



Project ref: 151/4.00

No. 29 King Street, Arundel BN18 9BJ

Demolition Schedule/ Heritage Statement: 06 August 2008

The following schedule sets out the proposed demolitions associated with the proposed building works at no. 29 King Street.

1.0 THE APPLICATION:

- 1.1 The applicants wish to make the circulation to the basement, ground and first floors more efficient in terms of space, in addition to improving storage to the living areas. A proposed extension will rationalise the existing rooms at the rear of the property to create a combined kitchen/dining area and an improved connection to garden.

PROPOSED WORKS AND ASSOCIATED DEMOLITIONS:

2.0 BASEMENT – see drawing 151_010.

- 2.1 The existing spiral staircase from lounge to be removed.

3.0 GROUND FLOOR – see drawing 151_010.

- 3.1 The chimney breast to the rear of the living room to be removed. It is currently blocked off.
- 3.2 The structural nib to the arch that spans the width of the living room to be chased into the wall.
- 3.3 The spiral staircase to the basement to be removed.
- 3.4 The existing partition between the hall and the living room to be removed, along with the staircase ascending to the first floor. These elements are relatively recent additions to the house and are an inefficient use of space. They are to be replaced by a new timber-faced wall partition which will provide a porch, a store room, open-storage to the living space and a new timber staircase to the first floor.

- 3.5 The new staircases to the basement and first floor are to align vertically.
- 3.6 The existing opening from the main house into the kitchen is to be blocked up.
- 3.7 Access to the new kitchen/dining space to be made from the existing window opening in the rear wall of the existing living room. The opening will retain the flint nib wall to the no. 27 side, and will open up the wall on the opposite side, which is currently covered by the kitchen wing extension.
- 3.8 The decorative chimney breast in the kitchen to be demolished. It currently houses the oven and is of low quality with false brick facing.
- 3.9 Access into the proposed utility space to be altered as to make a more efficient use of space.
- 3.10 The two windows on the south elevation on the existing bathroom wing extension are to be removed. They are top-hung, replica sash windows and do not match the existing sash windows in the main house.
- 3.11 The south facing wall of the existing kitchen wing extension is to be demolished, in order to create the open plan kitchen/dining space. The wall has been covered with white masonry paint and has unsympathetic top-hung sash replica windows. In addition, there is a large crack in the wall and is generally in poor condition.

- 4.0 FIRST FLOOR – see drawing 151_020.

- 4.1 The existing separating stud wall between the two bedrooms to be moved 600mm towards the front of the house in order to allow for wardrobes to be fitted in the rear bedroom.
- 4.2 The existing shower room is to be removed. This shower room is awkwardly placed above the existing staircase and is looks unappealing. The new staircase from the ground floor creates a more efficient use of space.
- 4.3 A new opening to be made from the rear bedroom into the shower room.
- 4.4 The chimney breast in the rear bedroom to be removed. The stack above is to be retained so that the roofline remains the same.
- 4.5 The dressing room at the front of the house to be removed to create an open hallway. This will bring light into the hallway from the small front window.

- 5.0 LOFT ROOM – see drawing 151_002.

- 5.1 Existing loft to be converted to provide a study room with the addition of two conservation roof-lights measuring 550mm x 980mm.