



Schedule of Works

Elm Farm
34 The Street
Rustington
BN16 3NX

Revision A : June 2015 : Updated



Schedule of Works

Please see drawings and supplementary documentation for further information.

Throughout house

Sand and treat the existing wooden floors with WoCa wood lye.

Change radiators to more sympathetic, details to follow

Drawing room

Replace the fireplace as not original and not very well made, details to follow

Install wood-burning stove.

Remove picture rail.

Dining room

Change of use to Utility Room.

Remove picture rail.

Fireplace to be covered up, surround removed to enable the new Kitchen layout

Replace coving

Current kitchen

Change of use to dining room.

Remove wine rack and cupboard.

Install wood-burning stove.

Remove kitchen units.

Deep clean flooring.

Hallway

Remove picture rail.

Remove dado rail.

Remove coving.



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Family Room

Install spotlights on tracking system in the modern beams.

Study

Change of use to Dining Room

Change fireplace and install wood-burning stove, details of fireplace to follow.

Remove corner shelving unit (not historic)

Remove partition between Study / Family room to form new Dining Room. Retain a section of wall to show the position, as shown on the Plans.

Existing WC

Remove the existing WC suite - new cloakroom to be created in Laundry room.

Stairs

Change handrail.

Master bedroom

Enlarge en-suite by knocking through into toilet, change suite and tiling and install bath, see plans for details. Existing door to be retained.

Remove wardrobe.

Create double-doors into bedroom 2.

Bedroom 2

Decommission en-suite to create storage area.

Bedroom 3

Replace suite, tiling and floor covering in en-suite.

Bedroom 4/Bathroom

Knock through to create large family bathroom, existing doorway through to Bathroom rehung on outside and retained.

Bedroom 5

Create walk in wardrobe.



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Throughout top floor

Remove coving.

Boot room

Block off doors to garage, existing doorway retained and new studwork partition constructed on the annexe side, see Plans for details.

Create arched double-doors to replace door and window, see proposed Windows & Doors drawing

Create boot storage and seating.

Create wall and create laundry area / Cloakroom.

Remove venting for cooker hood.

Downstairs annexe room

Attend to damp issue, using lime mortar

Rebuild walls, creating new door and window on other side of room, in accordance with the Plans

Downstairs annexe bathroom

Create large bathroom and install bath.

Storage area

Create door and hallway into downstairs annexe.

Garage/laundry to become Ground Floor Annexe

Remove and reposition staircase by removing toilet.

Create doorway from storage area.

Move gas and electric meter.

Create arched glass doors.

Create kitchen/sitting room for downstairs annexe.

Outside areas

Reinstate archway over Downstairs Annexe entrance, see plans and Window drawing for details.

Renovate shutters.

Change colour of shutters and house, see Paint Schedule for details



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Remove paint from annexe walls.

Repair walls and chimneys as necessary using lime mortar.

Change white paintwork to a more sympathetic colour throughout, see Paint Schedule

Remove remaining paint from downstairs annexe bedroom flint walls.

Repair damaged front flint walls using lime mortar and remove tree stumps as far as able.

Annexe garden

Split into two.

Repair, remove or rebuild chimney stack.

Change window into doorway to Upstairs Annexe.

Create new door and window into ground floor annexe bedroom.

Seal behind existing window and door to West Elevation in accordance with the Plans and replace the existing window and door.

Install gate to secure annexe garden.

Upstairs annexe

Create new staircase.

Install oak tie beams as shown on the Plans to prevent further roof spread.

Create new kitchen.

Reconfigure bathroom and bedroom to accommodate new staircase.

Outside back garden

Remove dead saplings.

Plant trees to create a woodland area for wildlife.



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