



**Recipient:** Arun District Council - Planning  
**Via:** Email only  
**Date:** Friday 9th January 2026  
**Reference:** 2506 BCSF\_Schedule of Works

## **SCHEDULE OF WORKS**

To be read in conjunction with Architects drawings (Planning at this stage).

All elements of work are to meet current Building Regulation requirements.

Please note all existing tiles, joinery, sanitary ware which are shown to be removed as part of proposed works, is to remain on site and repurposed where necessary.

### **General Internal Works/Notes (Main House)**

- safe removal of any historical asbestos materials
- removal of modern plasterboard throughout and replace with lath and (breathable insulating) lime plaster
- removal of unbreathable plaster laid directly onto masonry and replacement with suitable breathing lime plaster
- repairs to water damaged areas
- For internal chimney repairs - must ensure that any new liners do not damage historic masonry or reduce ventilation
- all historic fabric carefully removed, must be recorded, labelled and stored
- all internal joinery/fittings must be carefully removed, recorded, labelled and set aside (potentially to be reused by client elsewhere on site)
- all internal paints to be breathable

### **Basement**

- safe removal of electrical services
- removal of modern shelving and associated stacked bricks

### **GF - Front Reception Room (50m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- general room decoration
- remove existing radiator boxing in and make good timber panelling
- install cast iron standing radiator (product TBC) and necessary services
- allow for chimney repairs/installation of ceramic liner suitable for open fire use





- removal of timber double doors (internal)
- install replacement single opening hardwood timber door + ironmongery
- allow for electrical wiring upgrade

**GF - Study (15m2)**

- allow for localised repairs to floorboards where necessary
- allow for chimney repairs/installation of ceramic liner suitable for open fire use
- remove all existing modern shelving and associated brackets
- general room decoration
- allow for electrical wiring upgrade

**GF - Stairwell (10m2)**

- allow for localised repairs to floorboards where necessary
- allow for localised repairs to staircase where necessary
- sand and finish (product TBC) all floorboards
- general area decoration
- install carpet runner
- remove existing radiator boxing in and make good timber panelling
- install cast iron standing radiator (product TBC) and necessary services
- allow for electrical wiring upgrade

**GF - Rear Reception Room (25m2)**

- lift tiles and remove (carefully)
- inspect and relay underfloor heating if necessary
- modern ceiling rose to be removed and new mould installed
- allow for chimney repairs/installation of ceramic liner suitable for open fire use
- allow for electrical wiring upgrade
- remove existing radiator boxing in and make good timber panelling
- install cast iron standing radiator (product TBC) and necessary services
- carefully fill in existing opening to side entrance hallway
  - relocate glass panelled door and shelving from opposite corner
  - make provision for new service cupboard behind
- carefully open up other corner to create new entrance to side hallway
- timber panelling to be repaired and made good where appropriate
- lay timber engineer flooring and appropriate substrate

**GF - Side Entrance Hallway (10m2)**

- lift tiles and redirect services to newly created service cupboard
- relay tiles
- remove existing timber service cabinet and relocate all necessary services to newly created cupboard
- install proposed joinery (new service cupboard) 2 x 600mm full height
- general area decoration





- remove existing swing door and install 'faux' door with associated architrave
- carefully knock through existing wall to create opening to breakfast room
- install hardwood timber door
- allow for electrical wiring upgrade

#### **GF - Breakfast Room (45m2)**

- lift tiles and inspect and relay underfloor heating if necessary
- relay tiles
- install proposed joinery - 8 x 600mm full height
- allow for chimney repairs/installation of ceramic liner suitable for open fire use
- remove existing staircase and associated timber joinery
- make good ceiling where staircase removed
- remove part of existing internal wall
- allow for additional tiles (taken from rear reception room) to fill void where wall removed
- general room decoration
- allow for electrical wiring upgrade

#### **GF - Kitchen (25m2)**

- lift tiles and remove
- inspect and lay underfloor heating if necessary (base of floor to be lowered if necessary)
- relay tiles taken from rear reception room
- remove marble counter and associated struts
- remove (not all) low level brick piers
- remove existing kitchen sanitary ware and associated joinery
- install Lacanche range cooker
- install and build bespoke range hood with suitable extraction
- general room decoration
- allow for electrical wiring upgrade

#### **FF - Front Bedroom (25m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- remove existing radiator boxing in and make good timber panelling
- install cast iron standing radiator (product TBC) and necessary services
- general room decoration
- allow for chimney repairs/installation of ceramic liner suitable for open fire use
- allow for electrical wiring upgrade
- removal of timber double doors (internal)
- install replacement single opening hardwood timber door + ironmongery





**FF - Rear Bathroom (15m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- lift floorboards to inspect and likely replace all underfloor services
- general room decoration
- remove existing sanitary ware
- install new bathroom fittings/sanitary-ware including associated plumbing works
- allow for electrical wiring upgrade
- removal of timber double doors (internal)
- install replacement single opening hardwood timber door + ironmongery

**FF - Stairwell + Hallway (15m2)**

- allow for localised repairs to floorboards where necessary
- allow for localised repairs to staircase where necessary
- general area decoration
- install carpet runner
- remove existing radiator boxing in and make good timber panelling
- install cast iron standing radiator (product TBC) and necessary services
- allow for electrical wiring upgrade
- sand and finish (product TBC) all floorboards
- provide services to cupboard at end of hallway
- install washing/drying appliances in cupboard with associated joinery

**FF - Master Bedroom (30m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- remove existing radiator boxing in and make good timber panelling
- install cast iron standing radiator (product TBC) and necessary services
- general room decoration
- allow for chimney repairs/installation of ceramic liner suitable for open fire use
- allow for electrical wiring upgrade
- removal of timber double doors (internal)
- install replacement single opening hardwood timber door + ironmongery
- install 'faux' timber door to replicate existing door
- remove and install proposed replacement panelling
- install proposed joinery - 10 x 600mm full height (wardrobes)

**FF - Master Bathroom (20m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- lift floorboards to inspect and likely replace all underfloor services
- general room decoration





- remove existing sanitary ware
- install new bathroom fittings/sanitary-ware including associated plumbing works
- allow for electrical wiring upgrade
- removal of timber double doors (internal)
- install replacement single opening hardwood timber door + ironmongery
- removal of existing timber joinery
- install proposed joinery - 6 x 600mm full height

#### **FF - Hallway (10m2)**

- lift and remove floor boards to allow floor lowering by 600mm (TBC)
- install subsequent floor joists to support new floor level
- make good panelling in light of new floor level
- relay floorboards
- general area decoration
- allow for electrical wiring upgrade
- sand and finish (product TBC) all floorboards
- install new timber staircase alongside chimney breast

#### **FF - Linen Cupboard (5m2)**

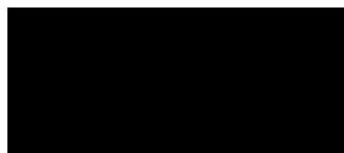
- allow for adjustments to timber panelling due to lowered floor
- remove all existing sanitary-ware and associated services
- install proposed joinery - 2 x 600mm full height
- general area decoration
- allow for electrical wiring upgrade

#### **FF - Rear Bedroom (15m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- remove existing radiator boxing in and make good timber panelling
- install cast iron standing radiator (product TBC) and necessary services
- general room decoration
- allow for removal of internal partition wall and door
- lay additional floorboards to make good gap left from wall removal
- allow for electrical wiring upgrade
- removal of existing bathroom sanitary ware and associated services

#### **FF - Rear Ensuite (10m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- lift floorboards to inspect and likely replace all underfloor services
- general room decoration
- install new bathroom fittings/sanitary-ware including associated plumbing works
- allow for electrical wiring upgrade





- install replacement single opening hardwood timber door + ironmongery
- removal of existing timber joinery
- install proposed joinery - 3 x 600mm full height
- install washing/drying appliances in cupboard with associated joinery

**SF - Stairwell (10m2)**

- allow for localised repairs to floorboards where necessary
- allow for localised repairs to staircase where necessary
- sand and finish (product TBC) all floorboards
- general area decoration
- install carpet runner
- remove existing radiator boxing in and make good timber panelling
- install cast iron standing radiator (product TBC) and necessary services
- allow for electrical wiring upgrade
- carefully knock through and create new opening to bathroom on left of stairs

**SF - Front Bedroom (30m2)**

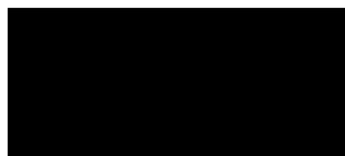
- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- remove existing floor grills and associate heating pipework in and make good floorboards
- install underfloor heating system (clipped to underside of existing boards)
- general room decoration
- allow for electrical wiring upgrade
- removal of timber door to bathroom
- block in entrance to bathroom and install timber joinery (shelving)
- localised repairs to timber structure where appropriate

**SF - Rear Bathroom (15m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- lift floorboards to inspect and likely replace all underfloor services
- general room decoration
- remove existing sanitary ware
- install new bathroom fittings/sanitary-ware including associated plumbing works
- allow for electrical wiring upgrade
- install underfloor heating system (clipped to underside of existing boards)

**SF - Front Bedroom (25m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- remove existing floor grills and associate heating pipework in and make good floorboards





- install underfloor heating system (clipped to underside of existing boards)
- general room decoration
- allow for electrical wiring upgrade
- localised repairs to timber structure where appropriate
- allow for chimney repairs/installation of ceramic liner suitable for open fire use

**SF - Linen Storage/Lobby (10m2)**

- sand and finish (product TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- general room decoration
- allow for electrical wiring upgrade
- install underfloor heating system (clipped to underside of existing boards)
- removal of existing timber joinery
- install proposed joinery - 7 x 600mm full height
- carefully block in existing opening to bathroom

**SF - Rear Bathroom (15m2)**

- sand and finish (TBC) all floorboards
- allow for localised repairs to floorboards where necessary
- lift floorboards to inspect and likely replace all underfloor services
- general room decoration
- remove existing sanitary ware
- install new bathroom fittings/sanitary-ware including associated plumbing works
- allow for electrical wiring upgrade
- install underfloor heating system (clipped to underside of existing boards)

