

HERITAGE STATEMENT

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



Caldotec
Architectural
design

21st March 2018

THE BUILDING

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.

CURRENT CONDITION AND USE

The building is currently used as the Littlehampton Friends Meeting house for the Quakers. The majority of building is in good condition with the exception to the non-original store room which adjoins the main Meeting Room, which suffers from damp and condensation problems due to lack of natural ventilation. A late addition in the form of the front porch canopy is also in poor condition as it is a basic, timber framed canopy structure with low-pitched, felt covered roof. The lead flashing which connects this canopy roof to the flint wall of the main building is purely functional.

THE PROPOSED WORKS

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.



The ramp will require a new opening to be made within the original brick and flint boundary walling to the South of the property and it is intended to utilise the existing and mimic for a matching new, feature brick pier either side of the new opening to demarcate the primary entrance to the property. This new opening will incorporate a sympathetic wrought iron gate, painted black. This aspect of work has already been approved in Application LU/152/17/PL with an informative condition that materials used should match in colour and texture to those of the existing boundary wall.

One new sheltered glass porch is proposed to be fitted at the front entrance of the building in place of the existing felt flat roof canopy which will allow for a more aesthetically pleasing entrance and improved protection from the elements to the disabled and elderly users of the building. An artistic impression is included within the Design & Access Statement. This will require the existing bitumen felt flat roof canopy over the main entrance to be removed as the existing canopy is an ugly, later addition to the Listed Building which obscures the original building with its cumbersome connection detail. This alteration is in accordance with the Littlehampton (East Street) Conservation Area appraisal which states that inappropriate later features should be removed and either restored or renovated. The proposed glass entranceway will have an overall reduced impact to the principal elevation of the building compared to the canopy which currently exists. This work will also enable a more level access into the building which is currently stepped.

Internally, one of the doors from the hall to the Meeting Room will be widened to accommodate new double doors and the opposing walls surrounding the existing kitchen area will be removed to accommodate for a better turning circle. Currently, the internal door is only 762mm wide where a wheelchair accessible door is required to be a minimum of 825mm (but usually fitted to 838mm). The proposed double doors will allow for a clear opening of 1675mm. This aspect, when combined with the removal of the non-original stud in the hall, will also allow for a 1.5m wheelchair turning circle by the internal entrance to the Meeting Room which will restore dignity and a level of independence to the wheelchair users of the building.

The toilet provisions to the rear of the building will be enhanced to meet the disabled WC standards of current UK Building Regulations.

Two statements are included within this Application which provide a personal response from wheelchair users of the building.

CONCLUSION

It is proposed to adapt and reconfigure the external and internal access of the building to better suit the requirements of disabled users of the building.

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