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**Chartered
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HERITAGE STATEMENT

ALTERATIONS,

TROY HOUSE EAST,
83 TARRANT STREET,

ARUNDEL.
WEST SUSSEX.
BN18 9ND.

SCHEDULE OF WORKS

Basement Works.

The main proposal is to upgrade the basement area for habitable use, including the reversion of the garage back to living accommodation, removing two internal walls (with the installation of steel beams) and lowering the basement floors in some areas by 200mm and 400mm. The basement floors are to be damp proofed and tanked with a non-intrusive Delta MS 500 tanking system. A light well will be formed externally at the front to serve the games room.

There is very little historic fabric in the basement area. The ceilings are either un-lined or finished with modern ceiling boards. The floors are predominately finished with concrete. The garage floor is tiled, which is not thought to have any historic value. There is some older brickwork to the basement hallway floor and wine cellar area. It is the intention to replace the existing floors so that they can be lowered and to insulate and damp proof in line with current standards. The ceilings will be boarded with plasterboard. The existing garage door opening will be replaced with a French door set with side sash windows. The window and external door to workshop 2 will be replaced with two small sash windows.

The head height to workshop 2 area will be improved further by replacing the timber floor structure above with shallower timber joists, combined with some steelwork.

The staircase leading to the basement will be replaced to allow for extra depth of tread and headroom. It will terminate in roughly the same place as before, but will extend into part of the existing hallway at raised ground floor level.

Raised Ground Floor

The alterations to the raised ground floor area are fairly modest and involve altering part of the hallway to accommodate the new basement staircase, as previously described, enlarging the existing WC to form an en-suite shower room and reassigning the kitchen as a bedroom.

There is little in the way of existing period features. The existing ceilings consist of modern plasterboard, with the exception of a lath plaster ceiling to the existing kitchen, (bed 4), which will be repaired or over boarded with plasterboard.

First Floor

The alterations to the first floor area are again fairly modest and involve enlarging the existing en-suite shower room to bedroom 1, strengthening the floor joists to bedroom 1, enlarging the rear facing window opening to bedroom 1, altering the entrance to bedroom 3 and subdividing the existing bathroom to form two en-suite shower rooms.

Again there is little in the way of existing period features. The existing ceiling to bedroom 1 consists of modern plasterboard, elsewhere the ceilings are of lath plaster, which will be repaired or over boarded with plasterboard.

Replacement of Windows

There are no remaining original windows. The windows to the front have previously been replaced with poor quality single glazed sliding sash windows, with friction stays and large Georgian glazing bars. The windows to the rear have been replaced with aluminium framed double glazed units, with large and cumbersome frames.

It is proposed to replace all of the windows with high quality, bespoke made, heritage, hardwood timber sliding sash windows, which incorporate thin gap double glazing, including sash chords and counter weights. The double glazing will consist of two 4mm planes of glass, with a 6mm air gap. This will enable slender glazing bars, which are only 26mm thick.

Minor External Works

Other minor external works will include provision of boiler flue through the rear facing roof coverings and ducting of extract fans through external walls to the rear and via tile vents to the front.

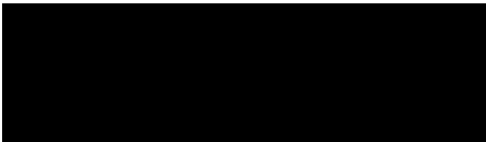
ANALYSIS OF THE SIGNIFICANCE OF ARCHAEOLOGY

The proposals do not have any significance on archaeology.

PRINCIPLES AND JUSTIFICATION FOR THE PROPOSED WORKS AND IMPACT ON THE SPECIAL CHARACTER OF THE BUILDING.

I believe the proposed alterations will preserve the character and appearance of the building. Where possible, the alterations have been sympathetically designed to maintain the physical and social characteristics of the listed building and its surroundings. The impact on the character of the building will be minimal.

Date of Report: 29th July 2020



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