

Southborough

Building Services Ltd
DESIGN & BUILD

DESIGN & ACCESS STATEMENT. & HERATAGE STATEMENT

Client:

Mr P. Kornycky
Rudgwick Parish Council

Site address:

The Jubilee Hall
Church Street
Rudgwick
West Sussex
RH12 3EE

Project:

Replacement and renovation of the Lean-to Annex roof, including increasing the height to improve disabled access to the WC and kitchen

The Jubilee Hall is a historic building with a Lean-to Annex added in 193.

The following application has been proposed following consultation, informal and without prejudice, with Nicola Mason, Conservation Officer.

Proposal:

The works consist of raising the height of the roof over the Lean-to Annex, replacing it with a new pitched roof that will not involve modification of the high level window in the wall above the roof.

The reason for the proposed work is to create level access from the main hall into the WC and the kitchen area.

This is essential to improve access for disabled users. Currently the WC and the Kitchen are at a lower level, with steps that are difficult to negotiate for disabled users and do not comply with part M of the building regulations.

The floor level cannot be raised without raising the level of the roof.

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Impact on scale and character

The proposed roof will use materials that match the original roof.

The overall size of the roof will not change.

The window above the roof will not be affected.

The pitch and shape of the roof remain the same.

The slight increase in brickwork will be at the same angle as the original brick work, with fascias, soffits, gutters and down pipes that match the existing.

The use of matching materials means that it will have the same characteristics as the original house.

The Impact on neighbouring properties:

The proposed roof is of the same style as the original.

There is no increase in the size of the Annex, apart raised roof line.
The increase in height is minimal.

There will be zero impact on the neighbouring properties.

Access and parking arrangements remain unchanged. Access to the hall remains unchanged.