

## Schedule of Works

**Site Address:** 26A Station Street, Lewes, BN7 2DB

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**Date:** November 2023

### 1. Introduction

This application proposes to convert the front part of the property into 2 dwellings (Use Class C3) and to use the rear parts (hall, kitchen and toilets) for community use (Use Classes E(d) and F2(b), with associated internal alterations and renovation internally and externally. The current authorized use of 26A Station Street is 'a place of worship', formerly use class D1, now use class F1(f), which was granted planning consent in 1978 (more detail is provided below).

This application is supported by a separate Planning, Design and Access Statement and a Heritage Statement provided by HCUK Group.

### 2. Schedule of Works - External

1. The insertion of a new entrance door for the first floor flat;
2. Relocation of the existing entrance door to the new hall entrance;
3. New hall entrance to provide disabled access to the community use – involves removal of existing window (W06) and enlargement of opening;
4. Replacement of the fibre cement slates to the northern roof range with natural slate;
5. Replacement of unsympathetic pipe railings adjacent to the property alongside Marlborough Place with tradition black painted metal railings;
6. Repair works to brick paving alongside Marlborough Place and adjusting levels to improve access to the flats and the community hall;
7. Heritage bin storage containers to hide the plastic wheelie bins, improving the appearance of the property and containing them within the site so that they don't obstruct Marlborough Place, and to prevent passers by from throwing their waste into them;

### Works Proposed to Windows:

8. W01, W02, W03, W07, W08, W15, W16, W17: Upgrading works to make them double glazed, involving re-using existing glazing wherever possible, or replacing existing glazing with heritage glass on the outer panes, and using Low-E glass for the inner panes, with an air gap of 10mm. The windows will need to be re-weighted and frames will be repaired and any decayed elements (eg. Sills, stiles, meeting rails, glazing bars) replaced with matching hardwood timber and painted white to match the existing windows. All sightlines and existing elevational arrangement of windows panes and frames to remain as existing.
9. W05: Existing modern window to be replaced with new obscured, double glazed openable window in matching materials (timber frame painted white), size and style as the existing window, with limited opening to maintain privacy and prevent obstruction of cycle parking area.
10. W06: Existing window to be removed, opening enlarged and adapted to accommodate new disabled entrance to hall, with double doors relocated from the existing entrance.
11. W12 and W13: Installation of secondary glazing to the inside of the curved bay window to the bedroom in Flat 1;
12. W14: Replacement of the existing timber framed, Perspex glazed roof lantern over the hall with new metal framed, double glazed roof lantern incorporating tinted glass, sloping on all sides, to better reflect the 1930s age of the host building and provide openable windows to reduce overheating, solar gain and upward light pollution.

### 3. Schedule of Works - Internal

#### 13. Flat1:

- a. Partial demolition of internal walls at ground floor level to connect the basement staircase to the ground floor (currently external access only);
- b. Opening up of internal wall between ground floor front room and central room to create doorway between living room and bedroom to right of chimney breast and insertion of jib door within new opening;
- c. Opening up of internal wall between ground floor central room and existing mens' toilets to create doorway from bedroom to en-suite bathroom;
- d. Insertion of secondary glazing to inside of curved bay in bedroom;
- e. Replacement and relocation of staircase to basement to provide usable access to basement level kitchen and utility;
- f. Insertion of kitchen units and plumbing to serve kitchen and utility.

#### 14. Flat 2:

- a. Replacement and relocation of staircase to first floor, insertion of internal wall and blocking up of existing entrance to the central room (with curved bay) to separate Flat 2 entrance hall from Flat 1 bedroom and community use;
- b. Removal of partition wall on first floor landing to provide space for a dining area;
- c. Insertion of partition walls within existing first floor hall to create two bedrooms and two shower rooms;
- d. Insertion of showers, sinks and toilets and plumbing to the two shower rooms;
- e. Insertion of 3 fitted wardrobes in the two bedrooms;
- f. Insertion of kitchen units and plumbing to the first floor front room.

#### 15. Community Use:

- a. New partition wall and accessible door to create disabled toilet next to new community entrance;
- b. New partition wall and blocking up of existing doorway to mens' toilets to create 3<sup>rd</sup> toilet (WC3) in main toilets;
- c. Replacement of kitchen units with new units;
- d. Removal of pine flooring in hall and replacement with new timber sprung floor.
- e. New partition walls within hall to create lobby and storage room, with double doors from lobby into the hall and sliding doors to access the storage room.