

Adur District Council
Town Hall
Chapel Road
Worthing,
Planning Statement
West Sussex,
BN11 1HA

18.08.26

2627-CTZ-XX-XX-RP-A-PL

APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IN RELATION TO PLANNING PERMISSION REFERENCE: **AWDM/1999/21** AT LAND AT FORMER SITE OF 11 AND 17 to 27 ALBION STREET SOUTHWICK, WEST SUSSEX

Dear Adur District Planning Authority,

We write on behalf of the applicant Adur District Council, in support of a Section 73 application seeking amendments to the development through variation of Condition 1 (Approved Plans) and consequential amendments to relevant conditions of planning permission AWDM/1999/21, itself a variation to the original planning submission AWDM/0954/18.

This application follows the non-material amendment AWDM/0842/25 which was approved and implemented, cladding the top floor of the Block 1 (Monarch View House).

The background to both the 2025 NMA and this subsequent Section 73 application arise from efforts over the last 2 years to resolve underlying causes of water ingress.

Remediation works such as adding cavity trays to enable the direction of water from the internal cavity to the outside weep holes, have not resolved the ingress, and in some cases where one area was resolved, water then appeared to have been redirected into another internal location.

The NMA implemented in 2025 over-clad the brick-work walls to the top floor flat, which resolved the water ingress in that area, by protecting the brickwork from the prevailing weather.

In April 2026 as water ingress continued at multiple floors and in various flats, a detailed intrusive survey of the 2 blocks of flats was undertaken and elements contributing to the water ingress were found to be; the steels penetrating the external walls for the balconies, the architectural features projecting from the building, and the porosity of products in the external façade.

Subsequently the council and its advisors have run various scenarios to evaluate the most viable route to a solution.

The proposal is to resolve the points of waterproofing weakness in the façade;

- Removal and replacement of the outer brick leaf and insulation to the principal south façades.
- Complete removal of the projecting brick-clad architectural frames and associated steelwork, with steelwork cut back to the line of the retained inner leaf.
- Removal of all balconies on the south façades and replacement with new self-supporting balconies on new foundations.
- Reinstatement of windows and doors with renewed seals, laps and interfaces as required.
- New parapet capping where required, revised rainwater downpipes and revisions to the fourth-floor brise soleil mounting arrangements.
- A local alteration around the Monarch View House entrance to accommodate the new balcony support system, while retaining the entrance door, level threshold and accessible route.

The completed building has demonstrated that elements of the original façade solution are insufficiently robust for this exceptionally exposed coastal location.

The application represents essential remedial works to secure the building's longevity and enable residents to take up their flats. Adur District Council has kept residents and wider public up to date with a regular update on the council webpage for the development. <https://www.adur-worthing.gov.uk/new-council-homes/albion-street-southwick/>

The S73 application does not seek to revisit the principle of residential development or requirements attached to the original permission, except insofar as approval is required for the proposed external alterations.

The proposals have been discussed on site with the Local Planning Authority. Before that visit, the Council, as site owner, and its representatives had requested simplification of the façade to mitigate the risk of future issues. The proposed design responds by removing penetrative architectural features while maintaining the established overall composition and material character.

Policy and Planning Condition Implications

The proposal does not alter the approved pedestrian, vehicular or accessible access arrangements; these matters are addressed within the accompanying Design and Access Statement.

Adur Local Plan Policy 15- Quality of the Built Environment and Public Realm

The original application was assessed in terms of architectural quality, character, form, height, materials, density, scale, orientation, landscaping and layout.

It is recognized that the projecting frames formed part of the architectural articulation of the approved scheme.

Their removal therefore requires a considered replacement design response rather than their simple omission.

The revised proposal retains the underlying principles through the vertical structure of the replacement self-supporting balconies and the use of contrasting grey brickwork to provide a legible 'shadow' of the former framing within the plane of the façade.

Together these elements retain depth, rhythm, material contrast and vertical articulation whilst removing the numerous penetrations and complex weathering interfaces associated with the original construction.

The original decision AWDM/0954/18 accepted that the materials weren't particularly characteristic of the immediate area because the intention was a contemporary landmark building.

The 2025 NMA approved rainscreen cladding as a result of water ingress caused by wind-driven rain, the LPA accepted a change in external appearance where it addressed an envelope failure and used a material/colour already present on the development.

The revised solution responds to the severe coastal exposure while retaining a coherent, high-quality contemporary building, maintaining the palette already approved.

Further design details are referred to in the design and access and materials schedule.

Adur Policy 18 / Shoreham Harbour JAAP SH1 sustainable design and energy

The proposed façade and balcony alterations do not alter the approved energy strategy, water efficiency measures, or renewable-energy provision.

The removal of the façade enables the thermal envelope to be improved, thermal performance and overheating to be reassessed.

Any requirements for enhancement will be addressed in the technical design detailing.

The removed brick, steel and aluminium will be recycled.

Shoreham Harbour JAAP Policy SH9 – Place Making and Design Quality

The original consultations looked at visual amenity under SH9 and were concerned about such things as overlooking from balconies.

The revised balcony arrangement:

- does not introduce unacceptable overlooking
- does not materially alter relationships with neighbouring dwellings;
- does not change the established building envelope in a way which creates additional overbearing effects

The original scheme relied upon the balconies to provide private external amenity because there is otherwise very little external amenity space for the flats.

The proposal retains private external amenity space to the dwellings; the remediation does not diminish the residential amenity function of the approved balconies.

Condition 3- Noise and Overheating

Condition 3 required the approved works to protect the development from road/rail/garage noise and preventing overheating to be completed, with acoustic testing afterwards.

The building has passed the acoustic testing on completion, and the pre-occupation condition has been discharged.

An updated overheating assessment will be undertaken using the proposed façade geometry to confirm that the revised design continues to provide acceptable thermal comfort whilst maintaining the acoustic strategy required by Condition 3.

Any additional mitigation identified by that assessment will be incorporated into the detailed design.

Condition 10 – foul and surface-water drainage

The replacement balcony design incorporates positive drainage; the alterations will not adversely affect the approved site-wide surface-water strategy or increase uncontrolled surface-water discharge.

Condition 14 – External materials.

The proposed external materials are identified within the accompanying material schedule and have been selected to maintain continuity with the established material palette while providing performance appropriate to the exposed coastal location. Physical samples and/or product references can be provided for approval as required.

Condition 9 – Landscaping.

No changes to approved frontage landscaping/tree planting. The replacement balconies have structural down stands and foundations; these will not impact on the planting.

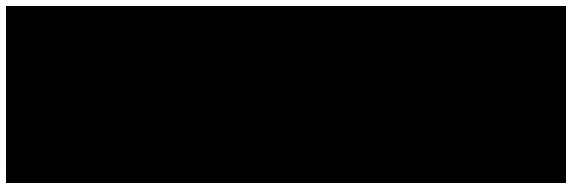
Summary and Conclusion

The proposed amendments:

- Preserve the essential planning principles upon which the development was originally approved
- Improve the resilience, durability and maintainability of the external envelope in response to the building's exposed coastal location
- Do not alter the description of development
- Do not change the height, scale or massing of the building
- Do not prejudice the purpose of, on compliance with conditions
- Retain the contemporary architectural character and articulation of the approved development through a revised palette of brickwork, expressed balcony structures and façade detailing
- Enable the façade and balcony construction to be resolved through a more robust and buildable technical solution appropriate to the exposed coastal location;
- Retain and improve the provision of private balcony amenity without materially increasing overlooking or affecting neighbouring residential amenity

Accordingly, we respectfully submit that the proposed Section 73 amendments are appropriate, justified and beneficial, and that the application should be supported accordingly subject to the appropriately updated schedule of approved drawings and any consequential amendment to the relevant conditions.

Yours faithfully,



Drawings to be Varied

AWDM/1999/21 Approved drawings		Existing Drawing 2026 (as constructed)	Proposed Drawing 2026
EAST FACING ELEVATION	1538_LRA_PA_021-1 Rev E	2627-CTZ-XX-XX-DR-A-3152 East Elevation (Monarch) - Existing	2627-CTZ-XX-XX-DR-A-3102 East Elevation (Monarch)- Proposed
PROPOSED WEST FACING ELEVATION BUILDING 1	1538-LRA_PA_025-1	2627-CTZ-XX-XX-DR-A-3153 West Elevation (Monarch) - Existing	2627-CTZ-XX-XX-DR-A-3103 West Elevation (Monarch) – Proposed
SOUTH FACING ELEVATION (street scene)	1538_LRA_PA_022-1 Rev J	2627-CTZ-XX-00-DR-A-1110 Existing Views from Street	2627-CTZ-XX-XX-DR-A-1100 Proposed street scene
		2627-CTZ-XX-XX-DR-A-3251 South Elevation (Duke) – Existing	2627-CTZ-XX-XX-DR-A-3201 South Elevation (Duke) - Proposed
		2627-CTZ-XX-XX-DR-A-3151 South Elevation (Monarch) – Existing	2627-CTZ-XX-XX-DR-A-3101 South Elevation (Monarch)– Proposed
WEST FACING ELEVATION	1538_LRA_PA_023-1 Rev A	2627-CTZ-XX-XX-DR-A-3253 West Elevation (Duke) – Existing	2627-CTZ-XX-XX-DR-A-3203 West Elevation (Duke) - Proposed
EAST FACING ELEVATION BUILDING 2	1538_LRA_PA_024-1 Rev B	2627-CTZ-XX-XX-DR-A-3252 East Elevation (Duke) - Existing	2627-CTZ-XX-XX-DR-A-3202 East Elevation (Duke) – Proposed