

KIRDFORD VILLAGE HALL KIRDFORD W SUSSEX RH14 0ND

DESIGN ACCESS STATEMENT AND HERITAGE STATEMENT

Ref 70391/DAS

March 2025

The application for Planning Consent for the above named property is to sympathetically extend the existing Village Hall to improve the toilet facilities and provide for access to facilities suitable for disabled users of the Hall. The extension will also allow for improved safe staircase access to an existing first floor room.

Context

The Village Hall is located on The Street in the centre of the village and serves the local community providing a public space for recreation and leisure activities. The Hall was built approximately 70 years ago. Over the years it has been maintained by the Village Hall Management Committee on behalf of the Parish Council. Some facilities have been upgraded and improved however the toilet facilities are as originally planned. This does not allow for suitable designed facilities to serve disabled users of the Hall. As a public building such facilities should be provided, therefore the proposal is to address this shortfall.

The Hall is located within a small plot providing limited outdoor space and some carparking to the front. It is not proposed to alter the occupancy capacity of the Hall or car parking provision.

The Hall is built in brick with a pitched tiled roof with half hips, plain and bonnet tiles typical for the local vernacular. The construction is typical of the era in which it was built; providing a functional community space. The windows have been updated to modern double glazing, but the front entrance and wooden doors remain as originally designed. Please see attached photographs. The Hall is located within the Kirdford Conservation Area. The Hall is a community asset providing for village functions, recreational activities and also for Parish Council meetings.

Amount

Although the Hall has been updated over the years the toilet facilities have remained as originally provided. There are no suitable facilities to serve the needs of disabled users of the Hall. It is therefore proposed to improve the toilet facilities to provide a new toilet designed for wheel chair access, and also to provide baby change facilities, unisex facilities and urinal facilities for men. To allow for these alterations it is proposed to extend the Hall to the side. This will also allow for the narrow steep staircase to the first floor room to be replaced with a standard stair, thus improving safety. It is not proposed to alter the size of the existing Hall and its occupancy capacity and usage will remain the same.

Please see photographs, drawing nos 70391/PGFF/R and 70391/PEL/R.

Layout and Design

The layout and design has been dictated by the existing building. The existing toilet facilities will be replaced and extended to the side. The existing narrow corridor will be widened for wheel chair access and new toilet facilities provided. The extension size will also allow for an improved staircase to the existing first floor.

The size of the new side extension is slightly larger than the kitchen extension to the south side but the roof pitch and ridge height matches that of the kitchen. The extension size necessarily is larger than the kitchen in order to accommodate the new facilities.

The external appearance has been carefully designed to match that of the existing building, with the use of the same materials, window type and size and details such as a brick pier.

In arriving at the design consideration has been given to the Conservation Area and the age of the building and its importance in the centre of the village and its proximity to the main street.

Consideration has also been given to the proximity of the next door neighbour. The side door is for emergency use only with users directed to the main front entrance. Windows are relatively small and serve the toilets and so will have obscure glass. Therefore there will be no overlooking and no significant changes to noise levels.

Scale

The scale has been chosen to match the existing..

Landscaping

No additional landscaping is proposed. The extension is on existing mown grass area to the side of the building. Following the extension the area will be made good and the grass area will remain for Hall users.

Appearance

The extension has been carefully designed to mirror the existing appearance and to sit comfortably with the existing.

Access

Access to the Hall will remain as already provided to the front, which is reasonably accessible to disabled users being level with low thresholds.. The proposed toilet facilities will improve access for disabled users and other types of Hall users.

The property is situated on a C class road, there is limited public transport and vehicular access is primarily via private car to the road network. There is some existing car parking to the front which will remain.