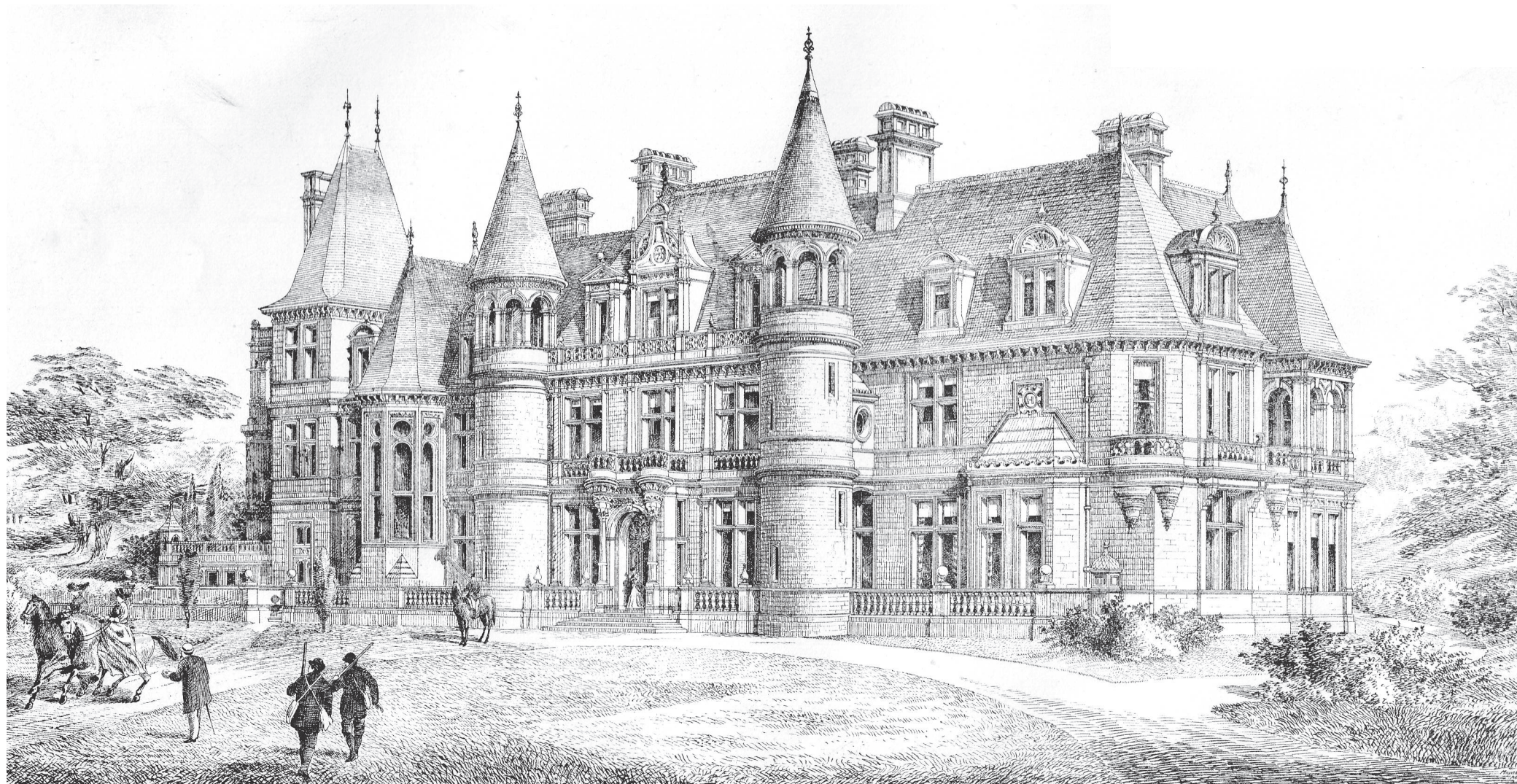




Building Condition Survey & Schedule of Proposed alterations Wykehurst House, nr Bolney RH17 5QQ

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**STICKLAND
WRIGHT**

1.0 Introduction

1.1 Scope of Survey

This document is intended to be read in conjunction with the submitted floor plans for Wykehurst House. It provides a detailed schedule of the proposed alterations to the property, including descriptions of the planned works and their locations. Where relevant, supporting photographs have been included to offer visual context and further clarification of the existing conditions and proposed changes. This document, together with the floor plans and accompanying imagery, aims to give a comprehensive overview of the scope and nature of the development works.



Example of timber shutter requiring restoration



Example of cornicing and skirting retained



Example of door restoration and decoration required



Example of repair required following removal of non original wall

1.2 General notes

- New flooring will be laid over existing floor conditions except where existing carpet is located, this is to be removed and replaced.
- Existing skirting retained, restored and replicated through out.
- Existing doors retained and replicated to locations without doors
- Existing architraves retained and replicated to locations without architraves
- Existing picture rails retained and restored
- Existing cornicing retained and restored. Where area are missing or damaged replica corning to be installed.
- Existing window shutters retained and restored.
- Existing windows repaired and restored. Replaced with replicas where damaged beyond repair.
- Original staircases retained and restored
- New decoration through out
- New electrics and plumbing through out the property.



Example of existing stairwell balustrade retained



Example of ventilation dropped ceiling with cornicing



Example of door and skirting detail



Example of replacement window

1.0

Introduction

1.3

General notes Ground floor

Historic features primarily located on this floor to the following rooms:

- Entrance rooms (G23, G22, G20, G24)
- Stairwell (G16)
- Dining room (G15)
- Living Room (G19)
- Library (G26)
- Hallway (G27)
- TV room (G30)
- Stairwell (G13)

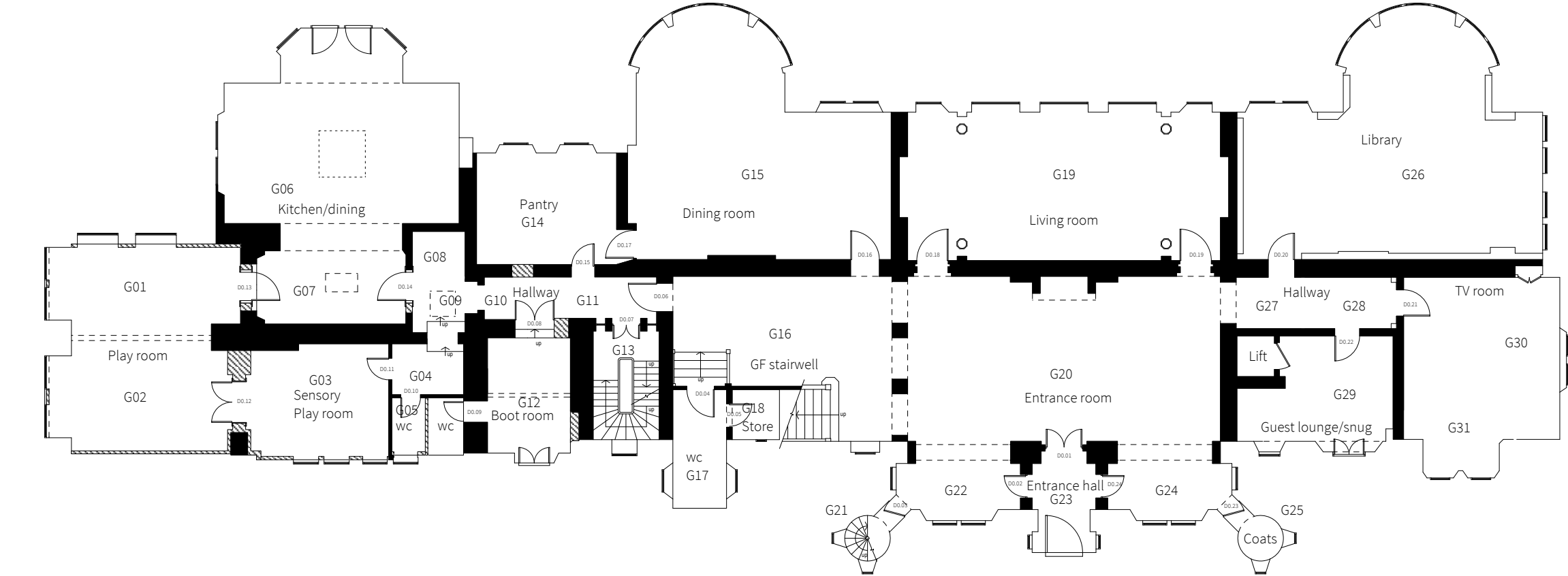
Original door sets to ground floor show altered locations to handles and non original handles. The handles are decorative and assumed Doyle addition. These are cheap modification to the original fabric.



Examples of altered door handle and location

2.0

Proposed ground floor plan



Proposed ground floor plan



2.1

Proposal - Ground Floor

Room	Proposal	Photograph - Record of condition			
Entrance Hall (G23)	No proposed alterations				
Entrance room (G22, G20, G24, G25, G21 and G16)	New flooring through out over laid on exist- ing. Original doors retained and restored.				
WC and store (G17 and G18)	New flooring over laid on existing Decoration New sanitaryware. Original door set retained and restored.				



2.2

Proposal - Ground Floor

Room	Proposal	Photograph - Record of condition			
Hallway (G11, G10, G09 and G08)	New flooring over laid on existing New plasterboard to ceiling Door blocked into Pantry (G14) New plaster and decoration. D0.15 original door in new architrave. Moulding to be installed to match hallway G27.				
Staircase (G13)	New flooring over laid on existing Decoration Doors retained and restored Balustrades retained and restored				



2.3

Proposal - Ground Floor

Room	Proposal	Photograph - Record of condition	
Pantry (G14)	New flooring over laid on existing floorboards New plasterboard to ceiling Door blocked into hallway New plaster and decoration New kitchen to be installed Original door between dining room D0.17, to be retained and restored.		
Boot Room and WC (G12)	New flooring over laid on existing New plaster and decoration Installation of joinery and saintaryware Existing entrance door retained and restored New double door to replicate D0.07 to G13.	 	 



2.4

Proposal - Ground Floor

Room	Proposal	Photograph - Record of condition			
Kitchen and dining (G07 and G06)	Entrance doorways recentered on openings New flooring over laid on existing New plaster and decoration New opening formed for existing light well in ceiling New kitchen installation				
Playroom (Go1, G02 and G03)	New flooring over laid on existing New plaster and decoration Glazing to windows to be replaced due to low level - toughened glazing to low level areas for safety. New joinery installation Opening between G02 and G03 centered with proposed double doors.				
Hallway (G04)	New flooring over laid on existing New plaster and decoration				



2.5

Proposal - Ground Floor

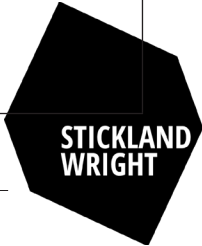
Room	Proposal	Photograph - Record of condition	
WC (G05)	New flooring over laid on existing New plaster and decoration New sanitaryware		
Dining Room (G15)	New flooring, replacement of existing carpet flooring Original features retained and restored as required. Hidden door between dining and pantry (G14) to be restored. Original door retained and restored.	 	 



2.6

Proposal - Ground Floor

Room	Proposal	Photograph - Record of condition			
Living Room (G19)	New flooring, replacement of existing carpet flooring Original features retained and restored as required Original doors retained and restored.				
Hallway (G27-G28)	New flooring over laid on existing New plaster and decoration Replica moldings installed to hallway Skirting reinstated to match existing				
Library (G26)	Original timber joinery restored back to oak finish. New flooring, replacement of existing carpet flooring Original doors retained and restored.				



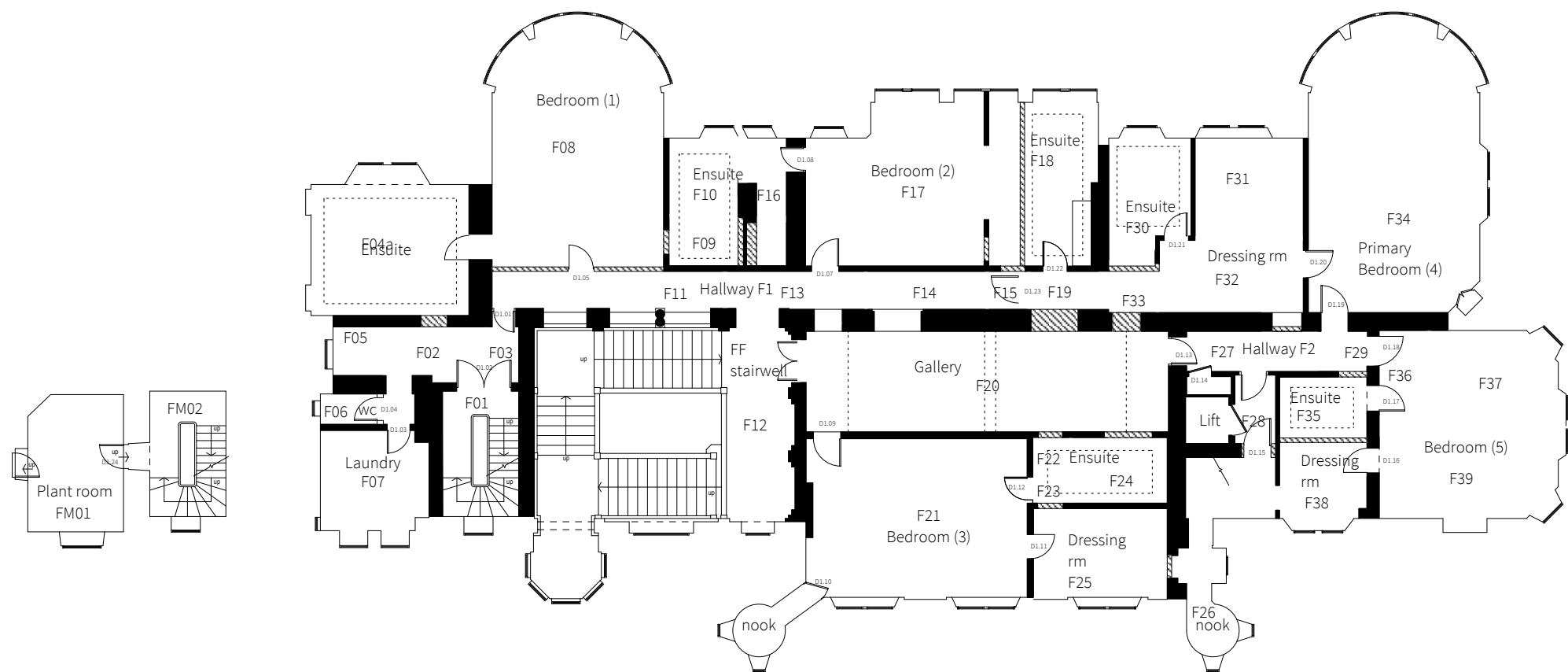
2.7

Proposal - Ground Floor

Room	Proposal	Photograph - Record of condition	
TV Room (G30)	Mezzanine floor removed, damage to areas reinstated from wall removal. New flooring over laid on existing New decoration New plaster and restoration of ceiling Original doors retained and restored.		
Guest lounge and lift (G29)	New flooring over laid on existing New plaster and decoration Lift reinstated Original doors retained and restored. Non original architrave room side.		



Proposed first floor plan



Proposed first floor plan



3.1

Proposal - First Floor

Room	Proposal	Photograph - Record of condition	
First floor stairwell (F12)	New flooring removal of existing carpet Decoration		
Hallway (F11, F13 and F14)	New flooring over laid on existing New decoration		
Stairwell (F01)	New flooring over laid on existing New decoration. Currently no doors - replica proposed to match G13.		



3.2

Proposal - First Floor

Room	Proposal	Photograph - Record of condition	
Utility (F02, F03 and F05)	Area combine into one space. Doorway blocked off to F04 New flooring over laid on existing New decoration Installation of utility joinery		
WC (F06)	New flooring over laid on existing New plaster and decoration New sanitaryware		
Laundry (F07)	New flooring over laid on existing New decoration Installation of utility joinery and shelving		



3.3

Proposal - First Floor

Room	Proposal	Photograph - Record of condition	
Bedroom (1) (F08)	New flooring over laid on existing New decoration Original door - relocated to new location with new architraves.		
Dressing Room and ensuite (F04 and F04a)	New flooring over laid on existing New decoration Installation of joinery New sanitary ware Lowered ceiling to en suite to house ventilation system Wall subdividing F04 and F04a to be removed as per plans - one ensuite room.		



3.4

Proposal - First Floor

Room	Proposal	Photograph - Record of condition	
Gallery (F20)	Existing set up from hallway (F12) removed New flooring over laid on existing New plaster and decoration New roof New staircase up to second floor		
Bedroom (2) (F17)	New flooring over laid on existing New decoration Installation of joinery Original door in new frame and architrave.		



3.5

Proposal - First Floor

Room	Proposal	Photograph - Record of condition	
Ensuite (F16, F10 and F09)	New flooring over laid on existing New decoration New sanitary ware Lowered ceiling to en suite to house ventilation system		
Bedroom (3) (F21)	New flooring over laid on existing New decoration Original door frame and architrave, repair required.		



3.6

Proposal - First Floor

Room	Proposal	Photograph - Record of condition	
Ensuite and dressing room (F22, F23, F24 and F25)	Windows blocked up into gallery (F20) New flooring over laid on existing New decoration Installation of joinery New sanitary ware Lowered ceiling to en suite to house ventilation system Original door D1.11 dressing room in new opening.		
Hallway (F27, F28 and F29)	New flooring over laid on existing New decoration		
Bedroom 5 (F36, F37 and F39)	Removal of non original walls to form one bedroom. Damaged walls and cornicing repaired and reinstated. New flooring over laid on existing New decoration Original door D1.18 in new frame and architrave Original door D.1.17 in original frame and architrave.	 	 



3.7

Proposal - First Floor

Room	Proposal	Photograph - Record of condition	
Ensuite, dressing room and nook (F35, F38 and F26)	New flooring over laid on existing New decoration Installation of joinery New sanitary ware Lowered ceiling to en suite to house ventilation system		
Primary bedroom (4) (F34)	New flooring over laid on existing New decoration Original door D1.19 and D.20 in new frame and architrave	 	 



3.8

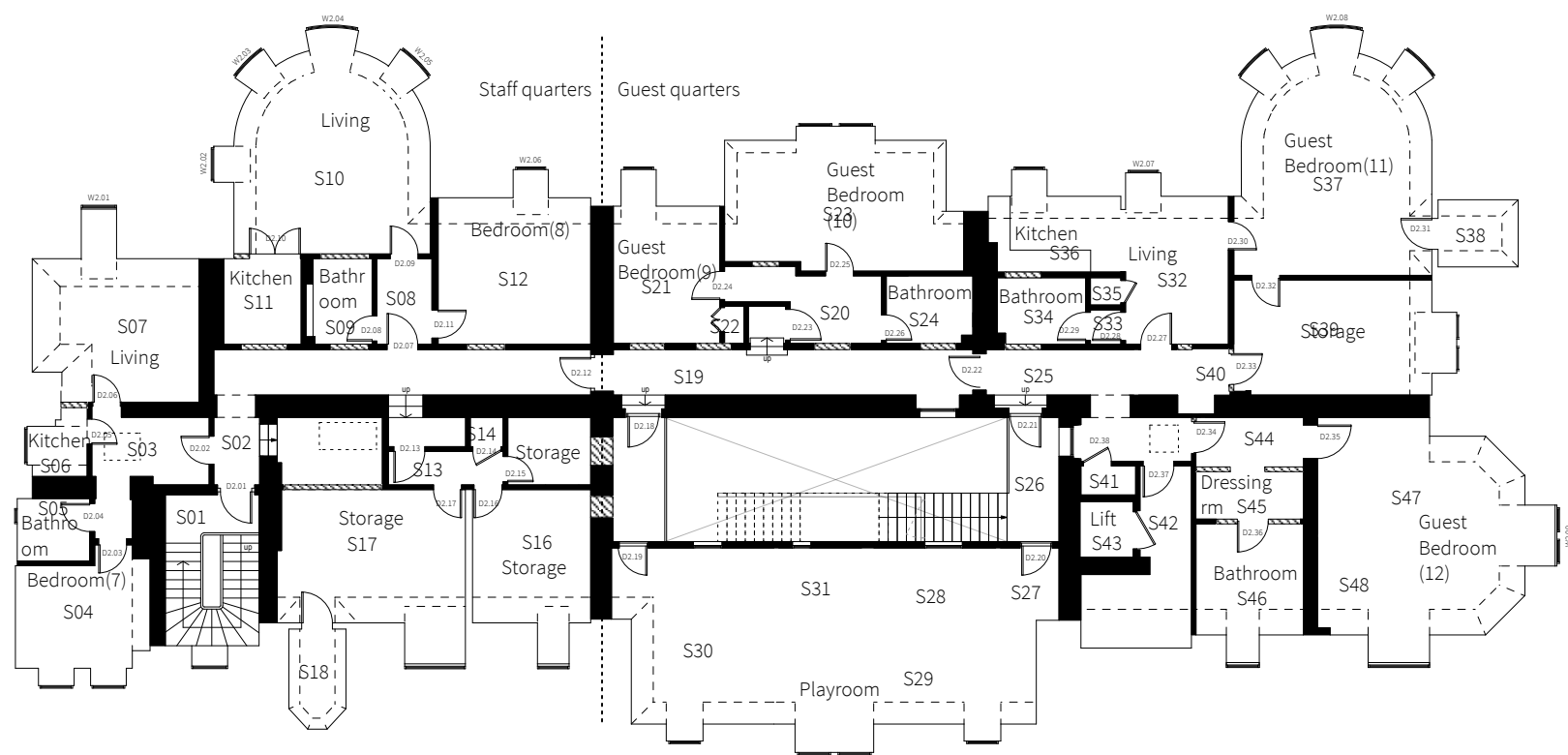
Proposal - First Floor

Room	Proposal	Photograph - Record of condition	
Dressing room and ensuite (F32, F31, F33, F19, F30 and F18)	New flooring over laid on existing New decoration Installation of joinery New sanitary ware Lowered ceiling to en suite to house ventilation system Original door D1.21 and D.22 in new frame and architrave		
Bedroom (6) (FM01)	New flooring over laid on existing New decoration Original door	 	



4.0

Proposed second floor plan



Proposed second floor plan



4.1 Proposal - Second Floor

Minimal historic internal features remain on the second floor and there are minimal proposed alterations.

New windows to S07, S10, S12, S37 and S47 have been installed - timber like for like to match existing. These were replaced due to poor condition.

S19 to S30, new access formed. S26 to provide landing to proposed staircase from first floor.

Storage S17/S18 door and frame original to inside storage cupboard and original skirting board.

Bedroom (12) S47 frame and architrave original door set.

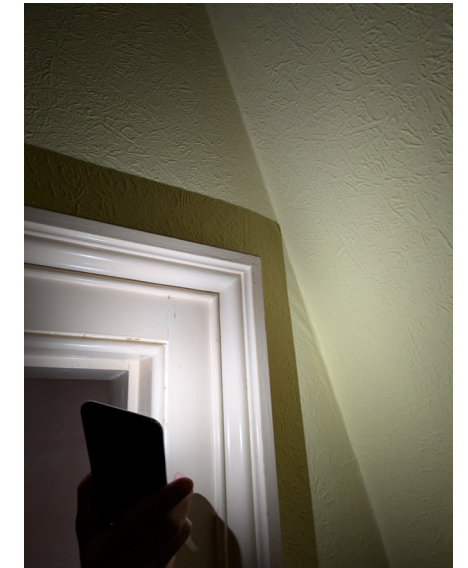
Bedroom (11) Store cupboard door frame and architrave original door set.



Example of images from second floor



Original skirting to S18



Original architraves to S18