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ARCHITECTURE

SCHEDULE OF WORKS

Householder Application for a Rear Facing Bay Window Extension to Provide an Extended Dining Area to the Existing Kitchen

at

Carleton House,
15, Maltravers Street,
Arundel,
West Sussex
BN18 9RA

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[redacted]

1.0 PRELIMINARIES

1.1 Statutory Requirements

Works to be carried out in accordance with:

-Planning Permission and Listed Building Consent (pending).
-National Planning Policy Framework (Heritage).
-Arun District Council Local Plan Policies HER SP1 and HER DM1.
-BS 7913:2013 Guide to the Conservation of Historic Buildings.
-Conservation Principles (Historic England).

1.2 Site Protection

Protect all retained historic fabric, including:

-Original 1792–93 brickwork.
-Sash windows and joinery.
-Garden walls and terracing.
-1825 dining room extension.

Install protective sheeting to:

-Internal floors.
-Staircase and balustrades.
-Existing French doors and glazing.
-Protect garden planting in line with the "Greening Arundel" biodiversity initiative.

1.3 Recording

Prior to demolition: photograph existing balcony structure, and record any exposed historic fabric during works.

1.4 Submit findings to West Sussex Historic Environment Record (as per Heritage Statement Section 8).

2.0 DEMOLITION & REMOVAL WORKS

2.1 Removal of Existing Balcony Structure (1999–2000 addition)

Carefully dismantle:

-Metal pergola structure.
-Balcony deck.
-Lead-clad canopy.
-Balustrading and supporting posts.
-Make good any fixing points into the 1825 extension wall.



2.2 Removal of Modern Fabric Only
No removal of 1792–93 brickwork or 1825 dining room structure.

Remove only modern fixings, non-historic flashings and later cementitious repairs (to be replaced with lime mortar).

3.0 STRUCTURAL WORKS

3.1 Foundations
Excavate for new bay-window foundation to structural engineer's design.
Ensure no disturbance to garden terracing and historic drainage routes.

Use hand-digging where within 1m of historic walls.

3.2 Substructure
Limecrete slab or breathable construction to avoid moisture trapping against historic walls.

4.0 SUPERSTRUCTURE – BAY WINDOW EXTENSION

Ensure all junctions between the new and existing structures are fully weatherproofed with all leadwork to to BS6915

4.1 Form of Extension
Single-storey bay projection ensuring maximum projection beyond existing balcony footprint and chamfered sides to reduce visual bulk (as per submitted drawings).

4.2 External Walls & Joinery

White-painted timber joinery, single glazing with glazing bar profiles to match existing Georgian sashes. Solid lower timber panels painted white.

All joinery to match:

Existing kitchen French doors and historic sash proportions.



4.3 Roof
Curved lead-clad roof referencing West House, 49A Maltravers Street and existing 1999–2000 canopy.

Lead to be Code 6 or 7 with wood-cored rolls and timber boarding to underside.

4.4 Columns & Balustrade
Install white-painted wrought iron columns to match local precedents.

Install white-painted metal balustrade to replicate existing balcony character.

4.5 Rainwater Goods
Profiled aluminium guttering in heritage profile painted to match existing.

5.0 INTERNAL WORKS
5.1 Kitchen Interface
Retain and protect existing external doors.

5.2 Flooring
Extend existing kitchen flooring into bay.

Ensure breathable build-up to avoid moisture issues.

5.3 Services
Extend heating and electrical services discreetly.
No visible surface-mounted conduits.

All penetrations through historic fabric to be minimised, reversible and sealed with lime mortar.

6.0 EXTERNAL WORKS

6.1 Landscaping

No alteration to existing paving.

Protect existing planting and wildlife features (Swift box, Bat boxes, Insect hotel).

6.2 Making Good

All disturbed areas to be reinstated with lime mortar, matching brickwork where required.

7.0 CONSERVATION PRINCIPLES & MITIGATION

7.1 Protection of Significance

No loss of 1792–93 historic fabric, 1825 dining room or original sash windows.

Extension designed to be lightweight, reversible and subordinate to main elevation.

7.2 Visual Impact

Chamfered sides reduce massing.

Materials match existing.

7.3 Reversibility

Fixings into historic brickwork minimised.

Timber-framed structure allows future removal without harm.

8.0 COMPLETION

8.1 Final Inspection

Architect and conservation officer to inspect leadwork, joinery and brickwork repairs.

8.2 Handover

Provide: "as-built" drawings.

Photographic record.

Maintenance guidance for lead and timber.

