

Design and Access Statement - 63 High Street - Arundel

1. Application Description

- i) The change in use of the ground floor wine bar (use class A4) to a gallery, within the front two rooms for exhibiting and selling fine art and sculpture, with the remaining areas, including the existing shop at lower ground floor level, reverting back to Class C3 residential, as part of a single family residence.
- ii) The removal of an existing chimney breast at ground floor level, the secondary rear internal timber staircase, plus a rear external attached brick and tiled outhouse and associated ancillary storage areas. The dismantling and removal of the existing rear conservatory and its replacement with a new enclosure for a sitting room, with elevated partly glazed roof terrace over, with alterations to an existing adjacent sash window frame.
- iii) The removal and closure of one rear ground floor timber casement window, the alteration/ replacement of two further ground floor windows to form two pairs of french doors and the creation of a new first floor external door onto a new external staircase at the rear of the property.
- iv) The removal of recently installed internal partitions, ceilings, doors and fixtures, associated with the previous use at ground floor level and existing redundant fire precautions and shower rooms at first floor level, prior to the general refurbishment of the accommodation, including minor alterations to recently installed steps within the main internal staircase at second floor level.

2. Application Documents:

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| • Design and Access Statement | |
| • Heritage Statement | |
| • Location Plan | - Drawing No: JW130509 - PA-01 |
| • Block Plan | - Drawing No: JW130509 - PA-02 |
| • Site Plan | - Drawing No: JW130509 - PA-03 |
| • Existing External Photographic Record | - Drawing No: JW130509 - PA-04 |
| • Existing Internal Photographic Record | - Drawing No: JW130509 - PA-05 |
| • Existing Floor plans | - Drawing No: JW130509 - PA-06 |
| • Proposed Floor plans | - Drawing No: JW130509 - PA-07 |
| • Existing Elevations & Sections | - Drawing No: JW130509 - PA-08 |
| • Proposed Elevations & Sections | - Drawing No: JW130509 - PA-09 |
| • Proposed New Reception Room & Roof Terrace | - Drawing No: JW130509 - PA-10 |
| • Proposals for New Rear External Staircase | - Drawing No: JW130509 - PA-11 |
| • Proposals to Window W24 & Top Landing Steps | - Drawing No: JW130509 - PA-12 |

2. Existing and Proposed Access to the Building

The existing building is located on a steep gradient hill, with the main access into the property via five stone steps. A secondary access exists, to the lower ground floor accommodation down 3 steps, through an existing panelled side door, in the front facade, providing a means of access and means of escape in case of fire, along a narrow service alley under the ground floor accommodation. The headroom in this area is restricted to about 1.8m, where an existing rounded archway provides structural support to the main chimney breast, on the south eastern side of the property.

Ten stone steps rise from the alleyway up to the rear terrace, from where access and egress is provided through the existing conservatory and rear external doors.

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Two existing staircases exist and little variation is proposed to the front staircase. However the rear internal staircase is proposed as being removed from the property and replaced by an external rear staircase, all as described below.

Access to the back of the property and to the main rear garden, is via a long side alley of approximately 1 in 20 gradient, with three steps about halfway along its length.

3. Proposed Changes of Use and the Impact of Past Uses on the Property

The current owners have recently purchased the whole property, with a view to changing the commercial use of the ground floor of the building, from a wine bar (A4) to a gallery (A1), exhibiting and selling fine art and sculpture. The gallery, which will be managed directly by the applicants, will focus on the two front areas of the property at ground floor level, directly inside the main entrance, yet now to be separated, by a new (probably a replacement of an existing) partition, from the rest of the accommodation at that level, other than by the existing single door into the staircase and accommodation beyond. The two spaces will require a clean, uncluttered and a consistently well lit environment that provide the necessary backdrop of style and quality needed in a gallery. They will both face north east and so will benefit from an ideal orientation in terms of a consistency of natural day light.

The gallery will not have the same requirement for areas of service, storage and support, as the wine bar did and it is the applicants' proposed intention that the remainder of the space at ground floor level returns back to its earlier residential use (C3).

Historically, as referenced in the heritage statement, this property started its existence most probably as a private residence, sharing its use subsequently, with the offices of the owner's law firm. It was probably not until, half way through the second half of the 19th century, that a pure commercial use was introduced into the property, perhaps after the new shop bay window had been installed. It is likely that the balance of commercial and residential use has fluctuated throughout the last 150 years, but it is also more than likely that it was not until the property became involved in catering and as a wine bar, that a substantial part of ground floor accommodation, was transferred from the then established residential floorspace.

As with any wine bar and catering facility, there comes extended operational hours, additional services and support systems that are difficult to mould into the fabric of a listed building and whilst the rear part of the ground floor accommodation was probably always a service zone, originally in support of a large family residence, the impact of the recent commercial uses on the fabric of the property have been significant.

The applicants are similarly looking to return the accommodation at lower ground floor level into the wider family residence (C3). The retail business (A1) that was trading at this level has relocated and the space, which has never benefited from an ideal retail frontage, is now vacant. This space has only knowingly been adopted as a commercial use in the last 25 of its 300 year history. In terms of residential use, this space offers a degree of flexibility for the family, providing opportunities to become a further reception room, a separate bedroom suite, storage, or a home office / studio to be used by the applicants.

It is the intention within these proposals, to rectify the impact of change that has evolved over the last couple of decades and provide sustainable solutions that can enhance the existing assets, contained within this listed building. The proposals aspire to a quality of design and implementation, that can be valued both now and in the future, both preserving and where relevant, enhancing the character and adding value to the setting. Appropriate materials and the craftsmanship applied to their use will be crucial to both the durability and maintenance of this character, especially externally, at the rear of the property and within the building at all levels.

4. The New Gallery

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The character of the main public area of the recent wine bar, was typified by an intimacy of space, emphasized by its reduced level of natural and artificial lighting, a lower false ceiling height, throughout the bar, plus the dark exposed surfaces of the timber framing and brickwork to the party wall to the north. All of the exposed joinery was stained in a dark brown colour, which contributed to the then desired ambiance of the venue. Although the conservatory provided a flood of natural light, the dark fire doors, with limited glazing completely obscured any benefit from this source of illumination.

A new wall dividing the gallery from the front of the new dining area (originally the bar area of the wine bar), will be reinstated, since it is assumed, that some form of enclosure existed originally within this natural wall line. The intention here is not only to establish a natural demarcation between the new areas of commercial and residential floorspace, but to bring this large main entrance reception area, back into some naturally defined and relevant spacial form, that would respect the probable original character of the building. The lightweight partition, faced in plasterboard, will be detailed so as to include any existing columns or beams and provide suitable fire resistance, including any existing extended partition, adjacent to the existing staircase access door.

Whilst it is the intention to maintain the existing brick infilled timber framed party wall in its entirety, it does not, especially at ground floor level, help to reflect any natural light. In the gallery, where a consistency of wall finish and greater reflectance of light is necessary, it is proposed that the party wall will be lined in plasterboard, on an independent lining system, thereby avoiding any further damage to the historical fabric of this wall. The same approach will be adopted in the new kitchen, for similar reasons. The exposed areas of the party wall upstairs in the new sitting room and front bedroom will however be left uncovered.

All the wall, door and ceiling surfaces within the two gallery spaces will be decorated white, including the existing perimeter timber wall panelling, within the smaller and more southerly of the two spaces, so as to maximise the light reflectance and consistency of finish. The panelling will be decorated with a water based matt/eggshell finish.

5. New Areas of Residential Accommodation replacing the Wine Bar

The two upper levels of accommodation will remain in residential use, but it is proposed that the remainder of the ground floor accommodation, not proposed as a gallery, will be converted into an open plan, contemporary styled kitchen and dining room space, by removing the intermediate existing cross wall and chimney breast (at ground floor only) at the back of recent bar counter area.

Beyond the new dining room and the much deeper rear chimney breast, which is to be retained, the wine bar office will be converted to a wet room and the utility room will remain for purely domestic use, by the owners/occupiers, albeit that it is proposed that the far internal brick partition be removed to create a more practical space.

Although this new kitchen will be located in perhaps the darkest part of the ground floor, due to the very limited perimeter fenestration here, a kitchen can benefit more than most room types, from well designed task lighting. Furthermore, by removing the chimney breast and maximising the scale of the existing openings onto the conservatory and removing the doors, the kitchen will have the advantage of looking directly across and being part of a much wider expansive space, including the new dining room, with its naturally reflective stone floor, that will benefit from direct natural daylight and sunlight entering the building from that southerly direction. Two pairs of inward opening french doors are also proposed here as a replacement for the two existing wine bar kitchen windows, so as to further maximise the light and sunlight into the new dining room and establish a linkage of space, both visually and in terms of circulation from inside to outside, onto the stone paved terrace at the back of the conservatory.

6. Replacement of the Existing Conservatory

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It is the intention, as part of these proposals, to maintain an enclosure of similar proportions to the existing conservatory at ground floor level, but to remove the low pitched glass roof and replace it with a solid platform, in the form of an additional raised terrace, accessed from the new sitting room at first floor level.

Whilst keeping the existing ground floor terrace and access routes at that same level, the new terrace, which will be almost 3 metres higher, and will as a result, benefit considerably from much greater light and sun penetration into the space and will transform the quality and landscaped character of this now, very private central courtyard space, enclosed on all sides by buildings and boundary walls of character and history, as referred to in the Heritage Statement.

This can only work, if the materials used are of sustainable quality and good design. The timber structure of the raised terrace, will be cantilevered over the top of a reconstructed, version of the existing (but recent) brickwork side wall to the conservatory, so as to maximise the useable area of the terrace, remove any need for a side balustrade and avoid any requirement for structural support from the neighbouring property wall. The surface of the terrace will therefore be extended to within 100mm of the adjacent property wall to the south east and finished in locally grown, oak boarding, providing a flat deck, with soft landscape provided by plants and shrubs within contemporary styled containers. A balustrade will be required along the rear edge of the terrace, but it will be stripped back to the bare minimum of contemporary frameless glass technology, cantilevered vertically as simple glass sheets from the edge of the terrace, thereby providing an uninterrupted transparency and vision of the flint wall beyond. Parts of the roof terrace will be glazed using a flush surfaced, high performance proprietary thermally insulated 'walk-on-rooflight', with clear glazing and frameless perimeter junctions onto the adjacent external side wall of the main building, as it rises past the edge of the terrace and junctions with the adjacent the oak boarding. The dimensions of this 'pavement' type rooflight will be 900mm wide by the full depth of the new ground floor sitting room, representing the axis of the circulation route below, from the existing main staircase towards the alley and garden beyond. An additional 300mm wide strip of non-insulated roof glazing is proposed to the side edge of the terrace, where it is spaced off the adjacent boundary wall, as described above, so as to maintain, weather protection, ventilation and natural light to the steps below.

The purpose of the rooflights is to concentrate illumination in a defined area, that will allow a reflectance of light into the new sitting room, but avoid direct sunlight and glare into an area where people will be sitting in the space. The position of the rooflight will provide also, a concentration of light and sunlight, directly adjacent to the door openings into the new kitchen and dining room, providing a quality of light, drama and a generally enhanced atmosphere at the centre of these three linked spaces, without flooding them with the heat and light that has detracted from the comfort of the existing conservatory.

At the back of this new sitting room, the whole wall will be glazed full height and width, with four high-performance sliding folding door panels, that will fold back and be parked against an extended section of the new side wall, providing on warm summer days, an opportunity to enjoy the full extent of this new room as part of the external terrace, with additional cross circulation between the kitchen, and dining room, linked also with the new french doors onto the terrace.

The glass balustrade will be formed at the edge of the terrace, in three matching, proprietary, simple and frameless toughened glass panels, cantilevered vertically from three steel prefabricated channel sections, with matching welded 'mitred flanges' at each panel end, supported on an exposed oak edge beam, positioned diagonally on plan as illustrated.

A new window is proposed within and towards the rear of the side wall, to provide natural ventilation to the sitting room from the cool air located beneath the cantilevered section of the roof terrace over.

The existing stone paving will be retained but re-laid where necessary to ensure as clear and as flush and accurate as possible, a threshold between the new room and the external terrace. Access to the top of the existing steps, down to the lower ground floor, will not in any way be compromised by this conservatory replacement and will in fact benefit from the weather protection afforded by the cantilevered roof.

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7. The Demolition of Rear Outhouse & Storage Enclosures and New External Staircase

As referred to in the Heritage Statement, it is proffered that there is little heritage value in retaining the existing brick outhouse attached to the rear gable wall at the back of the rear most two storey extension. Historical mapping indicates that the outbuilding was predated, probably in the twentieth century, by a greenhouse not attached to the main building and inspection of this existing extension only indicates a poorly built structure of little merit, probably reconstructed from reclaimed materials, from a range of earlier outbuildings built at different times.

Its partial demolition is therefore proposed, along with all storage enclosures at the back of the property, most of which are recent modern additions with plastic corrugated roof sheets over. It is however proposed that the side wall of the brick outhouse, facing onto the alley, is retained in part at least and that its junction with the main building, of poor quality, is repaired and rebuilt where it abuts the external door jamb D119 at ground floor level.

Under this proposal, the side wall of this out building will form a solid balustrade to the outer edge of the lower flight of a new external access staircase up to the residential accommodation at first floor level. It will rise up a second flight, which will be attached to the gable wall, up to a new landing and external door in the end wall, providing a replacement for the sub standard rear internal staircase. It is also proposed that this internal staircase be removed from inside the property.

The brickwork, which will be fully repointed with lime mortar, will be reduced in height and adjusted so as to provide a sloping 'brick-on-edge' coping at the same pitch as the staircase flight, using the reclaimed brick and additional reclaimed stone copingss. The brick wall will provide a 'book-end' to the end of the two storey accommodation with its presence presented onto the edge of the side alley.

The lower staircase flight will face away from the building, on to a proposed new landscaped garden, to replace the existing low grade environment surrounded by low level brick enclosures. The staircase will be formed with oak boarded steps with nosings formed from rebated carborundum strips. The outer face of the upper flight and landing will be supported by a lightweight rectangular panel finished with lime render, providing a 'canvas' backdrop to the new garden as suggested in this corner of the site.

The existing brick paving around the edge of the outbuilding and discovered inside it, where an old path existing previously, will be taken up and re laid to appropriate falls, as part of the hard landscape associated with the new garden.

8. Changes to the Existing Residential Areas including the Main Top Staircase Landing

The changes in the residential accommodation at first and second floor levels are minor, apart from the above issues already raised and the removal of recent modern partitions and fire doors, some forming protected corridors (not now required) and some forming en suite shower rooms and poor recently formed bathrooms.

All existing bathrooms and WC's that are to be retained will have new fittings, although non of the original fittings were of any early style or character.

An existing WC at second floor level and its surrounding partition is being removed on the top landing and two new tapered steps are to be formed, providing new (3 riser) access to the bedroom suite at that level. The proposals are illustrated separately in detail.

9. Changes to First Floor Sash Window No: W24

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It is proposed to make an alteration to the frame of the existing sash window W24 at first floor level from the proposed new sitting room, in order to create a more direct relationship with the new terrace, similar to the methods used in the past in regency buildings where access was required to a balcony. This amendment would retain the existing window sashes, unless their condition required replacement with an identical style and dimension, but increase the clear opening height of the existing opening, by introducing a pair of outward opening low level timber (unglazed) panels, hinged to allow the panels to fold back against the brickwork on both sides. The brickwork directly below the existing window cill, would be removed down to a course below the internal finished floor level and the existing timber window cill would be removed from the sash frame, with the panels providing the same weathering facility but incorporated into an amended but consistent detail. Both panels would be set within and hinged onto an extension of the sash frame on both sides, with a new weathered hardwood cill at the base, positioned 150mm above the surface of the new terrace. The proposals are illustrated separately in detail.

10. Schedule Summarising Each Element of the Proposed Development, as Referenced on the Existing and Proposed Floorplans

- A - No proposed alterations to the front elevation of the property.
This application proposes no change to main front facade of the property, as referenced under the grade II listing in the Heritage Statement.
- B - Changes of use, primarily from A1 & A4 to A1 & C3.
Referred to above under 'Existing and Proposed Access to the Building' and referenced on the existing and proposed floorplans.
- C - Installation of a new wet room at lower ground floor level.
Door no: D04 is to be relocated into the adjacent lobby and a new wet room shower created within the existing store at that level.
- D - Removal of main entrance inner glazed lobby and glazed door no: D102.
Proposal to remove the recent internal main entrance lobby, to simplify the gallery area and ease the proximity of the framework adjacent to the wide architraved entrance into the smaller more southerly panelled gallery.
- E - Removal of lower ceiling and repair of original ceiling in existing bar area.
Removal of the existing additional lower modern false ceiling, set approximately 250mm below the original ceiling, as illustrated on existing Section H-H, within the existing wine bar area, plus any necessary repairs to the original ceiling, when exposed.
 - Erection of new partition between new gallery and new residential kitchen areas.
A new partition will be constructed, albeit in lightweight timber framed construction and plasterboard, between the new main gallery and the new proposed residential kitchen. This will be a fire wall between the two compartments of different use and will encompass any existing piers, beams or columns that exist at present, so as to maintain clear and well defined spaces on both sides of the new wall. This will dramatically increase the area of wall space available within the new gallery and bring this large main entrance reception area, back into some naturally defined and relevant spacial form, respecting the probable original character of the building.
 - Works to the existing party wall at all levels.

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The existing brick infilled party wall construction at ground floor level to the front area of the original wine bar, is to be preserved, but concealed, within the new gallery and new domestic kitchen area, by a non intrusive independent plasterboard lining system, providing a method whereby the wall can be protected and exposed again with ease if required. The brickwork is dark and not appropriate for the hanging of artwork, nor does it allow suitable reflection of light, as compared to a white painted lining system. Similar sections of party wall, within the first floor sitting room and front bedroom, will be left exposed.

- F - Decoration of the existing timber perimeter wall panelling.
Decoration of the existing timber perimeter wall panelling, within the more southerly of the two new gallery areas, in white with an appropriate proprietary natural eggshell water based paint.
- G - Alterations to staircase Doors D104 and D109 at ground floor level.
Retention of the existing doorway D104 to the main staircase, although work is required to the surrounding lightweight partitioning, especially above the door opening, so as to maintain the appropriate fire resistance needed as a compartment wall. A second door, towards the inside of the staircase, will be added adjacent to D104, so as to maintain double door protection between the staircase and commercial compartments. This door will be maintained in an open position, by a concealed electro -magnet, activated, by a fire alarm mechanism, to release the door, in the event of a fire within the separated gallery area. The door leaf will be recessed into the plasterboard lining, within the staircase, so that it will be concealed as far as possible in normal circumstances. The primary access into the residential areas will remain through the main front door D101, the new gallery and through this existing staircase door D104.
- H - Removal of door D110 to conservatory and widening of structural opening.
The widening of the existing GF doorway D110, between the bar and existing existing conservatory, to provide a greater opportunity for light to enter the new kitchen, resulting especially from the new rooflight positioned directly above, adjacent to the outer face of this external wall.
- J - Strip out of existing female WC replacing it with a store and potential new WC.
The existing female toilets will be stripped out and the area used as a store and potential single WC for visitors to the gallery. Access to this store will remain via the existing door from the staircase at ground floor level.
- K - Dismantling of existing conservatory structure.
Proposal to demolish the existing modern conservatory and making good of any exposed perimeter walls, prior to the construction of a replacement sitting room and roof terrace, due to the uncomfortable nature of the space, dominated by the form and mass of the surrounding buildings,.
 - Replacement with new sitting room enclosure and raised roof terrace.
Refer to Section 6 above and to the detailed drawing.
- L - Removal of GF chimney breast, between existing wine bar and kitchen.
Removal at ground floor only, of the existing GF chimney breast, crosswall and doorway D112, as well as the more recent ancillary storage enclosure through door D115, which will include the introduction of a steel support beam. The history of this building, as far as it is known, has allowed it to sustain its many different guises and uses, especially at ground floor level and has therefore provided that necessary degree of flexibility, which has been essential for the businesses that have occupied the property, since its early days. The removal of this chimney breast at ground floor level only, will open up the ground floor space and allow much greater light to enter into the accommodation at that level, allowing the property to maintain its historical

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flexibility, providing it with the opportunity to relate now more closely with the proposed use as a more open plan contemporary family residence. The use of the chimney as a fully functioning fireplace, has been removed by an earlier planning decision to grant consent for the three neighbouring dormer windows, directly above and adjacent to the chimney at roof level. Any justification for the retention of the fireplace has therefore been eroded since the chimney breast cannot be given any practical use, other than as a means of dividing spaces in the form of a partition. Refer also to Section 4 above.

- Removal of side partitions and door no: D112.

Refer to previous reference and to Section 4 above.

- Removal of existing kitchen storage enclosure and door to D113.

Refer to previous reference and to Section 4 above.

- The opening up of an earlier existing doorway opening into the conservatory.

The opening up of an original door opening into a 'lean-to' extension, that existed prior to the recent conservatory. Refer also to Section 4 above.

- M - Removal of existing casement windows W13 & W14.

The removal of timber casement windows W13 and W14 onto the existing ground floor kitchen and their replacement with two matching pairs of internally opening french doors, with bottom hinged inward opening transome light of late victorian style. This will require the removal of brickwork below the level of the existing window cills and the repair of the brickwork jambs. The new doors will be decorated in a matching colour to the rest of the windows, as referenced under Item 2 above. Refer also to Section 4 above.

- Removal of existing brickwork below each cill.

Refer to previous reference and to Section 4 above.

- Replacement with two matching pairs of inward opening timber french windows with high level bottom hinged inward opening transome lights.

Refer to previous reference and to Section 4 above.

- N - Removal of existing secondary rear internal timber staircase.

The removal of the existing internal staircase, located within the lobby accessed through D114 at ground floor level. The removal of this staircase is associated directly with the proposal to remove the rear outhouse and erect a new external staircase at the rear of the utility room at ground floor level and the sitting room at first floor level. Refer also to Section 6 above.

The proposal of the new external staircase, therefore assumes that this staircase will be removed and the first floor construction extended to cover the hole left by its removal.

- New raised timber landing & steps to provide access to utility room at higher level.

New internal timber steps and intermediate landings, to provide gradual access to the rear upper ground level of the wet room and utility room (approximately 1m higher).

- Conversion of existing wine bar office to new wet room and wc.

The existing doorway D115 into the wine bar office to be replaced and the room is to be re-lined to provide a new wet room facility. Refer also to Section 4 above.

- P - Removal of timber casement window W15 & closure of opening with brick infill.

This existing window does not appear to be positioned in its original position, if any window existed in this location. The window is poorly detailed and bears no horizontal positional reference to any of the adjacent windows. A new wet room is proposed behind this existing window and so it is proposed that the window be removed and the very poor state of repair of the brickwork surrounding this opening, be repaired at the same time as its removal.

- Q - Removal of existing internal brick partition within the utility room.

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An existing brick partition wall, within the utility room is to be removed, as part of the internal re-planning of the utility room.

- R - Removal of external door no: D117 and closure of the opening with brick infill.
A proposal to the remove the existing external door opening as part of the wider proposals for an external staircase beyond the rear gable wall.
- Demolition of existing brick outhouse and wc.
Refer to Section 6 above.
 - Dismantling and removal of other more recent adjacent brick external enclosures.
Refer to Section 6 above.
 - Removal of corrugated plastic roof and adjacent external plywood vertical storage cupboard.
Refer to Section 6 above.
 - Construction of external timber staircase, assembled within a new rendered timber frame wall and brick side wall retained, in part, from the existing outhouse construction.
Refer to Section 6 above.
- S - Removal of three existing en-suite shower room enclosures and fittings.
The clearance of poorly installed partitions, providing shower room enclosures to the three main bedrooms at first floor level.
- T - Strip out of existing first floor male toilets and re-equipped as a bathroom.
The upper level, existing male toilets at intermediate level, accessed from the main staircase, will be refurbished, as a new family bathroom for the adjusted FF bedroom accommodation.
- U - Removal of partitions, corridors and fire doors at first floor level.
Modern partitions and fire doors installed to provide existing fire strategy for the existing wine bar, to be removed to return the interiors back to the original plans, uncluttered by recent poorly installed divisions, opening up the main staircase and removing a fire corridor with remote internal bedroom
- Repositioning of door no: D211, in closer proximity to the existing original 'Chichester One over One' style panelled door with associated amendments to the existing timber step.
The clearance of poorly installed partitions, corridors and fire doors, providing the existing strategy for fire protection and alternative means of escape from the upper level residential accommodation.
- V - Alterations to existing first floor sash window W24.
Alterations to the frame and removal of brickwork below the existing first floor sash window W24 to provide outward opening low level timber panels. Refer also to Section 8 above.
- W - Creation of new external doorway at first floor level from existing sitting room.
The new doorway is proposed to provide access and escape from the reare of the residential parts of the building at first floor level, as and when the rear internal staircase was removed. Refer to Section 6 above.
- X - Removal of the existing WC and enclosure at second floor staircase landing.
Refer to Section 7 above.
- Removal of the existing two MDF steps on the top landing and the creation of new tapered steps up to an extended landing to the second floor bedroom suite.

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Refer to Section 7 above.

- Provision of new repositioned fire door onto second floor bedroom suite within new lightweight partition.

Refer to Section 7 above.

- Y - Removal of partitions and bathroom fittings within second floor bedroom suite.
The existing recently installed partitions, within the second floor bedroom/changing room suite, are to be removed, so as to create a more spacious attic bedroom suite in the form of one single large space. New bathroom fittings will be installed in the Bedroom Suite, updating the earlier recent but outdated bathroom.
- Z - Removal of redundant ducts, cables, conduits & fixtures to rear external walls.
Removal of all redundant ducts, cables, conduits and fixtures to the rear external brick walls.
 - Cleaning, repair and repointing of all brickwork, where required.
Proposed repair and maintenance to long standing poor quality work to the existing fabric.
 - Rubbing down, repair and decoration of all rear windows and doors.
The rubbing down, repair and decoration of all rear windows and doors, to a more suitable colour scheme, with particular attention to the existing sash windows, as referred to elsewhere.
 - Works to the roof not required.
It is assumed that the main roof throughout is in good condition and does not therefore require repair.

11. Schedule of Existing External Materials

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|-------------------------|---|
| 1 - Roofs | - clay plain tiles to all main roofs - 'red'
- low pitched, transparent modern corrugated acrylic 'lean-to' roof over two rear yard areas |
| 2 - Roof windows | - two modern Velux windows (second floor and rear ground floor single storey outhouse)
- dark brown + clear glass |
| 3 - Front facade | - decorated render - colour 'off white' |
| 4 - Rear external walls | - brickwork - original red multi-coloured stock with lime mortar, plus localised areas of remedial work and repointing with cement mortar
- modern stained t&g horizontal timber panelling to GF female toilet - |
| 5 - Windows front | - combination of decorated timber sash and fixed glazed panels
- colour 'white' + clear glass |
| 6 - Windows rear | - combination of stained timber sash windows and timber side hung casements/fixed lights
- colour 'brown' |
| 7 - Conservatory | - proprietary stained timber and glass to roof and walls, plus and low level brick plinth
- brown mullions + clear glass - modern equivalent multi-coloured bricks |
| 8 - Boundary Walls | - adjacent buildings - a combination of rendered masonry (off- white to No: 61 and white to No: 65) |

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and flint walls within brick string courses and quoining also to No: 61

- adjacent garden walls - brick with low level stone panels

8 - Ground surfaces - existing stone paving and steps - colour light grey.

12. Schedule of Proposed External Materials for New Reception Room, replacing the Existing Conservatory

- | | |
|-----------------------------|--|
| 1 - Roof terrace | - locally sourced plain oak boarding - 'translucent preservative finish'
- proprietary 'walk-on' rooflights' - frameless clear glass. |
| 2 - Rear facing balustrade | - 3 no: frameless toughened glass panels (as part of proprietary system), cantilevered from roof terrace level, from 3 no: coordinated prefabricated, mild steel channel edging (with four sided welded 'toes') |
| 3 - Rear facing bulkhead | - locally sourced plain oak edge beam, with white stained exposed timber cantilevered joists over walkway |
| 4 - Small window onto steps | - small side hung casement window, timber and decorated in colour from 'heritage' colour range, compatible with all other re-decorated windows. |
| 5 - Sliding folding doors | - proprietary timber framed door panels with full height glazing and satin stainless steel door ironmongery - timber decorated in colour from 'heritage' colour range, compatible with all other re-decorated windows. |
| 6 - Masonry side wall | - new masonry construction, rendered externally with lime render, decorated 'off-white', to maximise reflected light. |
| 7 - Ground surfaces | - existing stone paving and steps retained or lifted locally, as required to adjust ground falls and provide protection during construction and replaced after completion of the proposed new structure and doors. |

13. Schedule Proposed External Materials for New Rear Staircase

- | | |
|--------------------|---|
| 1 - Rear Staircase | - locally sourced plain solid oak treads - 'translucent preservative finish', with carborundum inserts, supported on a concealed softwood stringers |
|--------------------|---|

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- solid oak handrail with 'translucent preservative finish' and mild steel brackets, decorated black.
- solid balustrade, facing onto the existing rear alley - formed in brick from part of the side wall of the existing outhouse, re-profiled to the pitch of the lower flight, with a combination of brick on edge and reclaimed stone copings.
- solid balustrade panel, facing onto the proposed garden area, using a free standing rendered panel, with decorated, or coloured lime render, on a lightweight timber frame, providing partial support to the upper flight and top landing alley.

14. Schedule of other External Proposed Alterations to the fabric of the building

- | | |
|--------------------------|---|
| 1 - GF Window W12 | - existing timber transome window replaced with matching softwood transome window, of reduced height with hardwood cill, decorated in colour from 'heritage' colour range, compatible with all other re-decorated windows. |
| 2 - GF Window W15 | - existing window opening to be infilled, following removal of the existing window, with matching coursed brickwork, repairing poor coursing locally where necessary, with bricks, reclaimed from the removal of the outhouse and lime mortar |
| 3 - FF Windows W13 & W14 | - existing windows replaced with new softwood french doors and bottom hung transome light, decorated in colour from 'heritage' colour range, compatible with all other re-decorated windows. |
| 4 - FF Window W24 | - existing sash window extended with softwood low level timber panels and hardwood cill, decorated in colour from 'heritage' colour range, compatible with all other re-decorated windows. |
| 5 - Doors D118 & D119 | - door openings to be infilled, following removal of the doors, with matching coursed brickwork, repairing poor coursing locally where necessary, with bricks, reclaimed from the removal of the outhouse and lime mortar |