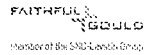
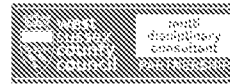


WSSCC APC Littlehampton

Planning/Heritage Statement – Replacement of Suspended Floor and associated works

20th May 2020



Notice

This document and its contents have been prepared and are intended solely as information for **Error! No text of specified style in document.** and use in relation to the replacement of the suspended floor above the boiler room and the associated works relating to its replacement.

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1. The Site

The Buildings

The site is currently known as the Flintstone Centre, located on East Street in Littlehampton. The

building is currently used by WSCC as an Alternative Provision College. The building is Grade II Listed as the East Street School (Youth Centre) (Entry Number 1353771) and was first listed in 1975.

The listing describes the building as below:

Circa 1878. Single storey in traditional materials - cobbles with brick dressings, plinth band, toothed eaves band, quoins and gable edges. Five pointed windows wider gables; flanked by two projecting wings with wide windows which have multiple brick coggling in pointed heads. Ornamental openwork terracotta panels in gables over these wings. Tall decorated chimney at rear.

The building externally appears to have kept much of its original form, however there have been a number of extensions to the rear of the building, the two storey element built in 1950, the staff room built in 1960, the toilet area converted in 1960 and the disabled WC and store built in 1980. There has only been minimal repair and alteration since the building was listed.

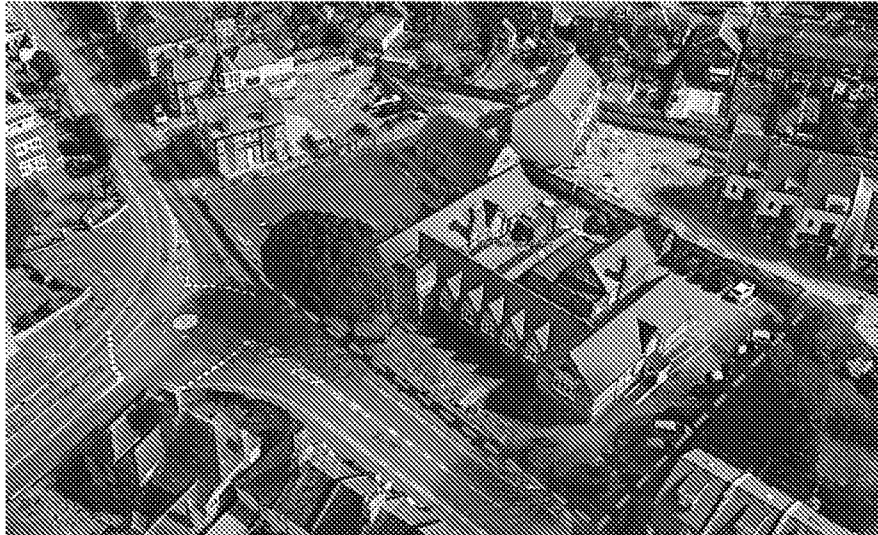
Externally, the building has a carpark to the side and rear of the site and a mixed use games area.



(Figure 1 – WSCC APC/ East Street School as seen from East Street)

The Site Location

The western boundary of the site and main frontage is visible from East Street, the rear and side boundaries of the site all abut residential areas. The rear and side boundaries have brick boundary walls.



(Figure 2 – Site Location showing Surrounding Dwellings)

The site also falls within the Littlehampton East Street Conservation Area.

The Building Use

The building is used as a school and is designated as an alternative provision college providing education for vulnerable and challenging students. The building in its current form is no longer suited for use for mainstream teaching. Retaining the building as a teaching facility is key to ensuring the future maintenance and repair of the building.

2. Proposed Works

Replacement of Basement Boiler Room Ceiling/ Pupil Toilet Floor

The school has a small basement to the rear of the building, this is located below the pupil toilets. The basement is accessed via an external staircase located within the carpark.

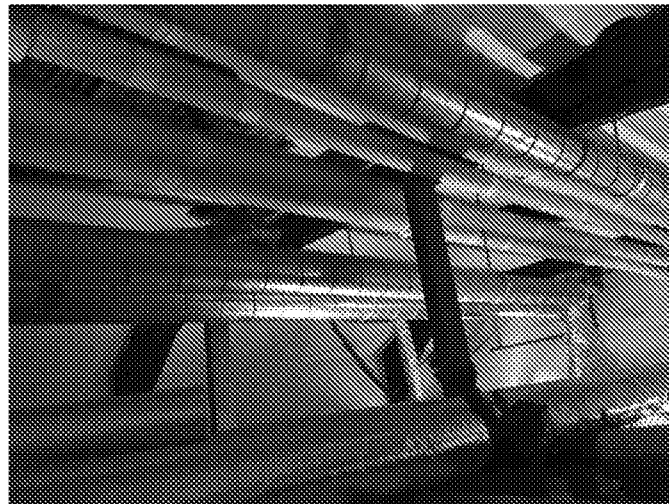
In July 2019 cracking internally within the ground floor toilets was identified. Following the engagement of a structural engineer and subsequent investigative works it was found that the existing reinforced concrete floor slab was supported by steel beams encased within the concrete.

Once exposed it was found that the beams were heavily corroded and required replacement. It was not deemed to be a viable option to replace the beams and floor on a like for like basis and instead it is proposed that a block and beam floor is installed in place of the existing cast in situ concrete structure.

The floor level internally within the toilets will remain the same as existing. There will be no visual change to the building externally.

Reconfiguration of Pupil Toilets

The works will disturb the toilets on the ground floor and as such works are proposed to refurbish the WCs. It appears that the toilet area had been previously a classroom with a vaulted ceiling, this is still visible above the false ceiling within the WCs.



(Figure 3 – Original ceiling above false ceiling of the WCs)

The Toilet area was converted in 1960 to provide adequate and suitable provision of WC's, the current provision and layout is no longer adequate and does not currently meet the needs of the current building users.



Figure 4 -- Toilet block
Externally



Figure 5 -- Female WCs

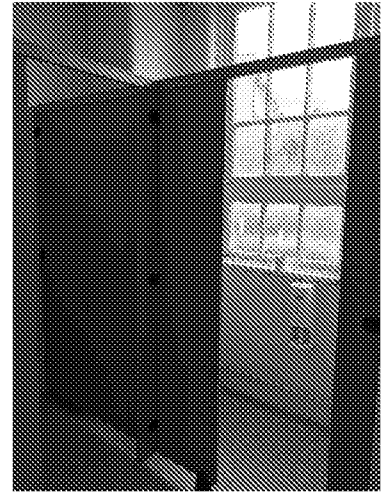


Figure 6 -- Male WCs

It is therefore proposed that the toilets are reconfigured as per the below. The proposal would not disturb the fabric of the original building.

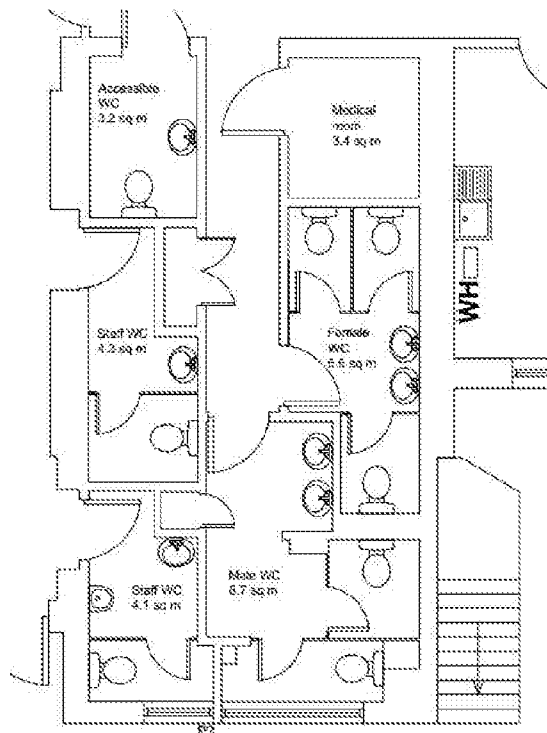


Figure 7 -- Existing WC Layout

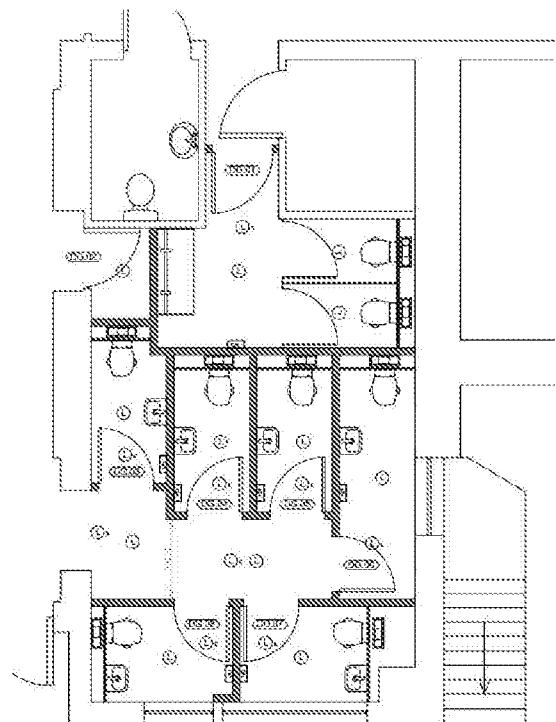


Figure 8 -- Proposed WC Layout

General Maintenance and Repair

Alongside the works to the WC's and Boiler Room Ceiling it is proposed that additional repair and maintenance works are carried out. The following works are proposed:

- Cavity Wall tie replacement where required
- Repointing of brickwork and chimneys (Lime Mortar)
- Decoration of the fire escape staircase

Impact of proposed changes to the appearance of the building

There will be no change to the appearance of the building externally, there will be no visual change to the building caused by the replacement of the floor. The existing toilets and cubicles will be replaced and will significantly change the appearance of the WC areas internally however this will not be negative as the existing WCs are now beyond their expected lifespan and require replacement in any case. The opportunity to change the layout will enable the building to continue to be suitable for the use as a teaching facility.

3. Statement of Educational Need

The floor is currently supported by ACRO Props as a temporary solution until the floor/ceiling structure can be replaced. The building is currently safe for use however this is only a temporary solution and replacement of the floor is required.

As the existing WCs will need removal as part of these works it does not seem appropriate when replacing them to retain the existing layout which does not meet the current standards that are required by the centre. The revised layout provides a much better layout for the centre and meets their current needs, the existing do not.

It is our view that completing these works does not have a detrimental impact to the building, these works will allow the educational building to continue to function as intended when originally constructed and are an evolution of its life.

4. Conclusion

The proposals for the replacement floor/ceiling and reconfiguration and replacement of the WCs do not significantly affect the appearance of the building and allow it to continue to be used as an educational premise meeting current standards and as such should be recommended for approval.

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