Alterations
To
West Preston Manor
Rustington

Schedule of Proposed Alterations

ARUN DISTRICT COUNCIL R/166/10/L

Room G16

G16.1 Take down and remove modern stud wall within G18 including door, frame, architrave, skirtings etc.

Reason: Modern stud wall not contemporary with the building. Wall to be removed to form new bedroom.

G16.2 Remove existing lift shaft, lift, lift mechanism and all associated controls and services.

Reason: Not required for proposed use.

G16.3 Provide new treated joists as engineer's design at ground floor level with new moisture resistant chipboard flooring.

Reason: To reinstate former floor following removal of lift shaft.

G16.4 Provide new treated joists as engineer's design at first floor level with new plasterboard to ceiling above.

Reason: To reinstate former ceiling/floor following removal of lift shaft.

G16.5 Allow for forming secondary dropped plasterboard ceiling to part of area (new en-suite and lobby).

Reason: To provide sound attenuation between flats.

G16.6 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of the building.

G16.7 Supply and install new thermal insulation, to be specified by RJCA, between the existing floor joists and re-lay existing floorboards throughout.

Reason: To improve thermal performance of the building.

G16.8 Allow for making good localised areas of floorboarding where partitions and other items have been previously removed.

Reason: To make good with adjacent areas following alterations.

G16.9 Allow for inspecting floor timbers and replacing any defective joist and boards with new treated softwood of similar size.

Reason: To ensure the floors can support the load imposed by the building and its use.

G16.10 Carefully lift up and remove both short flights of stairs leading down to lower

corridor (G.17).

Reason: Stairs not required for new layout.

G16.11 Infill resulting opening with treated softwood timber joists and treated t&g boarding to match adjacent existing flooring.

Reason: Reason: To make good to adjacent surfaces.

G16.12 Infill resulting openings as RJCA's drawings using treated studwork with Sound-block plasterboard and set coat to both sides.

Reason: To form party wall between properties to provide both fire and acoustic resistance.

G16.13 Take down and remove existing modern door, frame etc., from lobby area and infill resulting opening with studwork and plasterboard and setting coat to either side.

Reason: Modern stud wall not required.

G16.14 Allow for cutting out defective areas of lath and plaster ceiling above and making good with new timber lathers and plaster to match adjacent surfaces and line entire ceiling with lining paper and redecorate with emulsion.

Reason: To repair to match adjacent surfaces.

G16.15 Form new timber stud walls, all as RJCA drawing with plasterboard and set coat to both sides with new coving, skirtings, architrave etc., style to be agreed.

Reason: To enclose new en-suite

G16.16 Supply and hang new softwood six panel doors.

Reason: For new layout. Doors and ironmongery to be of complimentary design to original and retained doors in south wing.

G16.17 Form new foul water drain from new en-suite exiting into rear courtyard to connect into existing drainage system.

Reason: For new layout

G16.18 Supply and install new sanitary wear, all as RJCA's drawing.

Reason: For new layout

G16.19 Carefully strip all existing woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration works.

Room G18

G18.1 Take down separating stud wall as G16 above

Reason: To accommodate new layout.

G18.2 Take down and remove timber stud walls, sanitary ware and kitchenette, all internal doors, linings etc.

Reason: Modern partition walls and fittings not required.

G18.3 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of the building.

G18.4 Supply and install new thermal insulation, to be specified by RJCA, between the existing floor joists and re-lay existing floorboards throughout.

Reason: To improve thermal performance of the building.

G18.5 Allow for inspecting floor timbers and replacing any defective joist and boards with new treated softwood of similar size.

Reason: To ensure the floors can support the loads imposed by the buildings and its uses.

G18.6 Carefully remove all paint, woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration.

G18.7 Carefully cut out and remove any loose or defective plaster noted and re-plaster locally to match adjacent surfaces prior to redecorating.

Reason: Repair of existing fabric.

G18.8 Re-form decorative cornice moulding throughout the room where damaged and where partitions etc., have been previously removed, all to match existing.

Reason: Repair of existing fabric.

G18.9 Remove overboarding to fireplace.

Reason: To reinstate opening.

G18.10 Remove all woodchip paper from ceilings, generally rub down and prepare ceilings, line and decorate with emulsion.

Reason: Part of overall redecoration.

G18.11 Remove live plaster and laths behind and cut in new plaster board with set coat to adjacent surfaces. Rake out cracking and make good plaster ceilings leaving ready for redecoration.

Reason: Part of overall redecoration.

G18.12 Carefully remove Victorian marble fire place, make good chimney breast and provide vent to chimney. Extend chimney breast with new section of stud wall. Existing skirting and cornice to be carefully removed and refitted on new section of stud partition. Marble fire place to be repositioned in entrance hall.

Reasons: to accommodate new layout

G18.13 Strip down existing single glazed sliding sash windows and overhaul replacing all sash cords and parting & staff beads and making localised repairs as necessary. Renew all ironmongery with good quality solid brass equivalents as necessary.

Reason: Repair of existing fabric.

G18.14 Carefully ease and adjust the existing internal window shutters. Leave in full working order and ready to decorate

Reason: Repair of existing fabric.

G18.15 Cut out and repair localised damage at high and low level to shutter boxes to match adjacent surfaces.

Reason: Repair of existing fabric.

G18.16 Allow for cutting back plaster to head of windows. Expose timber lintel and allow for replacement of same with new air dried oak lintel as agreed between structural engineer and conservation officer.

Reason: To allow investigative works into cracking above brick arches.

Room G19

G19.1 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of the building.

G19.2 Supply and install new thermal insulation, to be specified by RJCA, between the existing floor joists and re-lay existing floorboards throughout.

Reason: To improve thermal performance of the building.

G19.3 Allow for inspecting floor timbers and replacing any defective joist and boards with new treated softwood of similar size.

Reason: To ensure the floors can support the loads imposed by the buildings and its uses.

G19.4 Carefully remove all paint, woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration.

G19.5 Carefully cut out and remove any loose or defective plaster noted and re-plaster locally to match adjacent surfaces prior to redecorating.

Reason: Repair of existing fabric.

G19.6 Undertake localised repair of decorative cornice moulding throughout the room where damaged and of central plaster rose, all to match existing.

Reason: Repair of existing fabric.

G19.7 Remove all woodchip paper from ceilings. Generally rub down and prepare ceilings, line and decorate with emulsion.

Reason: Part of overall redecoration.

G19.8 Remove live plaster and laths behind and cut in new plaster board with set coat to adjacent surfaces. Rake out cracking and make good plaster ceilings leaving ready for redecoration.

Reason: Part of overall redecoration.

G19.9 Strip down existing single glazed sliding sash windows and overhaul replacing all sash cords and parting and staff beads as necessary. Renew all ironmongery with good quality solid brass equivalents as necessary.

Reason: Repair of existing fabric.

G19.10 Carefully ease and adjust the existing internal window shutters. Leave in full working order and ready to decorate.

Reason: Repair of existing fabric.

G19.11 Repair localised damage at both high and low levels to shutter boxes to match adjacent surfaces.

Reason: Repair of existing fabric.

G19.12 Allow for cutting back plaster to head of windows. Expose timber lintel and allow for replacement of same with new air dried oak lintel as agreed between structural engineer and conservation officer.

Reason: To allow investigative works into cracking above brick arches.

G19.13 Remove existing cast iron wood burner from fireplace.

Reason: No longer required.

G19.14 Carefully remove door frame and architrave within wall between G19/G20. In-fill opening with block work and make good plaster ready for decoration. Extend skirting board in new skirting to match existing.
Form new opening between entrance hall and G19. Refit existing door frame and architrave.

Reason: To accommodate new layout.

Room G20

G20.1 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of the building.

G20.2 Supply and install new thermal insulation, to be specified by RJCA, between the existing floor joists and re-lay existing floorboards throughout.

Reason: To improve thermal performance of the building.

G20.3 Allow for inspecting floor timbers and replacing any defective joist and boards with new treated softwood of similar size.

Reason: To ensure the floors can support the loads imposed by the buildings and its uses.

G20.4 Carefully remove all paint, woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration.

G20.5 Carefully cut out and remove any loose or defective plaster noted and re-plaster locally to match adjacent surfaces prior to redecorating.

Reason: Repair of existing fabric.

G20.6 Make good cracking to plasterboard ceilings, line and leave ready for redecoration.

Reason: Part of overall redecoration.

G20.7 Cut in new softwood moulded skirtings to perimeter of wall to match existing.

Reason: Repair of existing fabric.

G20.8 Strip down existing single glazed sliding sash windows and overhaul replacing all sash cords and parting & staff beads and making localised repairs as necessary. Renew all ironmongery with good quality solid brass equivalents as necessary.

Reason: Repair of existing fabric.

G20.9 Carefully ease and adjust the existing internal window shutters. Leave in full working order and ready to decorate.

Reason: Repair of existing fabric.

G20.10 Take down and overhaul existing front door and re-hang allowing for localised timber repairs as necessary.

Reason: Repair of existing fabric.

G20.11 Form new foul water drain from new kitchen below existing timber floor and exiting to the front elevation to connect to the existing drainage system.

Reason: To accommodate new layout.

G20.12 Supply and install new kitchen base and wall units dividing screen.

Reason: To accommodate new layout.

G20.13 Allow for cutting back plaster to head of windows. Expose timber lintel and allow for replacement of same with new air dried oak lintel as agreed between structural engineer and conservation officer.

Reason: To allow investigative works into cracking above brick arches.

G20.14 Replace modern door ironmongery to both front door and internal door with good quality brass ironmongery, contemporary to this part of the building.

Reason: To match existing

F1.1 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of building.

F1.2 Supply and install new acoustic insulation to be specified by RJCA between the existing floor joists and relay existing floor boards throughout.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F1.3 Overlay existing floor with built up acoustic deck.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F1.4 Allow for inspecting floor timbers and replacing any defective joist end boards with new treated softwood of similar size.

Reason: Repair of existing fabric.

F1.5 Carefully remove all paint, woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration.

F1.6 Carefully cut out and remove any loose or defective plaster noted and re-plaster locally to match adjacent surfaces prior to redecorating.

Reason: Repair of existing fabric.

F1.7 Carefully take down existing modern studwork partition as shown on RJCA's drawings together with 2No. timber doors, frames etc.

Reason: To accommodate new layout.

F1.8 Reduce width of opening to partitions to central part of room with new studwork with plasterboard and skim coat to both faces to match adjacent surfaces.

Reason: To accommodate new layout.

F1.9 Supply and install new softwood lining, architraves etc together with new 6 panel timber door.

Reason: To match other existing panel doors in this part of the building.

F1.10 Supply and hang new 6 panel door to existing opening onto F3.

Reason: To match other existing panel doors in this part of the building.

F1.11 Strip down existing single glazed sliding sash windows and overhaul replacing all sash cords and parting & staff beads and making localised repairs as necessary. Renew all ironmongery with good quality solid brass equivalents as necessary.

Reason: Repair of existing fabric.

F1.12 Carefully ease and adjust the existing internal window shutters. Leave in full working order and ready to decorate.

Reason: Repair of existing fabric.

F1.13 Remove all woodchip paper from ceilings, rub down and prepare ceilings, line and decorate with emulsion.

Reason: Repair of existing fabric.

F1.14 Make good cracking to plasterboard ceilings leaving ready for redecoration.

Reason: Repair of existing fabric.

F1.15 Allow for cutting back plaster to head of windows. Expose timber lintel and allow for replacement of same with new air dried oak lintel as agreed between structural engineer and conservation officer.

Reason: To allow investigative works into cracking above brick arches.

F1.16 Cut in new softwood moulded skirtings to perimeter of wall.

Reason: To match existing where walls altered.

F1.17 Re-form decorative cornice moulding throughout the room where damaged and where partitions etc., have been previously removed.

Reason: To match existing.

F1.18 Remove existing wash hand basin and adapt services.

Reason: To suit new layout.

F1.19 Supply and install new kitchen base and wall units, appliances etc.

Reason: All as new layout

Room F2 (to include F3 & F4)

F2.1 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of building.

F2.2 Supply and install new acoustic insulation to be specified by RJCA between the existing floor joists and relay existing floor boards throughout.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F2.3 Overlay existing floor with built up acoustic deck.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F2.4 Allow for inspecting floor timbers and replacing any defective joist end boards with new treated softwood of similar size.

Reason: Repair of existing fabric.

F2.5 Carefully remove all paint, woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration.

F2.6 Carefully cut out and remove any loose or defective plaster noted and re-plaster locally to match adjacent surfaces prior to redecorating.

Reason: Repair of existing fabric.

F2.7 Carefully take down existing modern studwork partition as shown on RJCA's drawings together with various timber doors, frames etc.

Reason: To accommodate new layout.

F2.8 Strip down existing single glazed sliding sash windows and overhaul replacing all sash cords and parting & staff beads and making localised repairs as necessary. Renew all ironmongery with good quality solid brass equivalents as necessary.

Reason: Repair of existing fabric.

F2.9 Carefully ease and adjust the existing internal window shutters. Leave in full working order and ready to.

Reason: Repair of existing fabric.

F2.10 Take down and remove electronic ventaxia vent through upper pane of window, remove single pane of glass and supply and install new pane.

Reason: Extract not required.

F2.11 Remove all woodchip paper from ceilings, rub down and prepare ceilings, line and decorate with emulsion.

Reason: Repair of existing fabric.

F2.12 Make good cracking to plasterboard ceilings leaving ready for redecoration.

Reason: Repair of existing fabric.

F2.13 Cut in new softwood moulded skirtings to perimeter of wall.

Reason: To match existing.

F2.14 Allow for cutting back plaster to head of windows. Expose timber lintel and allow for replacement of same with new air dried oak lintel as agreed between structural engineer and conservation officer.

Reason: To allow investigative works into cracking above brick arches.

F2.15 Re-form decorative cornice moulding throughout the room where damaged and where partitions etc., have been previously removed.

Reason: To match existing.

F2.16 Remove overboarding to fireplace.

Reason: To reinstate fireplace.

F2.17 Remove all kitchen units, appliances, sanitary ware etc. from kitchenette and F3, isolate and/or remove services including capping off drainage as appropriate.

Reason: Not required for new layout.

Room F5

F5.1 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of building.

F5.2 Supply and install new acoustic insulation to be specified by RJCA between the existing floor joists and relay existing floor boards throughout.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F5.3 Overlay existing floor with built up acoustic deck.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F5.4 Allow for inspecting floor timbers and replacing any defective joist end boards with new treated softwood of similar size.

Reason: Repair of existing fabric.

F5.5 Carefully remove all paint, woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration.

F5.6 Carefully cut out and remove any loose or defective plaster noted and re-plaster locally to match adjacent surfaces prior to redecorating.

Reason: Repair of existing fabric.

F5.7 Remove all woodchip paper from ceilings, rub down and prepare ceilings, line and decorate with emulsion.

Reason: Repair of existing fabric.

F5.8 Make good cracking to plasterboard ceilings leaving ready for redecoration.

Reason: Repair of existing fabric.

F5.9 Cut in new softwood moulded skirtings to perimeter of wall.

Reason: To match existing.

F5.10 Re-form decorative cornice moulding throughout the room where damaged and where partitions etc., have been previously removed.

Reason: To match existing.

F5.11 Supply and install new timber staircase to north east corner of the room as per RJCA's drawing.

Reason: To access second floor attic room.

F5.12 Infill existing opening in wall at high level and form new doorway as RJCA's drawing with new 6 panel door.

Reason: To provide new access to attic room, door to match those proposed elsewhere.

Room F6 (inc. kitchenette)

F6.1 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of building.

F6.2 Supply and install new acoustic insulation to be specified by RJCA between the existing floor joists and relay existing floor boards throughout.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F6.3 Overlay existing floor with built up acoustic deck.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F6.4 Allow for inspecting floor timbers and replacing any defective joist end boards with new treated softwood of similar size.

Reason: Repair of existing fabric.

F6.5 Carefully remove all paint, woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration.

F6.6 Carefully cut out and remove any loose or defective plaster noted and re-plaster locally to match adjacent surfaces prior to redecorating.

Reason: Repair of existing fabric.

F6.7 Allow for cutting back plaster to head of windows. Expose timber lintel and allow for replacement of same with new air dried oak lintel as agreed between structural engineer and conservation officer.

Reason: To allow investigative works into cracking above brick arches.

F6.8 Carefully take down existing modern studwork partition as shown on RJCA's drawings together with timber doors, frames etc.

Reason: To accommodate new layout.

F6.9 Remove all sanitary ware, kitchen units, appliances etc, isolate and/or remove services including drainage from bathroom and kitchenette.

Reason: To accommodate new layout.

F6.10 Take down and remove existing modern ply faced entrance door and supply and install softwood 6 panel door.

Reason: To match other rooms in this part of the building.

F6.11 Strip down existing single glazed sliding sash windows and overhaul replacing all sash cords and parting & staff beads and making localised repairs as necessary. Renew all ironmongery with good quality solid brass equivalents as necessary.

Reason: Repair of existing fabric.

F6.12 Carefully ease and adjust the existing internal window shutters. Leave in full working order and ready to decorate in accordance.

Reason: Repair of existing fabric.

F6.13 Remove all woodchip paper from ceilings, rub down and prepare ceilings, line and decorate with emulsion.

Reason: Repair of existing fabric.

F6.14 Make good cracking to plasterboard ceilings leaving ready for redecoration.

Reason: Repair of existing fabric.

F6.15 Cut in new softwood moulded skirtings to perimeter of wall.

Reason: To match existing.

F6.16 Re-form decorative cornice moulding throughout the room where damaged and where partitions etc., have been previously removed.

Reason: To match existing.

F6.17 Construct new studwork wall as shown on RJCA's drawing. Allow for noggin out the floor below or doubling up the floor joists as recommended by the structural engineer and as appropriate to support new wall.

Reason: To accommodate new layout.

Room F7 (including former lift shaft & stairs)

F7.1 Take down and remove walls to lift shaft to south and west as per RJCA's drawing.

Reason: Lift not required.

F7.2 Supply and erect new stud partition walls and allow nogging out or doubling up of joists to floor below to support new walls.

Reason: To suit new layout.

F7.3 Lift existing floorboards, treat all existing timbers against insect and fungal attack and relay boards.

Reason: To protect fabric of building.

F7.4 Supply and install new acoustic insulation to be specified by RJCA between the existing floor joists and relay existing floor boards throughout.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F7.5 Overlay existing floor with built up acoustic deck.

Reason: To provide acoustic insulation between dwellings in accordance with Building Regulations.

F7.6 Allow for inspecting floor timbers and replacing any defective joist end boards with new treated softwood of similar size.

Reason: Repair of existing fabric.

F7.7 Carefully remove all paint, woodchip and other paper from remaining walls, make good localised damage, line and redecorate with emulsion.

Reason: Part of overall redecoration.

F7.8 Carefully cut out and remove any loose or defective plaster noted and re-plaster locally to match adjacent surfaces prior to redecorating.

Reason: Repair of existing fabric.

F7.9 Supply and install new softwood lining, architraves etc together with new softwood 6 panel door.

Reason: To match other doors in building.

F7.10 Remove all woodchip paper from ceilings, rub down and prepare ceilings, line and decorate with emulsion.

Reason: Repair of existing fabric.

F7.11 Make good cracking to plasterboard ceilings leaving ready for redecoration in accordance.

Reason: Repair of existing fabric.

F7.12 Cut in new softwood moulded skirtings to perimeter of wall.

Reason: To match existing.

F7.13 Allow for installation of new floor joists (as detailed under G16 above) supply and lay new moisture resistant chipboard flooring to finish level with adjacent landing.

Reason: To form new floor where lift shaft removed.

F7.14 Supply and install new sanitary ware.

Reason: To form new bathroom.

F7.15 Allow for running and adapting waste to connect into existing waste.

Reason: To serve new bathroom.

F7.16 Where lift shaft removed infill opening to ceiling with new soft wood timber joist as sized by engineer and line with plasterboard and set coat leaving ready to decorate.

Reason: To re-instate ceiling.

F7.17 Take down and remove door and lining to opening leading onto corridor (F8) in fill resulting opening with brick/blockwork tied into either side with Furfix or similar and plaster to either side to match adjacent surfaces leaving ready for redecoration.

Reason: To form party wall to provide fire and sound separation to Building Regulations standards.

F7.18 Infill alcove on half landing to form a wall of lift shaft, all as RJCA's drawing using studwork and plasterboard with skim coat.

Reason: To reduce noise transmission.

F7.19 Take down overhaul and re-fit top hung casement at high level to upper landing allowing for localised repairs to timber as required.

Reason: Repair of existing fabric.

F7.20 Take down and remove existing glazed external fire exit door to north elevation (leading from existing stairs). Remove frame etc, reduce opening, infilling at low level with brickwork to match existing and supply and install new timber sliding sash windows.

Reason: Fire exit not required for new layout.