Rustington Convalescent Home

Laundry Building Remedial Scope of Works

Method Statement

This scope of works sets out the sequence of works associated with completing the identified remedial repairs to the western flank of the Laundry Building in order to remediate the partial collapse of the first floor stairwell part of the building.

This scope of works should be read alongside the following: -

1. ANP Structural Engineers Appraisal Letter, Dated 14/11/25.
2. Structural Engineers Drawing 5279 - SK10 - Plans showing extent of staircase section rebuild
3. Structural Engineers Drawing 5279 - SK11 - Elevations showing extent of staircase section rebuild.
4. Structural Engineers Remedial plan ref: 5279/64.
5. Architectural Existing Floor Plan drawing 2501-LB500.
6. Architectural Proposed Elevations Plan drawing 2501-LB501.
7. Heritage and Design and access Statement by Iceni.

The proposed sequence of works and methodology are set out below: -

Remove stone finials. To be removed working remotely (without pedestrian access onto the roof) using lifting equipment – craneage etc and to be set aside for re-use.	
Remove Ancillary External Items. External Ancillary Items such as hoppers and RWP's to be removed and set aside for re-use where this is safe to do so (such that removing wouldn't leave to further uncontrolled collapse).	

Remove brickwork parapet. Following removal of the stone finials working from temporary scaffold platform, remove the brickwork parapet to roof deck level. Bricks to be set aside for re-use where bricks are suitable. The existing cracked and damaged bricks which have been damaged from the partial collapse will not be suitable for re-use.	
Remove roof deck. Following removal of the parapet, existing concrete roof and steel framing to be removed, being lifted off with lifting equipment and removed as waste.	
External Brick wall removal. Working from top down on all 3 sides, carefully dismantle the existing brickwork outer skin and inner skins cavity wall to the 3 sides of the stairwell block leaving the gable wall from the main part of the Building. Care to be taken with bricks which are to be set aside for re-use where suitable. For openings, the windows and doors insitu are to be removed. The opening surrounds are to be recorded and set aside grouped to enable re-insertion on a like for like basis at re-construction stage. Repairs that may be required to be highlighted at this stage.	
Stair Removal. Existing concrete stairs to be removed at the point that the outer skin they are partially reliant on for bearing, is removed to this point. Stairs are proposed to be replaced.	

External Wall removal continued.

Continue removing the inner and outer skin brickwork down to ground floor slab level.

Internal Wall Removal.

Remove remaining internal walls which haven't been necessary to remove as part of dropping the external brickwork.

Clearance.

Clear all material from the works area following the dismantling works.

Surveys and Investigations.

Undertake outstanding surveys in proximity of the works area to check foundation retention suitability and condition of the retained Laundry gable wall.

Re-construction.

Upon completion of the survey works and confirmation of suitability without remedials to the foundations, slabs or Laundry gable wall, commence construction of new walls in line with Structural Engineers drawing 5279/64.

In line with Structural Engineers requirements the cavity width is to be increased compared to existing in order to accommodate the inclusion of required wind posts.

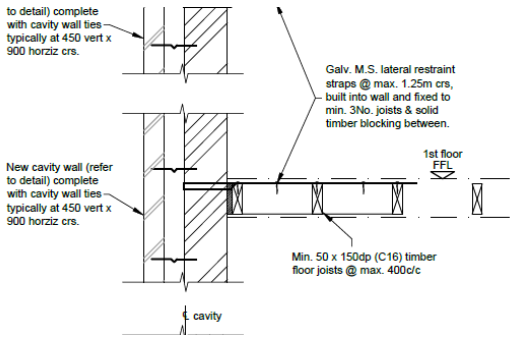
Inner skin width in line with Structural Engineer recommendation is increased (to 215mm from 100mm) with this increase being internally.

Re-constructed Openings.

New openings to be formed as part of the external wall re-construction matching in with the existing (location and size), including brick surrounds which were set aside at the time of de-construction.

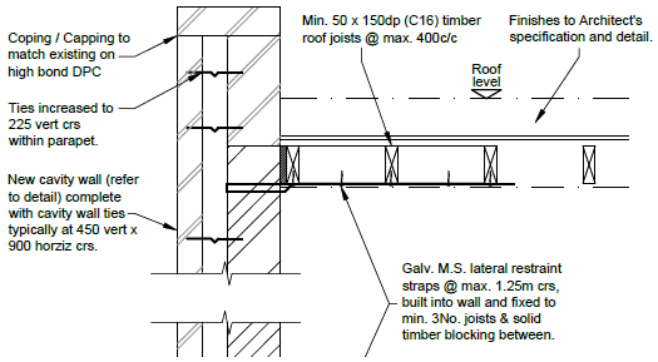
First Floor Construction.

At first floor level replacement timber floor to be provided in line with Structural Engineers specification.



Replacement Roof.

At roof level – new replacement roof as a timber deck to be formed in line with Structural Engineers specification.



Parapet Wall Re-construction.

Parapet walls to be constructed above roof level to mimic previous detail including with stone string and finished with brick capping and intermittently a base to receive the existing stone ball finials set aside prior to demolition.

Once all masonry has cured the existing stone ball finials are to be lifted into place.

Roof coverings.

Upon completion of the deck and parapet walls, single ply roof membrane and flashing to be installed and all sealed.

Windows and Doors

Replacement new windows and doors to be fitted into prepared openings.

Stair Half Landings

Stairwell half landing to be constructed in timber in line with Structural Engineers requirements. New replacement timber stairs to be installed.

Internal walls

New internal replacement walls to be re-constructed in timber studwork in accordance with Structural Engineers details.

Internal Finishings

Internal plaster finish and decoration to be coordinated with other works taking place across the refurbishment works on this building at the appropriate time.