

Bath House, 9 The Steyne, Bognor Regis, PO21 1TX

Schedule of Works and Method Statement

Description of Proposal:

External and internal alterations to the building, comprising: replacement of UPVC window in flat 1 with timber framed window, alterations to existing external entrance to flat 6, Installation of wrought iron gates to bin store area, installation of fire alarm system and fire doors to communal areas, substantial repair works to Flat 6, minor repair works to Flat 5 and other restoration [decorative] works to exterior of building, communal area and Flat 1.

1. Schedule of Works:

The proposed works were discussed with Martyn White [Conservation Officer, Arun District Council] on 11 May 2018.

Exterior works - front of building

Refurbishment works only proposed - no consent required - to comprise:

- ¿ Retention and repair of existing windows
- ¿ Making good render and repainting same colour [rub down/filling/burning off/skim where damaged]
- ¿ Retention and repair of front door, fit new locks
- ¿ Retention and repainting of sign
- ¿ Remove redundant service cables, pin to corner and paint others

Exterior works - side of building

Application required for following -

- ¿ Replacement of UPVC window [flat 1] with casement timber window - has been subject to attempted break in so agreed this would be 6.4mm laminated glass.
- ¿ Window in place of door in Flat 6 with masonry below.

- ¿ Conservation style Velux roof light in flat 6 roof - roof felting to be replaced like for like
- ¿ Repair timber casement windows [flat 6].

Exterior Works - bin store

Currently in poor state and subject to fly tipping, application required for -

- ¿ Clean and paint light grey inside to hide dirt;
- ¿ Secure with simple, black wrought iron gates.

Flat 6 [Basement] - Internal

Evidence of flooding has left flat damaged with severe damp issues. MW mentioned flooding in the area in 2012. This flat is subject to a Building Improvement Notice. Flat within original structure but evidence of internal works in past, including new walls to create rooms within flat:

Works required within application -

- ¿ Install to brick wall and add a dimple cavity drain membrane 8mm system to waterproof
- ¿ New flooring and doors [fire doors]
- ¿ Replace ceilings to match existing & reinstate coving
- ¿ New electrics, storage system and alarm system.
- ¿ New kitchen/bathroom appliances.

Communal Areas - Internal

Following do not need an application [repair works]:

- ¿ Painting and new carpet
- ¿ Repairs to staircase [replace spindles on stair rails where missing]

Following require consent:

- ¿ Fire Alarm - using cabling but some replastering required
- ¿ New entrance doors to flats 1, 5 and 6.

Flat 5 - Internal

Following are repairs and refurbishment only [no application required]:

- ¿ Window repairs, new locks. [Potential stripping at sides].
- ¿ Repainting and new carpets
- ¿ Replastering kitchen/bathroom and new appliances
- ¿ Ceiling - repaint

Require an application:

- ¿ New internal doors [existing not original]
- ¿ Fire alarm

Flat 1 - Internal

Following do not require an application

- ¿ Window repairs as Flat 5;
- ¿ Repainting [no works to living room ceiling]
- ¿ New kitchen/bathroom units;

Require consent?

- ¿ Fire alarm

2. Method Statement:

1. Exterior restoration and painting - scaffolding to be erected to facilitate repainting, involving rub down, filling and burning off render as necessary. Colour to be retained as existing [white]. Render will be filled and repaired as necessary.
2. Front door - will be retained with new locks fitted. The sign will be retained as is and painted same colour. Skim and paint where damaged.
3. External Cables - remove redundant and clip those retained to corner. Paint to match exterior of building.
4. Repair of Windows with treated seasoned timber and window repair fillers.
5. Replacement of UPVC window in Flat 1 with timber casement window 6.4mm laminated glass [previous window was subject to break in attempts].
6. External Entrance to flat 6 - this is not required, blocks light and is unsafe. The current door, which is boarded, will be replaced by masonry and a new timber framed sash window above. A Velux conservation style roof light will be provided.
7. Bin Store - the existing bin store will be washed down, painted light grey inside to hide dirt and black, wrought iron gates installed.
8. Communal Hall Area - missing wooden spindles to be replaced to match existing on stair rail. New carpet and painting throughout [an area of damp was observed but it appeared to be along chimney line, this will be monitored but no works required at this stage]. Installation of fire doors to flats 1,5 and 6, comprising ply timber 30 minute fire doors. Installation of SMS Analogue Sentri Alarm System fitted to existing fire rated cables with control panel in communal area tested & commissioned on completion.
9. Flat 5 - Paint ceilings. Kitchen and Bathroom to be stripped to wall, re-plastered and painted white with new kitchen and bathroom appliances installed. Damp around chimney in lounge will dot and dab walls and repaint white. New internal doors to be installed Premdor 4 panel moulded smooth fire doors. SMS Analogue Sentri Alarm System to be fitted.
10. Flat 1 - redecoration works/installation of new kitchen and bathroom appliances. Installation of SMS Analogue Sentri Alarm System.
11. Flat 6 - gut to brick wall, insert new dimple cavity drain membrane 8mm system to waterproof, stud wall to perimeter and plasterboarded and skimmed to from cavity.

New floor to be installed chipboard and carpet. Ceiling to be replaced & coving to reinstated. New electrics will be installed, power, lighting extraction, consumer unit, ventilation & Fahro ecogreen digital heaters. New kitchen units and bathroom sanitary ware to be installed.