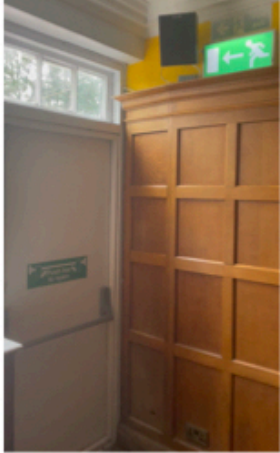


Heritage Schedule

Project Address:	The Castle Inn, Hickstead, RH17 5LZ
Proposal:	Erection of outbuildings, internal and external alterations to Grade II Listed building
Prepared for:	Heritage Schedule of Condition
Planning reference:	-
Prepared by:	O Moune, M Landivar, L Furness
Project number:	1725
Date:	22.07.25 - Rev A

Heritage Schedule of Condition - April 2025

REV - B

GROUND FLOOR			
Room	Photos	Proposed Works	Works Carried Out
G.01 BAR		- in-joist underfloor heating installed - glazed partition and double door to match existing - existing door infilled	- floor strengthening steelwork as per structural engineer's details
G.02 PUBLIC BAR		- in-joist underfloor heating installed - glazed partition and door to match existing - ceiling to be repaired - window to be replaced with timber frame sash to match original building - non original panelling to be sanded and re-sealed with matt sealant	- floor strengthening steelwork as per structural engineer's details
G.03 LOWER PUBLIC BAR	 	- 20mm underfloor heating tiles installed over screed - original windows restored - non original fire door replaced with timber glazed door, as per submitted drawings - fireplace cleaned and restored	



Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
G.04 RESTAURANT	 	- 20mm underfloor heating panels installed over existing screed - ceiling to be repaired and skimmed - non original UPVC doors replaced with timber frame double glazed french doors	
G.05 CORRIDOR	 	- brickwork left exposed and sealed with matt sealant - new timber studwork wall to run along downstand line to form new corridor - ceilings repaired and boarded over with plasterboard and skim	- plasterwork stripped back to expose original fabric - non original ceilings taken down

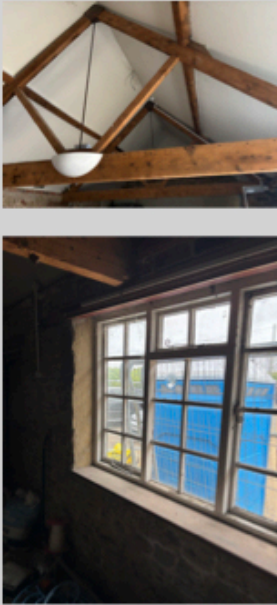
Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
G.06 WC		- new timber frame window installed - skylight replaced - underfloor heating tiles installed over existing screed - floor finish Karndean or similar	- tiles and sanitaryware stripped out
G.07 WC		- non original doorway infilled and new opening created to form new entrance to bathrooms - non original UPVC window replaced with timber frame window - underfloor heating tiles installed over existing screed - floor finish Karndean or similar	- tiles and sanitaryware stripped out
G.08 KITCHEN	  	- underfloor heating installed - replacement of ceiling with 15mm fireline board - non original UPVC windows replaced with timber frame windows - non original door replaced	- ceilings taken down - roof strengthening works carried out as per SE details - Tiles and kitchen equipment stripped out - existing exhaust flue removed
G.09 STORE		- No ceiling cover present - ceiling removed historically. - Replacement of ceiling with 15mm fireline board.	

Heritage Schedule of Condition - April 2025

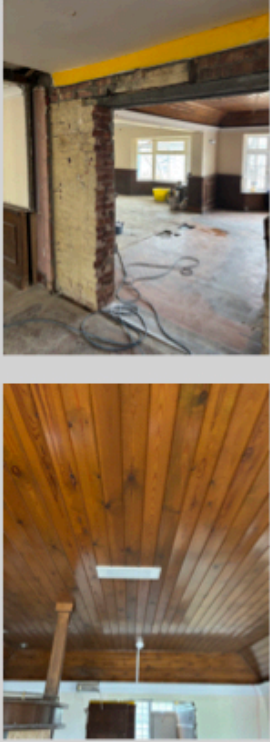
REV - B

Room	Photos	Proposed Works	Works Carried Out
G.10 BARN STORE		- new B reg compliant ramp - non original timber frame windows replaced with timber frame windows	
G.11 RESTAURANT		- 20mm underfloor heating tiles installed over screed - non original UPVC windows replaced with timber frame french doors and fixed lights	- non original vinyl flooring removed



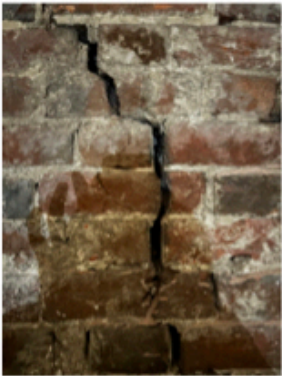
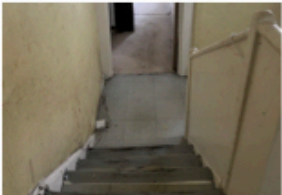
Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
G.12 RECEPTION		- underfloor heating installed over screed - non original timber frame window replaced with glazed timber frame door and fixed light - non original ceiling to be removed and replaced with plasterboard - panelling to be painted	- existing opening reestablished
G.13 HALL TO STAIR	New stair  Existing stair 	- in-joist underfloor heating installed - new timber studwork partition formed to enclose stairwell	- 1960s non original stair replaced (photos of 60's stair shown) - non original wallpaper and finishes removed

Heritage Schedule of Condition - April 2025

REV - B

FIRST FLOOR			
Room	Photos	Proposed Works	Works Carried Out
1.01 HALL	   New stair  Existing stair 	- in-joist underfloor heating installed below existing floorboards - non original skirtings and architraves replaced to match original - replacement timber frame window to existing opening - repairs to brickwork with lime mortar mix	- 1960s non original stair replaced - structural steel reinforcement to existing Western wall as per SE details



Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
1.02 BED 1		- in-joist underfloor heating installed - non original skirtings and architraves replaced to match original - new timber studwork to form ensuite bathroom with traditional panelled door - woodchip removed and re-skimmed with new plaster to walls - floorboards retained - sanded and oiled	- new timber studwork partition to reinstate original partition between rooms - non original floor covering removed
1.03 BED 2		- in-joist underfloor heating installed - non original skirtings and architraves replaced to match original - woodchip removed and re-skimmed with new plaster to walls - new doorway to room 1.04 with traditional panelled door - floorboards retained - sanded and oiled	- new timber studwork partition to reinstate original partition between rooms - non original floor covering removed
1.04 ENSUITE		- in-joist underfloor heating installed - woodchip removed and re-skimmed with new plaster to walls - doorway infilled with timber studwork - new timber stud partition to form two ensuite for rooms 1.03 and 1.05 - new doorways from rooms 1.03 and 1.05 with traditional panelled doors	

Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
1.05 BED 3		- in-joist underfloor heating installed - non original skirtings and architraves replaced to match original - woodchip removed and re-skimmed with new plaster to walls - new doorway to room 1.04 wit traditional panelled door - floorboards retained	- non original floor covering removed - plaster hacked off chimney breast
1.06 BED 4		- in-joist underfloor heating installed - non original skirtings and architraves replaced to match original - new timber studwork to form ensuite bathroom with traditional panelled door - woodchip removed and re-skimmed with new plaster to walls - floorboards retained - sanded and oiled - window to be replaced with timber frame stash to match existing style	- non original floor covering removed



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REV - B

Room	Photos	Proposed Works	Works Carried Out
1.07 BED 5		- in-joist underfloor heating installed - woodchip removed and re-skimmed with new plaster to walls - non original 1920s fireplace removed - new timber studwork to form ensuite bathroom with traditional panelled door - non original skirtings and architraves replaced to match original - floorboards retained - sanded and oiled - damaged window replaced with timber sash to match existing	- non original floor covering removed - rotten window removed



Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
1.08 HALLWAY		- in-joist underfloor heating installed - brick repaired with reclaimed brick and lime mortar - leave brickwork exposed and seal with matt sealant - replace rafters to cat slide roof due to rotting timber - non original skirtings and architraves replaced to match original - floorboards retained - sanded and oiled	- plasterwork hacked off and ceilings taken down to expose rafters - non original floor covering removed
1.09 BED 6		- in-joist underfloor heating installed - The floor to room 109 is uneven with evidence of historic subsidence to the centre. In order to level out the floor boards, it is proposed to install timber fillets strips above the existing joists so as to form a level floor - woodchip removed and re-skimmed with new plaster to walls - new ceiling above existing ceiling as per SE details - new timber studwork to form ensuite bathroom with traditional panelled door - new timber studwork to form cupboard / wardrobe - non original skirtings and architraves replaced to match original - floorboards retained - sanded and oiled	- roof strengthening to existing roof as per SE details

Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
1.10 BED 7		- in-joist underfloor heating installed - new timber studwork to form ensuite bathroom with traditional panelled door - non original skirtings and architraves replaced to match original - floorboards retained - sanded and oiled - new ceiling above existing	- plasterwork and ceilings removed to expose original fabric
1.11 SHOWER ROOM		- non original flat roof addition replaced with new construction and integrated with existing cat slide roof - in-joist underfloor heating installed	



Heritage Schedule of Condition - April 2025

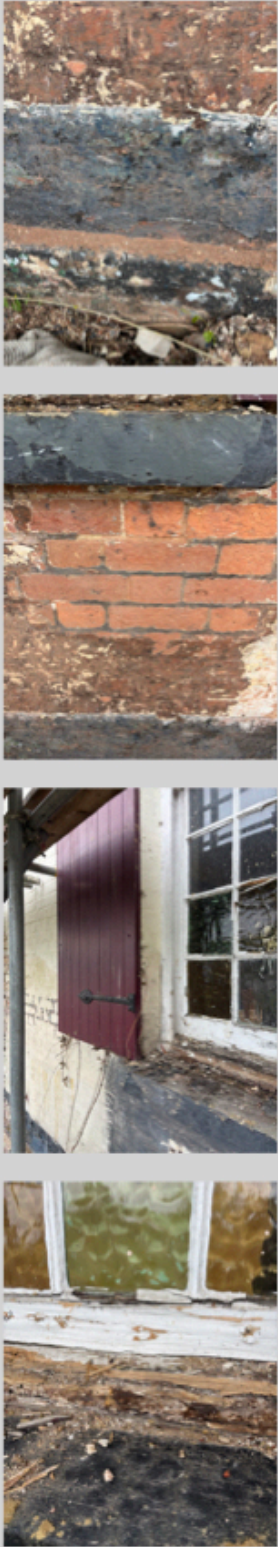
REV - B

EXTERNAL			
Room	Photos	Proposed Works	Works Carried Out
North Elevation		- non original porch and glazed door infilled with brickwork to match existing - all UPVC doors / windows replaced with timber framed doors / windows - 'heritage' black aluminium rainwater goods to replace non original pvc	
West Elevation		- brickwork repaired to tie into existing - non original door replaced - 'heritage' black aluminium rainwater goods to replace non original pvc	



Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
East Elevation		- facade to be chemically stripped and re pointed with lime mortar brush finish - plinth rendered - 'heritage' black aluminium rainwater goods to replace non original pvc	- non original shutters removed



Heritage Schedule of Condition - April 2025

REV - B

Room	Photos	Proposed Works	Works Carried Out
South Elevation		- non original marley tiles replaced with reclaimed tiles to tie into original - brickwork re pointed with lime mortar - 'heritage' black aluminium rainwater goods to replace non original pvc - new painted timber frame signage - all UPVC doors / windows replaced with timber framed doors / windows	



Heritage Schedule of Condition - April 2025

REV - B