

# Design & Access Statement

## DESIGN & ACCESS STATEMENT

Ref: 16198 – Revision 1  
Littlehampton Quaker Meeting House  
23 Church Street  
Littlehampton  
West Sussex  
BN17 5EL



**Caldotec**  
**Architectural**  
design

24<sup>th</sup> October 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. This will be edged with a 9" thick brick retaining garden wall to match the bricks used at the front boundary of the property. 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. The ramp will be surfaced in non-slip paving.

## 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.

# Design & Access Statement



**Caldotec**  
**Architectural**  
design

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 of 1676mm wide. Each of the existing doors are 762mm wide which do not correspond adequately with the current requirements of a wheelchair accessible door width of 838mm. 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**