

Schedule of Work

4 ARUN STREET
ARUNDEL
WEST SUSSEX
BN18 9DL



PROPOSED WORK

A single storey rear infill extension, to line through with the existing lower kitchen level. This part of the building is of a later date to the main terraced property.

Part of the existing external wall will be removed with a new steel lintol installed, within the ceiling void.

An existing external wall nib will be retained to ensure the alterations are acknowledged as new additions.

Exposed stone or blockwork will receive a plastered finish to match the existing

The new extension will have a parapet blockwork side boundary wall, with stone cap and rendered finish. New powder coated aluminium, French double glazed doors by Duration (heritage range, 6 panes per door) will lead into the courtyard garden.



The roof will have a detailed zinc finish, with inset powder coated aluminium flat rooflight by Brett Martin 1200mm x 900mm.



AMdesign Architects

The new entrance corridor wall will be of timber frame, infilled with insulation with painted plasterboard face.

The existing partition wall between the living room and dining room will be removed. This existing timber partition wall has an inset detail, which infers it is not original.



The new ground floor WC and utility area will be formed from a new partition wall of timber frame, infilled with insulation with painted plasterboard face. The WC/utility room will be accessed by the existing relocated kitchen internal door, a 755mm x 1955mm timber panel design.



The existing back door and frame will be removed and a new powder coated aluminium double glazed window provided in its location. The existing rear window will be replaced with a non-opening powder coated aluminium window. Both will be by Duration, in their Royale heritage range.

A bedroom is created within the existing first floor bathroom space (which is likely to have been its original use), by removing the existing fittings and making good any surfaces. New bathroom fittings are to be provided to the smaller rear bedroom space.

The existing rear side extension has an uninsulated slighted pitched felt roof abutting a boundary parapet wall, this roof will be removed. The roof and side parapet wall will be rebuilt, insulated and reroofed, with a slightly greater pitch to enable a natural slate roofing tile finish, with inset heritage conservation rooflight, centre pivot by Fakro. Black external finish and white internally, 550mm x 780mm.

It is proposed to replace the existing rear window to the second floor dormer (currently a modern casement window in poor condition) with a double glazed powder coated aluminium Royale heritage window by Duration.



The first floor bathroom (to become bedroom) window is currently an unsympathetic modern replacement. It is proposed to replace this with a double glazed powder coated aluminium heritage sliding sash window by Duration, configured to match existing windows on the front elevation.



Royale heritage windows will also be used to replace the rotten shower room and rear bedroom windows, which form part of the later addition to the original building.



The existing basement cellar, below the main living room, has a serious damp problem. It is proposed to provide air bricks at low level to the front facade and then replace/rehang the timber ceiling/floor joists, with the aim of creating additional ventilation. The 4no. airbricks (225mmx150mm) will be positioned 2 courses below the plinth line. Cast iron heritage design in black to match the front elevation plinth colour.