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Schedule of Materials, Schedule of Work & Method Statement
Internal Alterations and New Garden Building

For:

Chris Thornton

Site at:

**The Old Brewery
45-47 Tarrant Street
Arundel
West Sussex
BN18 9DJ**



March 2022

This Schedule of Materials, Schedule of Work and Method Statement forms part of the application for Planning and Listed Building Consent for the internal alterations and new garden room at 45-47 Tarrant Street, Arundel.

1. The Proposal

- 1.1. The proposal is to create a new en-suite bathroom in the third floor bedroom, a small storage cupboard on the third floor landing (retrospective) and construct a small garden room within the walled garden.

2. Schedule of Materials

- 2.1. Garden Room utilises the existing brick/flint wall on three sides. The remaining walls are clad in vertical timber boarding and standing seam zinc cladding, with a pair of polyester powder coated aluminium fully glazed french doors (grey).
- 2.2. The new internal partitions in the main house are created in C24 timber studs faced both sides in plasterboard. Plasterboard in bathrooms to be moisture resistant. Shower enclosure to be lined in tile backer board in lieu of plasterboard and fully tiled.
- 2.3. New internal doors to be timber ledged and braced to match the style of the existing.
- 2.4. Bathroom vent tile to have natural slate finish.

3. Schedule of Work

- 3.1. Garden Room - Existing boundary walls, plinth wall and concrete slab to be retained. Construct new brick plinth wall along East Elevation. Construct stud timber walls and roof and apply ply sheathing. To East Elevation, Part South Elevation and roof, employ specialist to install standing seam zinc cladding. Form opening and employ specialist to install PPC aluminium glazed french doors.
- 3.2. Landing Store (retrospective) - Retain existing floor, wall and ceilings. Do not disturb existing finishes. Scribing around features such as skirting boards etc, construct new storage cupboard in C24 timber studs and lined with plasterboard. Form door opening and fit timber ledged and braced door / frame to match existing style.
- 3.3. Third Floor Bedroom - Carefully remove small timber boarded cupboard and clear away. Do not disturb existing floor, wall or ceiling finishes. Carry out repairs as required in accordance with Methodology Statement.
- 3.4. Existing Second Floor Family Bathroom - Carefully take down vanity wall unit and set aside for re-use. Do not disturb existing ceiling finishes within the bathroom. Disconnect WC and set aside. Deconstruct boxing behind WC pan to expose the existing soil pipework for connection. Carefully cut neat hole for new 110mm diameter branch pipe into partition with adjacent airing cupboard. Within the airing cupboard, carefully cut neat hole for new 110mm diameter branch pipe into

partition with adjacent bedroom cupboard. Within bedroom cupboard, carefully cut neat hole into the ceiling for the new 110mm diameter stub stack pipe. Employ plumber to complete design and install new branch pipe. Reinstall WC boxing and extend to conceal new branch pipe at high level. Boxing to be tiled to match existing walls. Reconstruct vanity wall unit (as part of boxing) and refit existing mirror doors. Reinstall WC pan and make good.

- 3.5. New Third Floor En-suite Bathroom - Take out existing C20. stud partition and clear away. Do not disturb existing floor, wall or ceiling finishes apart from cutting a neat hole in the floor board for the new stub stack. DO NOT DISTURB ANY JOISTS. Replace the rotten post supporting purlin in reclaimed similar material and inspect the purlin for condition. Carry out repairs as required in accordance with Methodology Statement. Scribing around features such as skirting boards etc, construct new En-suite Bathroom in C24 timber studs and lined with moisture resistant plasterboard. Construct new shower enclosure (independent of existing L+P) and line with tile backer board and tile. Form door opening and fit timber ledged and braced door / frame to match existing style. Employ plumber to complete design and install new 110mm diameter stub stack and branch pipework. All pipework to be fully concealed within new studwork. Install new sanitaryware and bespoke frameless glass shower enclosure. Neatly cut hole through roof and install new mechanical extract fan with termination to slate vent. Use natural slate flush vent externally.

4. Method Statements

- 4.1. Existing brick/flint boundary walls to be utilised for new Garden Building. Repair and make good existing surfaces using following guidance:

- All work of making good shall match the original work in respect of material, colour, texture and profile. For brickwork, making good shall match the existing face bond and pointing.
- Crack or spalled bricks in the affected face work to be cut out and replaced with matching reclaimed bricks bedded in lime mortar to match existing, before repointing adjacent cracked joints.
- Mortar for rebedding and repointing to comprise moderately hydraulic lime gauged with well-graded sharp sand to manufacturers recommendations. The finished colour of the mortar will depend upon the sand used and samples must be prepared to ensure a good colour match to the existing mortar it replaces.
- Where repointing old mortar, the joints shall be raked out square to a depth not less than 15mm, to give an effective key. Extra care shall be taken where the old mortar is hard or tightly adhering or with fine joints. Do not use angle grinders or other power tools.
- Where areas of brickwork are to be removed, carefully take down the existing defective brickwork and clean, sort and stack bricks and cover to protect from the elements for re-use as work proceeds.
- Where it is necessary to remove dense, strong mortar, it shall be cut out using a plugging chisel.
- After removal of existing mortar, joints shall be thoroughly cleaned and wetted immediately before filling.
- In filling the joints the mortar shall be pressed well in to ensure maximum penetration, compaction and bond to the original bed. New mortar shall be kept within the confines of the joint and not allowed to spread over the face of the adjacent brickwork.
- When biscuit hard, the mortar can be brushed back from the face of the brick to expose each edge.
- Where arrises are worn, the pointing shall be kept back from the face to avoid an apparent increase in the thickness of the joint and the creation of feather edges.

- Repointing shall be carried out from the top of the wall downwards.
- Face bricks recovered are to have loose debris removed before reinstatement.
- All incomplete brickwork to be covered in polythene sheet and hessian at the end of each day to protect from the elements and to avoid risk of efflorescence.

4.2. All internal lath & plaster finishes to walls and ceilings are to be retained and not disturbed (except for the passing of new piped services). If any repairs are required, they are to be carried out using the following guidance.

- New lath & plaster wall and ceiling finishes on existing timber structures (if required) will be repaired with traditionally applied 3 coat lath & plaster finish. Timber structure underneath to be checked for condition. Employ experienced trade to nail traditional timber laths to studs with gaps and apply 1st coat lime putty and sand, pushed through laths to form key. Reinforce with animal hair and allow to dry. Apply 2nd coat lime putty/sand and again reinforce with animal hair. Apply key for final coat. Apply lime putty/fine sand finishing coat. Once dry apply paint finishes.
- All existing features such as skirtings etc, are to be retained and not disturbed. Any new work must be scribed around these features.

4.3. Timber frame repairs. Inspect existing timbers for condition. Rotten timbers are to be locally repaired where required, retaining as much of the original timber as possible. Use fully dried or reclaimed timber to match existing. Use traditional joints to match the existing.

- Post to be replaced or scarf joint in repair piece. Ensure that all rotten material is removed and cut back to clean sound wood.
- Check purlin for damage. If repair is required, provide stop splayed scarf joint or suitable alternative (to suit access). Ensure that all rotten material is removed and cut back to clean sound wood. Purlin scarf to be wedged tight.