, the proposals will assist in improving the quality of environment for occupiers of the building.

Planning Policy Framework

The statutory development plan relevant for the Site comprises the following documents:

- Worthing Local Plan (March 2023); and
- Worthing Local Plan Policies Map (March 2023).

According to the adopted Proposals Map, an extract of which is provided in **Figure 2** below, the Site is subject to allocation A8 (HMRC Offices, Barrington Road) which extends 7.36 ha. The allocation supports development of residential uses, identifying an indicative capacity of *'250 residential units & provision of care home/ sheltered accommodation'*

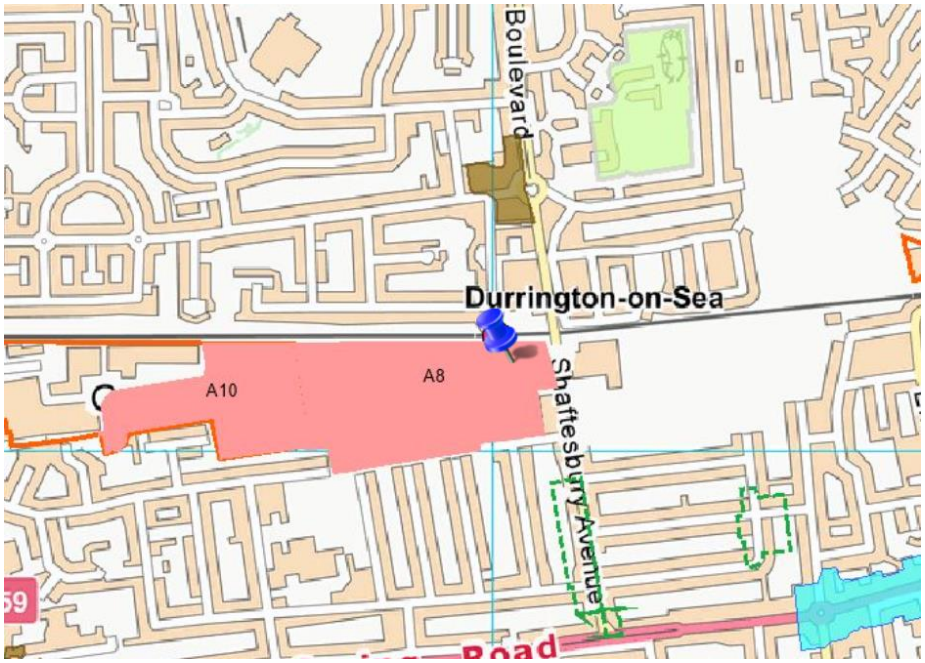

Figure 2: Local Plan Policies Map Extract (2023)

The National Planning Policy Framework ("NPPF") (2023) and Planning Practice Guidance ("PPG") (2024) are also material considerations in the determination of this application.

Policy Assessment

On the basis of the extent of the proposed works sought under the Application, we consider that the two primary material considerations are those related to design and the impact of the proposals on amenity.

Design

Chapter 12 of the NPPF and more specifically **paragraph 131** offers guidance in respect to achieving well-designed places that function well and add to the overall quality of the area over the lifetime of the development. Further, new developments should be visually attractive, establish and maintain a strong sense of place, and to create attractive, welcoming, and distinctive places to live, work and visit that are safe, inclusive and accessible.

Local Plan **Policy DM5** (Quality of the Built Environment) requires all new development (including alterations) to:

i) *'be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;*

iii) *make a positive contribution to the sense of place, local character and distinctiveness of an area;*

v) *be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;*

Part d) of **Policy DM5** states that *'Development must reflect government guidance on design and take into account any local design guidance and supplementary planning documents such as design guides and codes. Weight will be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally, so long as they fit in with the overall form and layout of their surroundings.'*

Local Plan **Policy DM16** (Sustainable Design) **part g)** states that '*All new development should incorporate design measures where appropriate to minimise excessive solar gain and maximise opportunities for passive cooling through natural ventilation and other passive means to avoid contributing to the urban heat island effect and reduce vulnerability to overheating.'*

The proposals have evolved through careful consideration of the relevant design-related policies set out in the Development Plan, along with an assessment of the local context. Reflective of the Site's distinct location and historic office use, the design approach has been informed by the importance of maintaining visual character and optimising the functionality of the building.

While the proposed alterations to the building are modest, the design aims to remain consistent with the existing vernacular in accordance with **Policy DM5**. The works have been informed by the overall scale and massing of the host building and therefore represent proportionate additions to the facades. The new windows proposed on the east and west elevations align with the geometry of the existing provisions and feature materials and colour palettes consistent with the existing design. Additionally, the partial removal of the existing roof section covering the internal atrium will not be visible from the public domain and will therefore have a negligible impact on the building's overall appearance.

In line with **Policy DM5, part d),** the alterations will also offer a sustainability benefit through the addition of fanlights to the existing and proposed windows, providing enhanced ventilation throughout the office building.

The external alterations notably raise the standard of architecture and design of the building from both a visual and functional perspective while responding to the surroundings to establish a strong sense of place. The development proposals are therefore in accordance with relevant local plan policies, ensuring that the development proposals achieve a high-quality design that is in keeping with the host building and the prevailing character of the area.

Amenity

Local Plan **Policy SP3** (Healthy Communities) requires nerw developemtns to be *'designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and well-being needs in Worthing.'*

Part viii) of Local Plan **Policy DM5** states that developemtn should not *not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value'*

The proposals will result in a visual improvement of the existing building facades and fenestration details, thereby positively contributing to the visual amenity of the area. While the proposed works will improve the external appearance of the building, they will not materially change its character.

It should be noted the proposals do not seek to amend the height, scale, or massing of the existing building, which will remain as it currently exists. Consequently, the alterations will not introduce any new risk of impact on local residential amenity in terms of overlooking and/ or overshadowing, through overbearing or intrusive design. Although new windows are being introduced, their impact is localised as they will be positioned on façades that already have fenestration. By virtue of the boundary screening, building orientation, and separation distance from residential dwellings, the proposed external alterations will not give rise to any privacy issues.

Consistent with aims of **Policy SP3,** the primary rationale for the alterations is to enhance the internal environment for occupiers of the building by increasing levels of natural light within the building. The addition of new windows to the east and west facades, together with the removal of the roof section, will allow greater levels of daylight to enter the building, creating a more pleasant and healthy environment.

On the above basis, given the extended period the office building has been present on the Site within a residential context, the impact on amenity will be negligible in accordance with **Policy DM5**. Furthermore, we consider significant weight should be assigned to amenity improvements for users of the buildings who will undoubtably benefit from the façade upgrades.

Summary and Conclusions

In conclusion, the proposed alterations serve to enhance the functionality of the Site for occupiers of the building while also improving its aesthetic appearance through sensitive external changes. Importantly, the facade modifications are modest and do not harm the character or appearance of the locality, which has been preserved through a careful design approach.

The phyical works represent much needed upgraded works to the building will enable occupiers to benefit from improved quality of light through the removal of the existing sheet metal roof over the atrium and the provision of energy-efficient window fittings. Access to significantly more natural light throughout the building, provided through these changes, will greatly improve the overall building quality and user experience.

On the abvove basis, there will be no adverse impact resulting from the proposals and therfore it is considered that the Council should support the development proposals.

Administrative Matters

In order to validate this application, please find enclosed the following documentation:

- Application form (submitted via Planning Portal ref. **PP-13287583**);
- Covering Letter, prepared by Montagu Evans;
- Design and Access Statement, prepared by Brooks Murray Architects;

The Following Drawings have been prepared by Brooks Murray Architects:

- 1367.001 - Site Location Plan
- 1367.002 - Existing Block Plan
- 1367.015 - Existing Roof Plan
- 1367.020 - Existing Front Elevation
- 1367.021 - Existing Rear Elevation
- 1367.022 - Existing East (side) Elevation
- 1367.023 - Existing West (side) Elevation
- 1367.030 - Existing Section CC
- 1367.003 - Proposed Block Plan
- 1367.105 - Proposed Roof Plan
- 1367.200 - Proposed Front Elevation
- 1367.201 - Proposed Rear Elevation
- 1367.202 - Proposed East (side) Elevation
- 1367.203 - Proposed West (side) Elevation
- 1367.300 - Proposed Section CC

The application has been submitted via the Planning Portal under reference **PP-13287583**. The application fee of **£949.00** has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (amended 2023).

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the Application. However, if you have any outstanding queries or should you require any further information, please do not hesitate to contact Sam Stackhouse (07826 947 254 / sam.stackhouse@montagu-evans.co.uk) or Amran Nagra (07584 154 760 / amran.nagra@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully,

Montagu Evans

MONTAGU EVANS LLP