

Application: Existing cloakroom to be extended to provide accessible wc with shower, new floor level to be level with existing Kitchen floor and existing door opening widened to improve access for elderly and disabled

Location: 2 Hereford Cottages, Bersted Street, Bognor Regis PO22 9QH

Date: March 2021

SCHEDULE OF WORKS & METHOD STATEMENTS

Priority will be given at all times to protect the existing flint walls and elements of Historic importance during construction

No works will be carried out on site prior to Planning approval in order to avoid unnecessary disturbance, damage and exposure of existing walls and foundations

Schedule of Works and Method Statements to be carried out following Planning approval before any work is carried out on site in accordance with National, Local Authority and Historic England requirements

Historic items and building elements affected during construction

Existing external walls (see photos drg. 21.001/01 GA plans rev.A) are concealed and protected with render and internally with plaster and tiles

- west boundary flint garden wall
- cloakroom single leaf brick external walls, floor and foundations
- solid 2 storey flint wall between cloakroom and kitchen with particular attention to the foundations and damp penetration
- existing timber boarded door, door furniture, architrave and lintels in the solid flint wall between cloakroom and kitchen
- timber rafters and wall plates. Slates to be carefully removed by hand and re-used



Existing cloakroom door steps



Existing cloakroom door

The following additional items to be removed could be considered as being of no Historic or architectural value:

- parapet wall on flint garden wall constructed of concrete block, 3no. brick courses with stud wall backing originally forming west elevation of a conservatory
- conservatory concrete base concealed by recent patio paving
- white upvc windows in east and south elevations
- extract vent from shower
- black pvc half round gutter and downpipe to be retained and re-used

Schedule of Works & Method statements

Approved building contractor to provide Method Statement and Schedule of Works for approval by Local Authority of conditional Planning items before any work starts on site and to include steps taken to secure and protect the exterior and interior features during the building work

Structural survey and assessment to be carried out by professional Surveyor prior to work starting on site and to Local Authority approval at all stages during demolition and construction

Existing east elevation wall

Consideration to be given to retaining existing east elevation brick wall to be incorporated as part of the new cavity wall, subject to survey and Local Authority approval

New south elevation cavity wall

Consideration to be given to early removal of the parapet wall and part of the old conservatory concrete slab to facilitate a preliminary survey to be carried out prior to construction of the new south elevation cavity wall:

existing parapet wall of no Historic or architectural merit to be carefully removed by hand in order to prevent damage to the existing flint garden wall

open up a preliminary trench for the new south wall foundation to enable a professional surveyor to carry out a survey and assessment of ground conditions, foundations and protection required to the base of the flint boundary wall and with no damage to the existing cloakroom or the east boundary flint wall to No.1