

PLANNING STATEMENT – SCHEDULE OF EXTERNAL REPAIRS

ADDRESS Salisbury House, The Steyne, Bognor Regis, West Sussex PO21 1TX

PROPOSAL Change of use of 5 self-contained flats for adults with learning difficulties to 5 self-contained flats and formation of 5 further flats from HMO rooms, garage and office. Repairs and decoration of external surfaces. Minor alterations to elevation facing Sadler Street. Changing one window facing rear courtyard to French doors. Applying obscure film to 2 windows in courtyard area.

APPLICANT Winston Developments Ltd

ISSUE 4th July 2022



Schedule of repairs and works to be carried out to Salisbury House as a part of the planning application for change of use to flats.

Feature	Works contemplated	Effect
Stucco render finish (to front elevation)	Preparation and redecoration.	No change to appearance
3 3 light sash bays with doors	Preparation and redecoration.	No change to appearance
Sash windows	Preparation and redecoration	No change to appearance
Slate roofs	Replace broken or missing slates With new slates to match. Refix Any loose slates that are in good Structural condition. Replace Flashings	No change to appearance

SALISBURY HOUSE, THE STEYNE, BOGNOR REGIS



	Overhaul the ridge tiles and make Good to cement pointing to match	No change to appearance.
	Clean the lead valley, effect local repairs	No change to appearance.
Main Roof – flat construction	Remove the existing flat roof felt Repair the decking and recover with 3 layer felt. Replace lead flashings	Existing structure will be repaired and made watertight
Chimneys	Remove felt from the 7 stacks, remove Defective render, make good to match Prepare and paint white. Renew lead Flashings	Original feature will be reinstated.
	Repair flaunching to chimney pots.	No change to appearance
Rain water goods	Gutters and down pipes seen to the Rear of the property only. Clean the Existing gutters and leave clear. Replace small sections to match The existing.	No change to appearance
<u>Other works being proposed</u>		
<u>Flat 5</u>		
Replace 2 garage doors with window	Brick up wall Supply and fit timber window	All in keeping and not visible from front

SALISBURY HOUSE, THE STEYNE, BOGNOR REGIS



Replace uPVC window

Supply and fix painted timber window

All in keeping and not visible from front

Flat 4

Replace window with door

Change opening size and S&F new Painted timber door and frame

All in keeping and not visible from front

Internal alterations

Reconfiguration of modern non Load bearing walls. 2 new stairs In Flat 4&5

Not visible from outside

Bin and Bike store

Re pave the existing concrete New timber fence

Not visible from outside and reversible

Flat 1, Bed 2

Obscure film to one window

Not visible from front and reversible

Flat 3, Bathroom

Obscure film to one window

Not visible from front and reversible

Flat 5, kitchen

Remove rear window, enlarge opening and fit timber French doors

Not visible from front and reversible

Services

Repair and reconfiguration of Small services

Repairs only and no external alterations

SALISBURY HOUSE, THE STEYNE, BOGNOR REGIS

