

0349 School House- New Floor

Design & Access Statement

Design Principles

The second floor of the school house building requires alteration to provide a level finish to administrative rooms used as offices and for meetings.

The floor will be formed on timber firrings to provide a generally level surface as the current floors have a significant slope in some locations which causes practical problems in everyday use and with fire doors.

A water supply and waste pipe are also proposed to be added to serve the store/ kitchenette.

Appraisal of context

School House underwent a minor refurbishment in 2013 when the roof was repaired and accommodation was upgraded to comply with fire regulations following a report from Essex Fire which condemned the upper floors of the building. The majority of the existing building fabric remained intact and the floor levelling issues were not addressed in the previous refurbishment.

The proposed works seek to add a new level floor surface to the existing rooms off the landing, which have significant slopes in some locations as outlined in drawings. The current landing which features an original C18 staircase and handrail will be retained as existing and therefore remain unaffected by proposals.

The kitchenette/ store room was previously a bathroom prior to the 2013 refurbishment. A new water supply and waste pipe will be introduced here to serve the kitchenette within the store room.

All the proposed works are entirely internal and do not affect the setting of nearby heritage assets.

Please refer to the attached heritage statement for further details.

Policy

Sections 16(2) and 66(1) of the Planning (Listed buildings and conservation Areas) Act 1990 required special regard to be paid to preserve the listed building and its setting or features. Please refer to the heritage statement for further details.

Consultation

Consultation was made with Brentwood Borough Council and the Conservation officer regarding proposed works and the appropriateness of the proposals.

Summary

The proposals preserve the interests of the listed building and therefore preserve a significant building within the conservation area as a whole.

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