

# 3.0 Site Appraisal

## 3.1. Site Constraints

**Key:**

- Site boundary
- ↔ Primary vehicle route
- ↔ Secondary vehicle route
- ↔ Pedestrian path
- ↔ Potential access points
- South West prevailing winds
- Views out
- ◊ Screening to Neighbouring Properties
- Views in
- Commercial noise
- Overlooking (bedroom)
- ||||| Separation distances - back to back and back to flank.
- Existing trees
- T1 trees
- Memorial Garden
- Existing bus stop
- ▬ Existing on street parking

**Key considerations include:-**

- Site Access and internal road layout
- Rights of light
- Amenity and views in and out
- Mitigation of noise, orientation
- Separation distances and overlooking



Opportunities & Constraints Plan

## 3.2. Existing Buildings & Site History - St Charles Borromeo Church and Presbytery

St Charles Borromeo Church was constructed in the early 1960's. The land was acquired in the early 1950s, and outline planning permission was granted for a church in 1958. The building was designed by Henry Bingham Towner, a prevalent designer of churches across the South and South East at the time.

It cost £35,329 to build and is made of reconstituted stone. The church opened for worship in May 1962.

The church closed for worship during the pandemic and was never reopened.

There is no graveyard associated with the church, however there is a memorial garden on the eastern boundary of the site, which should be retained, improved and protected.

The presbytery, also designed by Henry Bingham Towner, sits along the south western edge of the church.

During the construction of the church the congregation gathered at the Dolphin Inn on Dominion Road. To commemorate this a carving of a dolphin was placed in the entrance way to the church.

### 1. St Charles Borromeo Church - 1962

- Finished in Cotswold stone, a traditional cruciform plan with a central tower
- Majority of windows glazed with clear and obscured leaded glass

### 2. Presbytery

- 2-storey detached house constructed 1960's with church
- Buff brick finish with reconstituted stone detailing and brown uPVC windows
- Centrally located on site and orientated to align with church footprint rather than street frontages



Key Plan - Location of Photograph



### 3.3. Existing Buildings - Internal Photos



Existing mezzanine

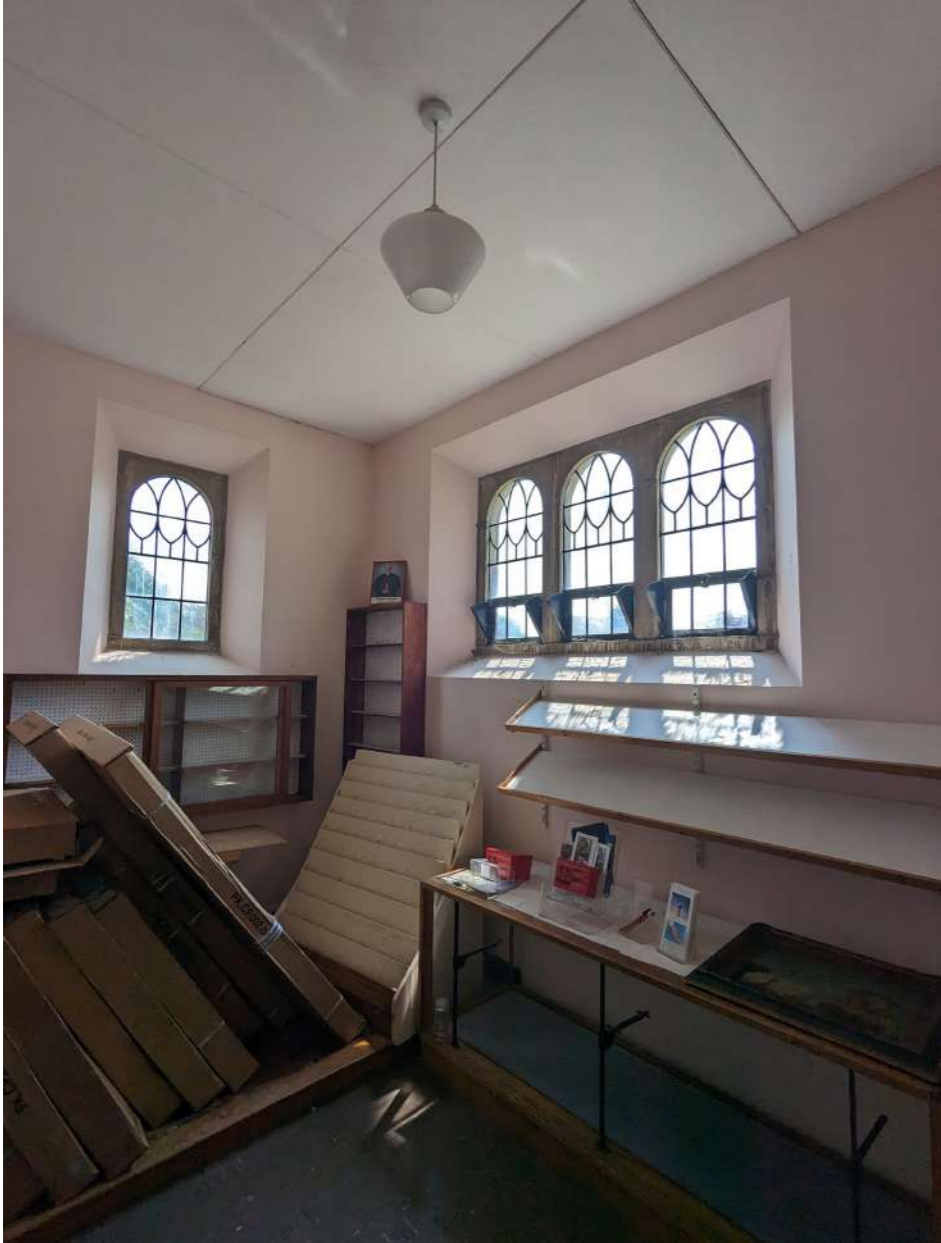


view from the mezzanine and looking towards the west transept



view from the mezzanine looking towards the east transept

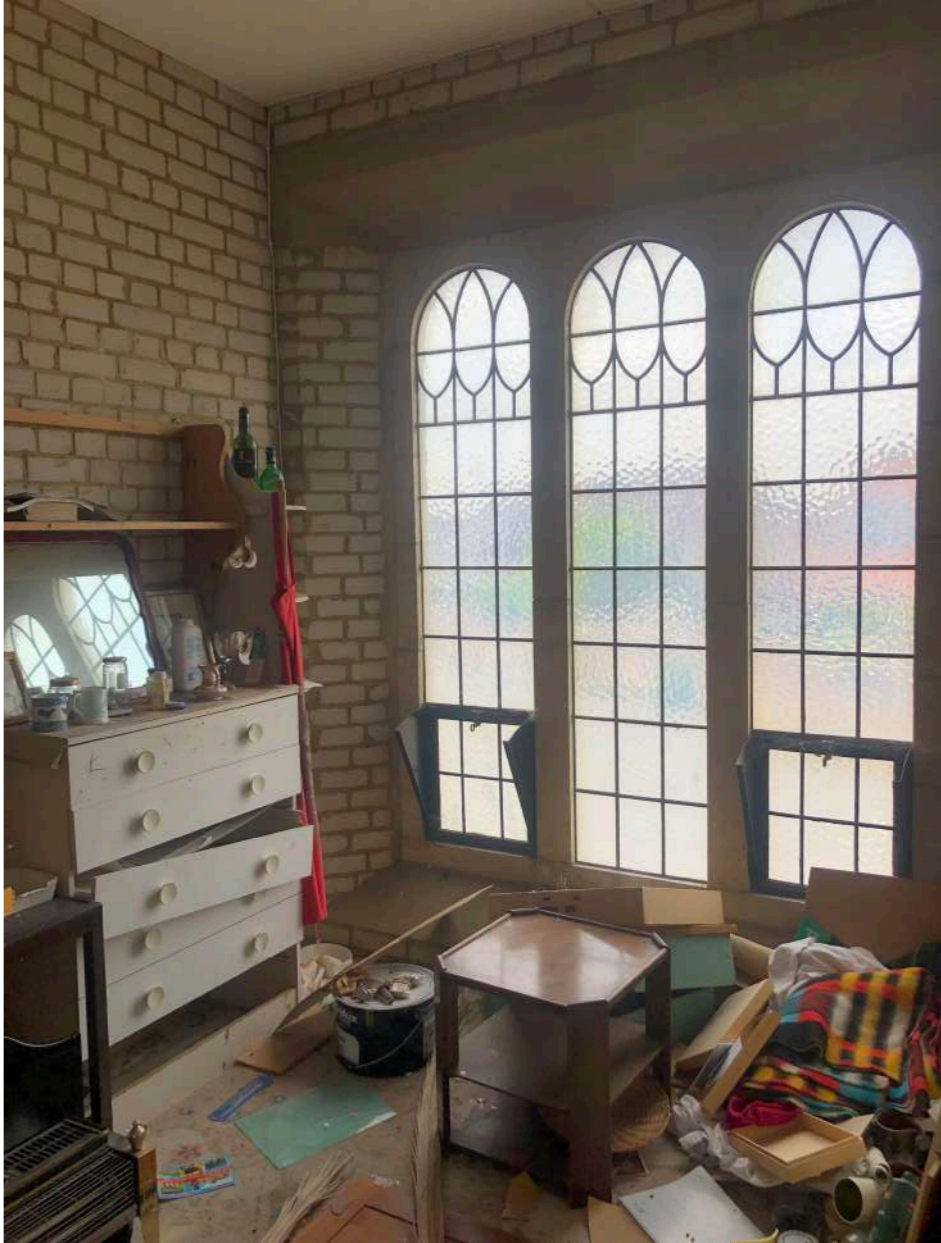
### 3.4. Existing Buildings - Internal Photos



Front room on western side of the entrance



Rear western room



Rear top room

## 3.5. Existing Buildings - Justifying demolition

The proposal to demolish St Charles Borromeo Church to make way for new housing development is supported by several factors that consider the structural condition of the building, its architectural significance, current community needs, and alignment with local planning policies:

### Structural Condition and Cost of Upkeep

St Charles Borromeo Church, built in the 1960's, has reached a point where significant maintenance and repairs are required to meet modern safety and building standards.

The church is also very difficult to convert to residential use.

### Architectural and Historical Significance

While the church has served the local community for decades, its architectural value is relatively limited as it is not a listed building or a distinctive example of 1960's ecclesiastical architecture.

The building's design does not exhibit unique or significant historical features that warrant preservation over redevelopment.

Therefore, the potential for enhancing the site's use through new development outweighs the merit of retaining the current structure, as outlined in the Certificate of immunity from listing (COI) from Historic England.

### Meeting Local Housing Needs

Worthing is experiencing a demand for additional housing, particularly high-quality accommodation. The redevelopment of the church site presents an opportunity to contribute to the local housing supply in a sustainable manner, without encroaching on greenfield land.

Transforming the site for residential use aligns with the town's broader housing strategy and addresses a critical need for more homes.

### Optimising Land Use and Sustainability

The church site, currently underutilised, can be more efficiently used by redeveloping it for residential purposes. Such an approach not only supports sustainable urban growth but also aligns with national and local planning policies that encourage the redevelopment of brownfield sites.

Creating new housing on this site would make better use of the land, supporting local economic development and community growth.

### Economic and Social Benefits

The new development would provide economic benefits, including construction jobs and increased local spending from future residents. Additionally, redeveloping the site may include provisions for community benefits - memorial garden, such as improved public spaces or financial contributions to local infrastructure improvements.

### Community Sensitivity and Heritage Acknowledgement

Recognising the site's historical and community importance, the redevelopment plans could include measures to acknowledge the church's legacy. This could involve incorporating a memorial plaque, retaining elements of the original architecture in the new design, or creating a small community space within the new development to ensure the site continues to provide a benefit to the local area. In this case the plan is to improve and maintain the memorial garden.

### Compliance with Planning Policies

The proposal is in line with local and national planning policies, which support the redevelopment of underutilised sites to meet housing demand. Given that the church no longer serves the needs of the community as it once did, repurposing the site for residential development is consistent with strategic objectives for sustainable growth and efficient land use.

In summary, the justification for the demolition of St Charles Borromeo Church rests on its limited architectural significance, the substantial cost of necessary repairs, the opportunity to meet local housing needs, and the alignment with planning policies that promote the redevelopment of brownfield sites. Careful consideration of community impact will guide the redevelopment to ensure the history of the site is appropriately acknowledged.

