

DESIGN & ACCESS STATEMENT

Ref: 16198 – Revision 3
Littlehampton Quaker Meeting House
23 Church Street
Littlehampton
West Sussex
BN17 5EL



Caldotec
Architectural
design

21st March 2018

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. The property has been subject to a number of Planning Applications within its history:

- ✦ LU/152/17/PL – Approved conditionally
Internal & external alterations to alter wheelchair access
- ✦ 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

Another Listed Building Consent was submitted alongside LU/152/17/PL above, LU/153/17/L, which was refused despite Full Planning Permission being granted. This Application is to justify and respond to comments made in the refusal of that Listed Building Consent Application.

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. The ramp will be surfaced in non-slip paving.

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. An artistic impression is included to show the intention with the porch.

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Internally, a new set of double doors is proposed to replace two single doors to the main Meeting Room from the entrance hall.

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 reasonable in size 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 removal of this stud wall will also allow for a 1.5m turning circle to the doors of the Meeting Room.

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 MCIAT
Acting as Agent on behalf of **Littlehampton Religious Society of Friends**