

**Proposed improvement of headroom & thermal properties in rear area of Stubbons,
Lynwick Street, Rudgwick, West Sussex, RH12 3DN**

Heritage Statement

This Grade 2 listed property was built in the mid 16th-century as a timber-framed house. A book about "Timber-Framed Buildings in the Sussex Weald" suggests it was originally a Hall House with another dwelling (at some time apparently called Wee Cottage) built on later. Over the years, the panels have been mainly infilled with brickwork; the roof is finished with plain tiles.

At some time the building has been combined into a single dwelling.

An application, by a previous owner, to erect a two-storey extension was refused in June 1999.

An application to erect a single-storey extension was permitted in November 2018.

Listed Building Consent to replace two first floor windows was granted in May 2023.

The work currently proposed is in the later addition, apparently called Wee Cottage.

The South-Eastern doorway from the rear hall to outside has headroom of only 1450 mm. This is inconvenient and can cause minor injuries but is potentially extremely dangerous if the building had to be evacuated in an emergency. The door is of 20 mm thick timber plank and ledge construction with poor sealing and negligible thermal properties. Rainwater seeps through underneath when the wind is in a particular direction. The height of the doorway cannot be increased because of the structural timber beam above the door, and the pitch of the roof.

The internal doorway accessing the rear hall has reduced headroom of 1560 mm although the existing timbers each side extend from floor to ceiling.

Design & Access Statement

This application requests Approval and Consent to remove the existing back door and frame in the South-East wall and to close the opening with masonry. A new exterior double-glazed and properly weatherproofed timber door would be installed in the South-West wall in place of the existing single-glazed window. The latter is fitted between two concrete uprights, the left-hand one (looking from outside) appears to enclose an old vertical oak timber, and would be left undisturbed and used as support for one side of the door frame. There is no evidence of any timber emerging from the other concrete upright, so this would be removed and the wall made good against the door frame and the timber beam above. There is already considerable structural support at this point from the brickwork surrounding the old bread oven. A door height

Stubbons Design & Access Statement P2

of approximately 1800 mm is likely to be achieved beneath the existing timber frame of the building, which would be retained.

It is proposed to install a small outside wall-hung canopy above the new external door.

As part of the work, it is proposed to remove the existing internal stud wall dividing the cloakroom from the hall, and to erect a new timber and plasterboard stud wall making the cloakroom larger and creating sufficient space for a washing machine, which is currently installed in an outbuilding where it is at risk of freezing in the winter.

To further improve access in this part of the building, it is proposed to remove the head of the frame of the internal doorway, and the plastered infill above it, and then refit or replace the head timber as high as possible. This will allow a headroom of approximately 1800 mm to be achieved. The stops will be removed and replaced with suitable lengths of matching timber.

The existing oil-fired balanced-flue boiler, dating from the early 1990s, is awkwardly located in the cloakroom and difficult to access for maintenance. To make better use of the available space, and to improve access and thermal efficiency, it is proposed to replace the existing boiler with a modern, more efficient, external boiler, located in the corner by the infilled doorway, and with a flume exhausting above the gutter.

Direct access from the rear hall to the outside will be affected by the proposed work but will be minimised if the new external doorway is created before the old doorway is blocked off. It may be noted that, in any case, there are four alternative exits from the building.

The W.C. will become unavailable during the work but there are two W.C's on the first floor which will be unaffected.

Carole Luget

Householder

Stubbons Design & Access Statement P3



Photograph showing that height of internal door can be increased without affecting the integrity of the vertical timbers that form the jambs.



Photograph of existing back door with measuring rod marked in metres

Stubbons Design & Access Statement P5



Illustrative picture of proposed door and canopy.