

Schedule Of Works

For: Listed Building Consent

Proposed Works:

Carry out strengthening works to the existing roof structure where water penetration at fascia, soffit, and roof level has led to deterioration and failure of existing timber supports. Reinstall tiled roof.

Address:

19a High Street, Arundel, BN18 9AD

Listing Status:

Grade II Listed Building (NHLE Entry: 1247981)

Prepared by: JJR Designs Ltd

Date: 13/04/2026



Front elevation of 19a (right) High Street, Arundel.

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1 Background to Works

1.1 The works arise following approved removal of a redundant chimney serving 17A and 19A High Street (Refs: AB/88/25/L & AB/87/25/PL).

1.2 During works (21 November 2025), the appointed contractor identified previously concealed structural concerns within the roof structure whilst removing the chimney.

1.3 In response, temporary removal of the roof tiles across the roof slope was undertaken (with Local Authority agreement) to:

- Reduce structural loading
- Allow safe access
- Enable full inspection of the roof construction

1.4 Subsequent opening-up works identified:

- Inadequate bearing and support to sections of rafters and beams
- Localised timber decay due to prolonged water ingress at eaves and roof level junctions

1.5 This schedule sets out the minimum necessary works required to stabilise and repair the roof structure.

2 General Requirements

2.1 All works to be carried out by contractors experienced in historic building conservation.

2.2 A minimum intervention, repair-first approach shall be adopted at all times.

2.3 Existing historic fabric shall be retained wherever practicable.

2.4 All replacement materials shall match existing in:

- Species
- Size and section
- Profile and detailing
- Appearance

2.5 All works shall utilise traditional materials and techniques appropriate to the age and character of the building.

2.6 Any additional defects uncovered during the works shall be reported to the Local Planning Authority prior to further intervention.

3. Access, Protection and Preliminary Works

3.1 Provide independent scaffolding to all roof areas requiring access.

3.2 Scaffolding shall be designed and installed to avoid damage to historic fabric and architectural detailing.

3.3 Install temporary weather protection to prevent further water ingress during the works.

3.4 Undertake a photographic condition survey prior to commencement.

3.5 Carefully remove, catalogue, and store all salvaged materials for reuse.

4. Strip-Out Works

4.1 Carefully remove remaining roof tiles by hand where not already removed.

4.2 Sort tiles into:

- Reusable units (to be retained)
- Damaged units (to be replaced)

4.3 Remove defective battens, fascia boards, and soffits where required.

4.4 Temporarily remove rainwater goods as necessary to facilitate access.

4.5 Undertake localised opening-up of roof structure to expose defective areas.

5. Timber Repairs and Structural Strengthening

5.1 Retain all sound structural timber elements.

5.2 Repair defective timber using spliced sections:

- New timber to match existing species, size, and grain
- Traditional carpentry joints to be used where practicable

5.3 Provide localised structural strengthening where required:

- Additional or doubled rafters where necessary
- Reinforcement to beams and supports

5.4 Ensure adequate bearing is provided to all structural members.

5.5 Any new timber shall be compatible with existing and installed in a visually unobtrusive manner.

5.6 Apply breathable timber treatment only where necessary.

6. Eaves, Fascia and Soffit Works

6.1 Retain existing elements where sound.

6.2 Replace decayed fascia and soffit boards on a like-for-like basis:

- Matching profiles, dimensions, and detailing

6.3 Repair and reinstate eaves detailing to ensure effective weathering while maintaining historic character.

6.4 Protect and repair existing cornice and decorative console details where affected.

7. Roof Reinstatement

7.1 Install new treated timber battens where required.

7.2 Install breathable roofing membrane where appropriate, ensuring no alteration to roof profile.

7.3 Re-lay salvaged clay tiles to match original pattern, gauge, and coursing.

7.4 Provide matching replacement tiles where required (reclaimed or new to match existing).

7.5 Reinstall ridge and hip tiles using traditional methods.

8. Rainwater Goods

8.1 Reinstall or replace rainwater goods as necessary.

8.2 New components shall match existing in material, profile, and finish.

8.3 Ensure correct falls and effective drainage.

8.4 Prevent discharge of water onto building fabric.

9. Finishing Works

9.1 Make good all disturbed areas using appropriate materials.

9.2 Carry out lime mortar repairs where required.

9.3 Apply breathable finishes to timber elements where necessary.

9.4 Check all roof junctions for weather-tightness.

9.5 Remove scaffolding and undertake final inspection.

10. Exclusions

10.1 No alteration to roof form, pitch, or external appearance.

10.2 No changes to architectural features or principal elevation.

10.3 No extensions or additions are included.

10.4 No inappropriate modern materials shall be introduced.

10.5 No internal works are included within this application.

11. Summary

The works comprise the repair and localised strengthening of the existing roof structure, together with reinstatement of the tiled roof, following defects identified during chimney removal works.

The proposals represent the minimum necessary intervention required to ensure structural stability, address water ingress, and preserve the historic fabric of the building.