Design & Access Statement

for

Installation of replacement windows

at

Worthing Connaught Theatre and Studio,
Union Place, Worthing,
BN11 1LG

For and on behalf of

Adur & Worthing Borough Council

23/01/2025

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1.0 Introduction – Connaught Theatre and Studio, Union Place, Worthing, BN11 1LG – Installation of replacement windows

1.1 This statement is to accompany the application for the installation of replacement windows to Worthing Connaught Theatre and Studio, Union Place Road, Worthing, BN11 1LG. The proposal is to

I. **Connaught Theatre - Replace all North (front) façade elevation windows to Connaught Theatre with Crittall Corporate W20 openable windows. All timber sub-frames to be retained and repaired where necessary.**

II. **Connaught Theatre – Replace East (side) and South (rear) all existing steel openable casement windows with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.**

III. **Connaught Theatre – Replace timber sash and steel Crittall South elevation windows in vicinity of fire escapes with Aluminium Fire Systems MB78-EI double-glazed aluminium fixed casement windows.**

IV. **Connaught Studio - Replace first and second floor timber casement windows to North (front) elevations with Parsons Joinery double glazed timber casement windows.**

V. **Connaught Studio - Replace first floor timber casement windows to West (side) elevations with Parsons Joinery double glazed timber casement windows.**

VI. **Connaught Studio – Replace East elevation (side) first floor timber windows with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.**

VII. **Replace two first floor timber casement windows to Connaught Theatre Southwest and Studio Southeast elevations in alley between the buildings with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.**

1.2 This document is submitted in accordance with the council's full planning application within a conservation area requirement for carrying out works within the borough. This document demonstrates that the proposed development to the property is of a minor nature and should not impact or contravene any of the local development plans currently in force. In reading this document the reader is directed to the photograph schedule submitted with this application for reference as well as the drawings submitted.

2.0 Site Location and Description

2.1 The site is located on Union Place in Worthing. It can be accessed from its main entrance on Union Place. The site is situated within the Worthing Town Centre area, and within the Chapel Road conservation area. It was constructed in 1914.

2.2 The building was refurbished in 1933 which added a new first floor cocktail bar and lounge area to the original Picture drome auditorium.

In 1935 the entrance foyer on Union Place was rebuilt in Art Deco style. The extension of the façade produced two rendered storeys, parapeted in three bays.

The auditorium was revamped in 1972 to its present capacity of 512 seats.

Remodelling in 1972 introduced film projector facilities, which have been used regularly since 1987.

The Connaught Theatre and Studio is approximately 1700m2, not including the car parking area.

2.3 The building is not listed. The proposal is to provide double glazed units made from modern energy efficient materials to improve the use of the building over many years whilst retaining the buildings characteristics. The building is used as Worthing Theatre and Art Studio, operated by Worthing Theatres and Museum and leased from Worthing Borough Council.

2.4 The works would take place in a phased way and the impact on the neighbouring properties would be minimal.

3.0 Heritage statement

3.1 The site sits inside the Chapel Road conservation area. The building is not listed.

3.2 Harmful impacts considered would be that the replacement glazing would not be an exact match to the to the original steel windows. The mitigation efforts taken to avoid this have been to match the existing windows and doors with modern replacements which closely match the style and colour of the originals, as outlined in further detail in subsequent sections. The mullions and transoms of the original window have been matched as closely as possible in the replacement windows and the style and colour matched as far as possible. The risk of harm is considered less than substantial.

3.3 The enhancement and public benefits would be primarily for the building users, including staff and the public, who would benefit from increased thermal and noise insulation, improving their enjoyment of the property. The improvement to the running costs and comfort of users of the building through improved thermal performance is considered to outweigh any minor harm.

4.0 Sustainable Design Statement

4.1 The purpose of this sustainable design statement is to demonstrate that the design has positively addressed the sustainable design principles set out in Policy DM8 (Planning for sustainable communities / community facilities) in the Worthing Local Plan 2020-2036. DM8 a) states that “The Council will support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties.” The installation of replacement glazing will ensure that the Connaught Theatre and Studio will meet the needs of local communities while not adversely affecting neighbouring properties.

4.2 DM16 Sustainable Design of the Worthing Local Plan 2020-2036 was considered. Item 5.235 in the 'Improving Energy Performance' section covers Energy Performance Certificate (EPC) Bands, also referred to as Display Energy Certificate (DEC). This mentions the Government consultations on "a preferred target for all non-domestic rented properties to achieve an EPC Band B by 2030."

The current DEC rating is B for the Connaught Theatre and C for the Connaught Studio in the most recent reports 0285-3239-1124-3003-5500 and 0030-0713-6799-2478-3006 respectively. The Connaught Studio accompanying DEC report number 0780-3973-0293-6040-7020 includes recommendations to "Consider replacing or improving glazing." The DEC band is B for the Connaught Theatre, however additional improvements to thermal performance can be achieved through upgrading the single glazed windows to the property with double glazed units.

Item 5.236 in the Worthing Local Plan 2020-2036 refers to the challenges of achieving the EPC target, especially for listed buildings and those in conservation areas.

4.3 It is expected that the replacement of the windows will reduce on-site energy demand to minimise the effects of climate change in accordance with Policy DM16 (Sustainable Design). There will be embedded carbon in the production of the replacement glazing, however this will be offset by the benefits of improved thermal efficiency which can reduce energy consumption and the associated carbon from this power generation.

4.4 Design implications from Policy DM23 Strategic Approach to the Historic Environment of the Worthing Local Plan 2020-2036 covers heritage assets. It is not considered that heritage assets character or appearance would be adversely affected. Important views would be retained after the replacement windows are installed to the building.

4.5 In accordance with DM24 of the Worthing Local Plan 2020-2036, AECOM considers "that the appearance, significance, or historic character of the Listed Building is not adversely affected" by the proposals.

5.0 Description of the Proposal

5.1 The works would involve the replacement of the existing original single glazed windows. The proposed double glazed system will be determined by the type of window and compliance with building regulations.

1) Connaught Theatre - Replace all North (front) façade elevation windows to Connaught Theatre with Crittall Corporate W20 openable windows. All timber sub-frames to be retained and repaired where necessary.
2) Connaught Theatre – Replace East (side) and South (rear) all existing steel openable casement windows with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.
3) Connaught Theatre & Studio – Replace timber sash and steel Crittall South elevation windows in vicinity of fire escapes with Aluminium Fire Systems MB78-EI double-glazed aluminium fixed casement windows.
4) Connaught Studio - Replace first and second floor timber casement windows to North (front) elevations with Parsons Joinery double glazed timber casement windows.
5) Connaught Studio - Replace first floor timber casement windows to West (side) elevations with Parsons Joinery double glazed timber casement windows.

6) Connaught Studio – Replace East elevation (side) first floor timber windows with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.

7) Replace two first floor timber casement windows to Connaught Theatre Southwest and Studio Southeast elevations in alley between the buildings with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.

5.2 The manufacturers and systems proposed are:

- Crittall Corporate W20
- Comar Legacy Slimline Heritage
- Aluminium Fire Systems MB78-EI
- Parsons Joinery or equivalent double glazed bespoke timber casement windows.

5.2.1 Crittall Corporate W20

Crittall Corporate W20 is a steel window system, and is a thermally efficient double glazed replacement of the existing steel Crittall single glazed windows. The curved window to the first floor North elevation is able to be replicated using the manufacturer and system. The product range features slim profiles to match the existing windows and maximise glass area. The frames are hot-dip galvanized and have a 60 year plus expectancy. An in-house factory applied polyester powder coating would further protect the window frames, and the colour of the coating would be black to match the existing windows. The Crittall Corporate W20 incorporate high performance EPDM weatherseals, are thermally efficient, and Part L compliant. The existing window openings would be replicated in the replacement windows. The hardware is designed is suitable for heritage projects. New windows will be finished in black to match the existing.

5.2.2 Comar Legacy Slimline

Comar Legacy Slimline is a highly insulated system which has thin profiles to match the existing steel framed windows as closely as possible. A combination of genuine aluminium profile bars (where opening vents are) and plant on aluminium astragal bars (bonded to the glass externally / internally) with Georgian inserts within the sealed unit. New windows will be finished in black to match the existing.

5.2.3 Aluminium Fire Systems

The Aluminium Fire rated MB-78EI window is certified and provides a 30 minute fire rating and u-value from 1.6 w/(m2K). New windows will be finished in black to match the existing.

5.2.4 Timber Windows

Parsons Joinery double or equivalent bespoke double glazed timber casement windows to match the existing window profiles and achieve a u-value from 1.6 w/(m2K). Timber windows will be prepared and decorated to match the existing colour.

6.0 Use of the Building

6.1 The buildings are used as a Cinema and event space.

7.0 Layout and Scale of the property

7.1 The layout and floor area of the property will not be affected by the proposals.

8.0 Appearance

8.1 The new window profiles will match the existing windows closely as possible for the new double glazed systems. Glazing will be opaque to dressing rooms and toilets as per the existing glazing. The new Crittall and Aluminium casement and sash windows will be black to match the existing. The new timber casement windows will be white to match the existing.

9.0 Access Statement

9.1 Contractor's requirements/site set up

9.1.1 There are parking spaces to the South East elevation of the property. Scaffolding is likely to be required for the installation of the new windows at first and second floor level.

9.1.2 Some provision may need to be made for a site compound for secure storage of materials and tools, and welfare unit for the contractors. The exact location of this will need to be confirmed after a contractor has been appointed. Any use of neighbouring properties' land or parking spaces would need to be agreed with the relevant parties or other alternative arrangements made.

9.1.3 If necessary, any licences would be applied for prior to commencement of works as well as any notices for closure of any roads as deemed necessary by the contractor. As already outlined, it is not anticipated that road closures are required for the proposed works of installing new windows.

9.2 Emergency Vehicular Access

9.2.1 Emergency services will continue to be able to access Connaught Theatre and Museum and neighbouring buildings. The ability to reach and serve the building and surrounding area will not be diminished during these works.