



Description of Works

44 Tarrant Street

Arundel

West Sussex

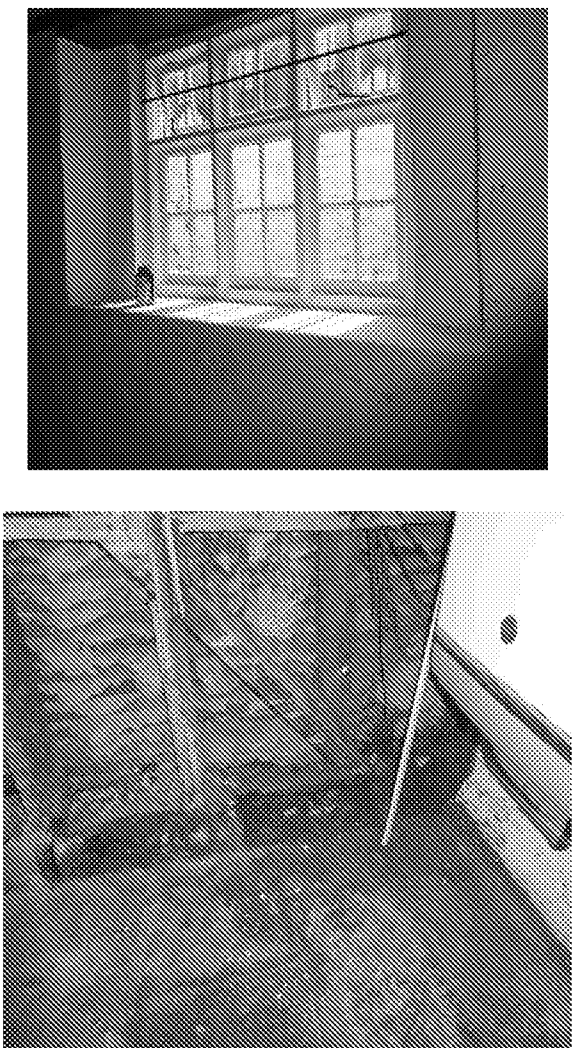
BN18 9DN



Chartered Surveyors -- Architectural Design

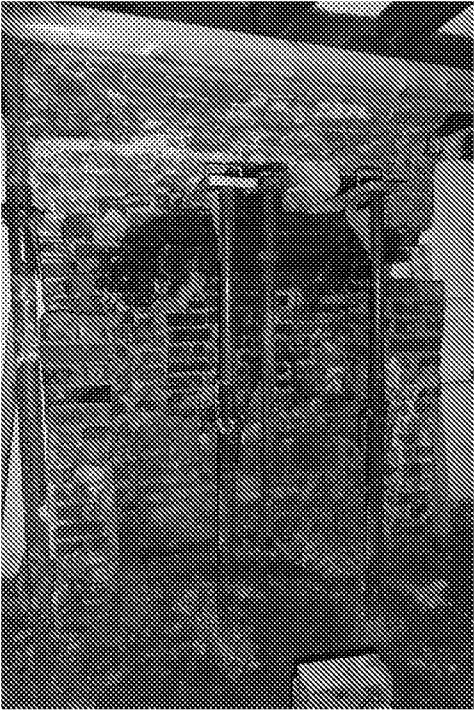
NORTON STUDIO * SCHOOL LANE * ARUNDEL * WEST SUSSEX * BN18 9DR

1. Lower Ground Floor

Breakfast Room		
Walls	Existing Paint, flaking, part-plastered masonry Plastered reed and plaster collapsing at south end 	Proposed Plastering as Schedule 1,2,3

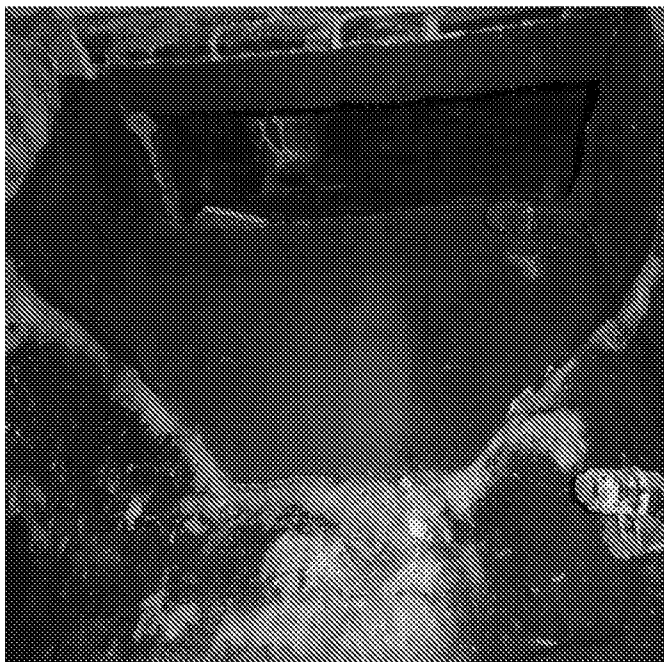
Breakfast Room

Ceiling	Existing Exposed floor joists. All in adequate condition 	Proposed Plasterboard on battens between exposed joists.
Floor	York stone laid evenly on bare soil. High moisture content. 	Lift, number, and relay exactly as existing on dpm and insulation if level permit.

Breakfast Room		
Electrical	Existing None (working)	Proposed As per drawing 105A. Small recessed downlighters in void between joists. 13a socket outlets as shown
Other	Chimneystack collapsing. 50mm mild steel bar supporting opening. Rusty, deflected, dangerous 	Rebuild reveals in existing bricks, 3no. 75 x 150 RC lintels up to hearth corbelling. To be plastered as original. 

Breakfast Room

Other
(Cont..)



Breakfast Room		
	Existing	Proposed
	Modern condensing boiler mounted on wall.	Relocate boiler to be confirmed.
	Radiators	Radiators in same position

Kitchen

Existing

Painted and part plastered masonry all walls.



Proposed

Replaster as schedule, methods 1,2,3.

Walls

Kitchen		
	Existing	Proposed
Walls		

Kitchen

Ceiling

Existing

Exposed oak ceiling joists. Mostly good condition 3 no. beyond useable condition.

Spine beam split along entire length.

Temporary propping over C.I. basin and door.



Proposed

Replacement of 3 no. 5x4" oak ceiling joists, to existing joint detail. Plasterboard on battens between oak joists, to be left exposed.

Repair to spine beam in accordance with SE info.

See SE drawing and report.

Kitchen

Floor	Existing Uneven historic brickwork, patched with concrete and in poor and damp condition. 	Proposed To be removed and relaid using good surfaces, evenly laid, on dpm and 75mm insulation board if levels permit.
Electrical	None (working)	13 amp ring main powerpoints, see drawing 105A. Shallow LED downlighters in void between joists.

Kitchen

Other

Stone cupboard with gated door and timber framing, brick infill.



Fake Cast Iron washbowl over unusable fire, set in insitu concrete slab.

Radiators.

Refurbish stone cupboard door and framing exactly as original.

Drawing 2176/01/03 (Peter Shaw)

Remove Cast Iron sink and modern brickwork. Reinststate corbelled hearth above.

New radiators ins same position.

Utility Room

	Existing	Proposed
Walls	Masonry, chalk blocks and brickwork, damp but in good condition generally.	Replaster, 2.
Ceiling	Rotten 6 x 4 " ceiling joists, pronounced unsafe to work under or over by SE 	6 x 4" oak joists replace like-for-like and fit into exiting pockets in external walls on slate barers.
Floor	Uneven Historic Brickwork, patched with concrete and in poor and damp condition.	To be removed and relaid using good surfaces, evenly laid, on dpm and 75mm insulation board if levels permit.
Electrical	None	As drawing 105A

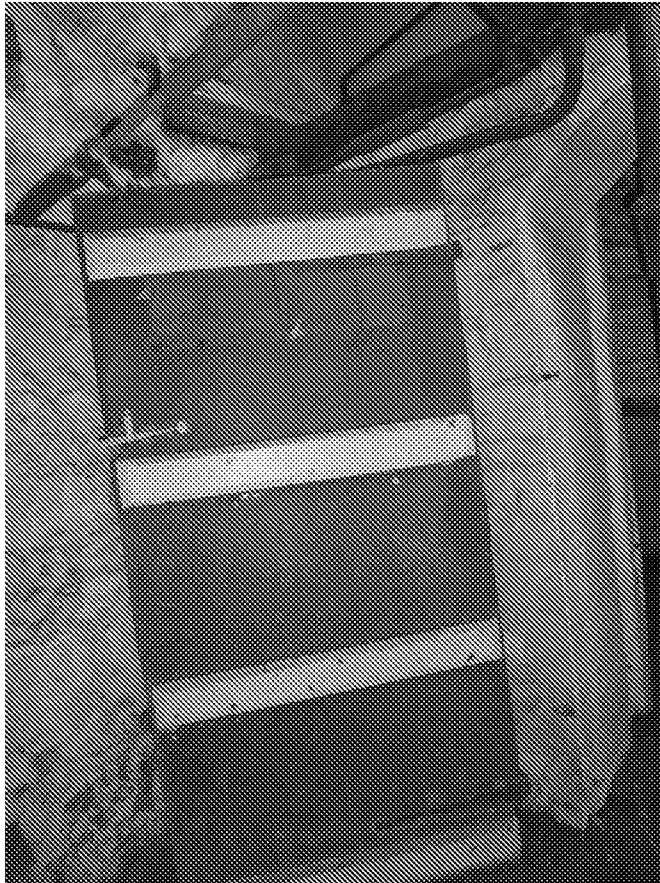
Utility Room

Existing

Stair support joists rotten in external wall.

Door found stored.

Radiators



Proposed

Refurbish existing stair and supports where built into wall.

Refurbish and rehang door on existing hinges.

New radiators in same position.

Other

Utility Room

Existing

Proposed

Other



Utility Room

Existing

Proposed

Other



Corridor

Existing

Proposed

Walls

Decorated ancient plaster, soft and flaking.



Corridor

Existing

Proposed

Walls



West wall, plaster method 2.

Corridor

Walls

Existing



Proposed

East wall redecorate once electric consumer unit and meters re-housed.

Corridor

Existing

Exposed floor joists. All in adequate condition.



Proposed

Plasterboard on battens between exposed joists

Ceiling

Corridor

Existing

Floor

York stone slabs laid on bare earth. Damp ingress, rotten skirting's.



Proposed

Lift, number, relay exactly as existing on dpm and insulation if levels permit.

Corridor		
	Existing	Proposed
Electrical	Electrical in corner, meters and consumer unit suitable for HMO or flats.	As drawing 105A Reposition reduced electrical supply as per modern requirements.
Other	Front door, leaking at base. Radiators.	Renovate and refit existing front door. New radiators in same position.

2. Ground Floor

Drawing Room		
	Existing	Proposed
Walls	External, flaky plaster on reed/lath. Partition walls, reed /lath on ancient studwork. Chimney stack, plaster no masonry. 	Plaster schedule 1,2,3. Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.
Ceiling	Lath and plaster in fair condition.	As existing

Drawing Room		
	Existing	Proposed
Floor	Carpet finish over boarded floor.	Remove carpet and renovate existing boards and leave exposed. Repair/replace boards if necessary.
Electrical	13 amp single sockets on skirting.	Rewire as drawing 105A

Drawing Room

Existing

Door lining split at head and hinges.



Radiators

Proposed

Replace door lining as original section, with new stop but existing architraves.

New radiators in same position.

Other

Dining Room		
	Existing	Proposed
Walls	Papered hardboard on battens. Plaster on masonry, chimneys etc. Undulating plaster on reed/plaster partition walls.	Plaster schedule 1,2,3 Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.
Ceiling	In adequate condition, lath and plaster.	As existing.
Floor	Carpet finish over boarded floor.	Remove carpet and renovate existing boards and leave exposed. Repair/replace boards if necessary.
Electrical	13 amp single sockets on skirting.	Rewire as drawing 105A
Other	Door lining split at head and hinges. Radiators	Replace door lining as original section, with new stop but existing architraves. New radiators in same position.

Pantry		
	Existing	Proposed
Walls	Modern sand and cement plaster with skim finish coat. Paint original plaster.	Plastering schedule 2, 4. Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.
Ceiling	Overboarded in modern plasterboard and skim.	Re apply skim coat.
Floor	Raised floor inserted to remove load from failed joists over utility room. (former cellar) 	Remove later floor to continue same level by boarding over new oak floor joists.

Pantry		
	Existing	Proposed
Electrical	Poor condition generally.	Rewire as drawing 105A
Other	Fireplace (unusable, decorative only)	Retain fireplace.

WC		
	Existing	Proposed
Walls	Tiled onto sand/cement plaster. Tiles cracked, walls wet behind.	Remove tiles and replaster as schedule 2, 8. Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.
Ceiling	2 layers of floor joists supporting decking finished in bricks as pavours.	New ceiling and joists to act as flat roof joists for replacement roof, without brick finish.
Floor	Raised boarded timber floor, tiled, cracked tiles, leaks from shower. 	Remove floor structure, reduce to same level and cast oversite onto dpm. Screed and refit new WC and handbasin.

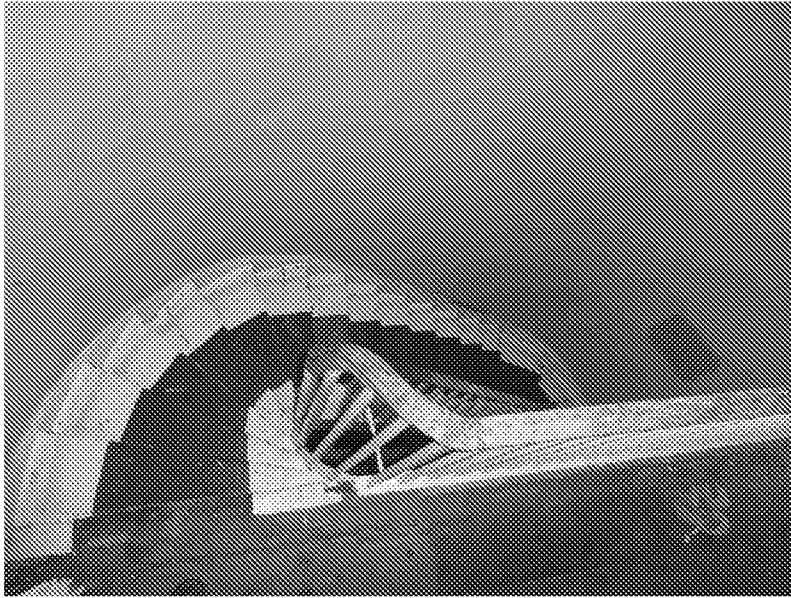
WC		
Electrical	None (working)	As drawing 105A
Other	Plastic concertina door.	Fit timber ledged and braced door with thumbblatch.

3. Stairs

Stairs		
Generally	Existing	Proposed
		

Stairs

Existing



Proposed

Generally

Walls

Lime plaster onto Party wall. (with No. 42)

Good condition generally.

Redecorate with minor local repairs to lime plaster necessary.

Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.

Stairs

Existing

Ceiling

Above second floor, there is a dated skylight, which is in Georgian Wired Glass and believed to be reduced in size from the original frame evidence.



Proposed

There is likely to be a separate LBC application to replace this to permit more light and stop leaks.

Stairs		
	Existing	Proposed
Treads	Treads, risers, strings, balusters and handrails of exceptional originality and quality.	Strip modern paint off handrail and leave as wooden finish. Repair treads, risers and wedges where necessary and accessible. Redecorate balusters as existing.
Electrical	Pendant Light 2 nd Floor.	As drawing 104A & 105A.
Other	No radiators.	

4. First Floor

Bedroom 1		
	Existing	Proposed
Walls	External, reed on battens on Masonry	Redecorate. Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.
Ceiling	Lath and plaster in good condition.	Redecorate.
Floor	Timber boarding beneath carpet. 	Sand off, repair and retain, with replacement of like-with-like boards to match existing.

Bedroom 1

	Existing	Proposed
Electrical	Centre pedant light. Single 13amp sockets on skirting.	As per drawing 106A. Replace pendant as existing. Installation of modern new switch 13amp twin socket outlets.
Other	Fireplace. Radiators.  2 no. Radiators.	Remove modern fireplace and repair/reinststate plaster. Leave hearth as existing. New radiators in same position. Replace radiators with 2 no cast iron beneath windows. See drawing 106A.

Bedroom 2		
Walls	Existing	Proposed
	External wall, hardboard on battens on damp wall. Chalk block and brick	As plastering schedule. Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.
Ceiling	Lath and plaster in fair condition.	As existing, redecorate.
Floor	Timber boarding beneath carpet.	Sand off, repair and retain, with replacement of like-with-like boards to match existing.
Electrical	Central pendant Single 13amp socket.	As drawing 106A.
Other	Cupboard left hand side of chimneybreast. Radiators.	Remove and re-fit after plastering. New radiators in same position.

Shower Room		
	Existing	Proposed
Walls	Modern sand/cement plaster.	New skim coat over.
Ceiling	Modern sand/cement plaster.	New skim coat over.
Floor	Timber boarding beneath carpet.	Sand off, repair and retain, with replacement of like-with-like boards to match existing.
Electrical		As drawing 106A. Extract fan to existing opening.
Other	Windows, modern top hung casement.	Redecorate and adjust.

5. Second Floor

Bedroom 3		
Walls	Existing Modern plasterboard and skimmed.	Proposed Redecorate. Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.
Ceiling	Modern plasterboard and skimmed.	Redecorate.
Floor	Modern T&G chipboard.	As existing.
Electrical	13amp sockets on skirting. 4 no downlighters.	Fill in downlighter holes. Install as drawing 105A
Other	Fireplace. Radiators	Replaster chimneybreast as schedule. New radiators in same position.

Bedroom 4

Existing

External wall brick and chalk.

Internal walls structural studwork, reed infill.

Chimneybreast, no fireplace opening.

Proposed

As schedule.

Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.

Walls



Bedroom 4

Walls	Existing 	Proposed
Ceiling	Mostly over boarded with plasterboard. Skeiling lath and plaster 	Remove areas of skeiling to enable like-with-like 5"x5" oak wall plate.

Bedroom 4		
	Existing	Proposed
Floor	Timber boarding beneath carpet.	Sand off, repair and retain, with replacement of like-with-like boards to match existing.
Electrical	Socket on skirting. Central pendant light.	Central pendant and ring main. As drawing 105A
Other	Sash window reveal damage and spliced. Radiators	Replace timber reveals, profile matching exactly. New radiators in same position.

Bathroom		
	Existing	Proposed
Walls	Modern gypsum plaster.	Re-skim and leave as existing. Any architrave, picture rails, skirting's to be refitted when possible or replaced with same section.
Ceiling	Modern gypsum plaster.	Re-skim and leave as existing.
Floor	Modern gypsum plaster.	As existing
Electrical		Ceiling roof mechanical extractor.
Other	Radiators.	New radiators in same position.

6. External

External		
	Existing	Proposed
Terrace	Modern paving slabs with gulley drain to cellar.	Finish of herringbone brickwork with brick bonder over dpm. Gulley connected to Southern Water system.
Walls	Modern ½ brick wall to stair. 	Take down and replace with wrought iron handrail and balusters.
Flat roof over Ground Floor WC	Rotten decking on over spanned joists with brick paviour finish.	New joists (see WC, ground floor). New decking with GRP decking integral with tanking and lead flashings, covering new retaining parapet.

External		
	Existing	Proposed
Electrical	N/A	.
Other	Stair to upper (garden) level in engineering brick. Handrail and fittings steel.  SVP down North elevation broken and leaking to terrace.	As existing. Fit new rest bend connecting to new manhole. Outlet to existing pipe into manhole outside back door: route beneath building to public sewer in Tarrant Street.