

Proposed restoration/modernization work by room/area

(document given to architect together with comments from Martyn White in response to my request for information re consents required)

1. External - gutters

Replace all existing gutters and downpipes with heritage guttering



downpipe broken



downpipe detached

2. External - windows

- Ground floor, first floor bedroom to be changed to match rest of houses in the street*². Top floor described as plain glass in listing document and as double glazed no obligation to change to single glazing for appearances sake.
- kitchen window to be altered to remove Vent-Axia and replace panes
- woodwork on windows / frames to be repainted (assume consent not required)

3. Porch

- Repair cracks in walls, both internal and external, by inserting ties and making good the cement between bricks around the cracks



4. Front room

- Mend crack in wall



Diagonal crack, concealed by wallpaper, to be repaired by making good plaster*¹ (if crack found to be worse than thought then metal ties between courses of bricks then replastered)

- Repair damp plaster behind front door



damp patch needs investigating and may need silicon injection treatment before replastering*¹

- Replace fireplace and surround



current



replace with this stove and similar, narrower, surround

1960's concrete hearth, stone-faced surround and existing shelf to be removed. Hole opened up to accommodate cream Huntingdon 20 gas log-effect stove. Hole and hearth to be faced with bricks, to end flush with chimney breast. Plaster*¹ around hole to be made good and either a pine/light oak fire surround put in place or a shelf on wooden brackets put in place (depends on what I can find that would be in keeping with the house)

- Replace window*² to match others

5. Kitchen

- Open out hole in chimney breast to accommodate cooker



<- photo shows existing chimney breast marking approximate size of hole to be made. Supporting lintel at top, extractor to be fitted inside chimney, walls replastered*¹, new shelf to match kitchen units



photo -> shows result of similar work in a neighbouring property

- change kitchen window



Remove Vent-Axia from kitchen window and repair window to match original *²

- add smoke detectors etc to meet current regulations (elsewhere too as required by current regulations)

6. First floor bedroom

- Repair damp patch on front wall



damaged plaster*¹ to be removed back to point where there is something to key new plaster

[damp caused by damage to old downpipe between 16/18, similar damage in adjacent wall in no.18, downpipe patched recently but would like to replace to prevent future problems, owners of 16/18 to share cost of new downpipe]

- Remove old gas fire and fire surround from chimney breast; open up to insert shelves



opening up for shelves not essential; minimum - remove gas fire, original fire surround and mantle shelf, to put shelves in front of chimney breast between alcove wardrobes.

- Replace window*² to match others in street

7. First floor bathroom/landing

Overall: gut current bathroom, including boiler + hot water tank, remove fire surround and make good wall, add partition wall between existing partition wall and the chimney breast to make a smaller bathroom in the inside part and a study area by the window, with an access via a new archway in the existing partition wall at the window end. Position of new combi-boiler to be confirmed after discussions re position of flue.

8. Top bedroom

- Make entrance to roof space with ladder fixed to trapdoor, to enable roof insulation to be added above room
- Remove existing cupboards, water tank etc to make space for en-suite facilities at rear of room - toilet and basin now, maybe shower later

9. Outhouse

The outhouse is at the end of a row of outhouses, separated from the back of the houses by a communal twitten, with the garden of a house in Mount Pleasant running along the back of the outhouses and steps adjoining the end wall, leading to the communal drying ground. The ground level in the garden of the Mount Pleasant house is higher than the floor level of the outhouses as the houses are built on the side of a hill. The outhouses originally contained coppers for washing and the toilet facilities for the houses.

Currently the walls are plastered with damp damage along the walls, up to 1m above floor level where the garden adjoins the outhouse. Originally the outhouses were not plastered but were white-washed brick inside with clay tile or brick floors.

The builders recommend removing the damp-damaged plaster up to 1m from the floor level, injecting bricks with silicon (DPC), lining with a membrane and then attaching battens for foil-backed plaster board to line room walls, leaving air gap at the bottom. Also propose replacing damaged fibre board ceiling with foil-backed plasterboard, parallel to roof (roof leaks fixed about 2 years ago)

pictures of damp:



ceiling



back wall-> no.18



back wall -> steps



side wall by steps

No change to existing plumbing/electrics but add a sink with cupboard under for laundry materials



Notes:

*¹ The plasterer estimates that there is less than 2 sq m of plaster to be replaced over the house (excluding outhouse) and he will use renovation plaster, as he used for heritage work at Windsor Castle

*² All replacement windows to be handmade by Roundstone joiners in Arundel, to match originals. Windows may be replaced after rest of work done, depends on how much money is available for renovations as interior a priority so that I can move in.

The following information was obtained from the records of the Department of Health and Social Services, Arun District Council, in relation to the above mentioned cases. It is noted that the following information was obtained from the records of the Department of Health and Social Services, Arun District Council, in relation to the above mentioned cases.



Figure 1: Map of Arun District showing the locations of the above mentioned cases.



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