

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:	28.04.25



Heritage Schedule of Condition - April 2025

To be read in conjunction with drawings: 1725_3.004_Rev A As Proposed Ground Plan, 1725_3.005_Rev A As Proposed First Plan

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	

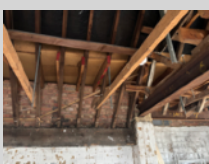
Heritage Schedule of Condition - April 2025

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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

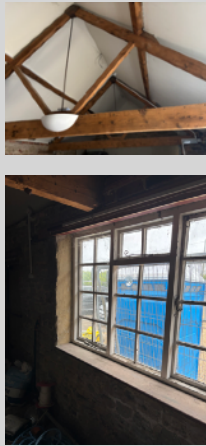
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Room	Photos	Proposed Works	Works Carried Out
G.06 WC		- new timber frame window installed - skylight replaced - underfloor heating tiles installed over existing screed - floor finish Karndean or similar	- tiles and sanitaryware stripped out
G.07 WC		- 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		- underfloor heating installed - replacement of ceiling with 15mm fireline board	

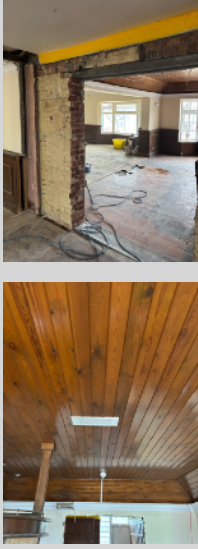
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Room	Photos	Proposed Works	Works Carried Out
G.10 BARN STORE		- new B reg compliant ramp - non original timber frame windows replaced with timber frame windows	
G.11 RESTAURANT		- 20mm underfloor heating tiles installed over screed - non original UPVC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

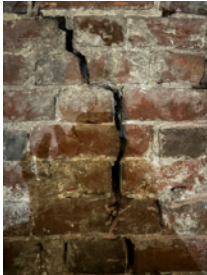
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Room	Photos	Proposed Works	Works Carried Out
G.12 RECEPTION		- underfloor heating installed over screed - non original timber frame window replaced with glazed timber frame door and fixed light - non original ceiling to be removed and replaced with 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

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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



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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	

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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 sash to match existing style	- non original floor covering removed

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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

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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 - chamfer joists to 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

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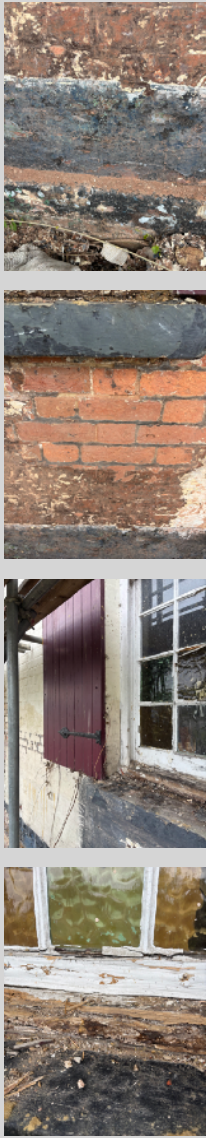
Room	Photos	Proposed Works	Works Carried Out
1.10 BED 7		- brick chimney removed - in-joist underfloor heating installed - new timber studwork to form ensuite bathroom with traditional panelled door - non original skirtings and architraves replaced to match original - floorboards retained - sanded and 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	

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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	

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



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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	

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