

DESIGN & ACCESS STATEMENT

Ref: 16198

Littlehampton Quaker Meeting House
23 Church Street
Littlehampton
West Sussex
BN17 5EL



Caldotec
Architectural
design

2nd May 2017**BACKGROUND & PLANNING HISTORY**

23 Church Street was originally built as a school house in mid 1830's and, after the school fell out of use, became a religious building. The Quakers have been formally using this building since 1965 and the building has been designated as Grade II listed under List Entry Number 1027811 since August 1975. The building also falls within the Littlehampton (East Street) Conservation Area as of July 1994.

- ✦ LU/325/01/L – Approved conditionally
Application for listed Building consent for internal alterations to form disabled WC facilities
- ✦ LU/219/71/ADV – Approved conditionally
Painted lettering on front of building
- ✦ LU/343/68 – Approved conditionally
New toilet kitchen and entrance
- ✦ LU/57/68 – Permitted Development
Installation of new toilet accommodation and kitchen

AMOUNT

It is proposed to reconfigure the access into and inside the building to better suit the requirements of the growing number of disabled users of the building.

A new external ramped pathway is required to allow users from the public pavement access to the building. A new sheltered glass porch is proposed to allow for a more aesthetically pleasing entrance, as this will require the existing bitumen felt flat roof canopy to be removed.

LAYOUT

The proposals are intended to enhance the internal layout of the building for the continuing use of the building. The existing entrance hall is large but is currently only used for the storage of religious literature and information. It is intended to reposition the kitchenette/serving provisions into this area which is lighter and more comforting than the existing kitchen area. It is intended to remove the non-original timber stud walls which surround the existing kitchen area so that the literature and information can be stored here as a dedicated library area.



The meeting room currently has two single internal doors. As the North (rear-most) door is rarely used, it is intended to block up this door and widen the South (front-most) door into a set of internal double doors. This, combined with the removal of the existing kitchen stud walls, will enhance the internal disabled access within the property.

The W.C. provisions to the rear of the property will be updated in accordance with Part M of the UK Building Regulations to allow for wheelchair access.

APPEARANCE & ORIGINAL FEATURES

All works affecting the appearance and original features of the property are described in the submitted Heritage Statement, accompanying the Application.

NEIGHBOURING PROPERTIES & STREET SCENE

It is not proposed to impact the neighbouring properties as a result of the works.

The street scene to Church Street will be impacted by the new brick pier which will be built in line with the existing boundary brick and flint wall at the front of the site. The new pier will be an exact replica of the existing pier which together will form a new frontage and demarcate the main access to the building from the public footpath.

VEHICULAR, CYCLE & PEDESTRIAN ACCESS

All vehicular and cycle access to the property will remain unchanged. The primary pedestrian access to the building will be reconfigured as per the proposed drawings.

Russell McCourty ACIAT
Acting as Agent on behalf of
Littlehampton Religious Society of Friends