



This scope of works sets out the works proposed under the Listed Building Consent Application for refurbishment and remedial works to the Carpenters House. The application this Method Statement supports follows the current permission R/85/15/L. Some of the works referenced in this statement are repeats of works proposed in the current permission but are set out for full clarity and understanding of the works required.

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

1. ANP Structural Engineers Appraisal Letter, Dated 6/11/25.
2. Structural Engineers Drawing 5279 - 52P1 - Carpenter's House Wall tie replacement / remedial works elevations, sections and details.
3. Structural Engineers Drawing 5279 - 53P1 - Carpenter's House Masonry / Lintel repairs & replacements elevations, sections and details.
4. Architectural Drawing 2501-P101-P1 - Carpenters Existing, Alterations, Repairs and Proposed Plans
5. Architectural Drawing 2501-P102-P1 - Carpenters Existing, Alterations, Repairs and Proposed Elevations
6. Heritage and Design and access Statement by Icení.
- 7.

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

Wall Tie Remedials

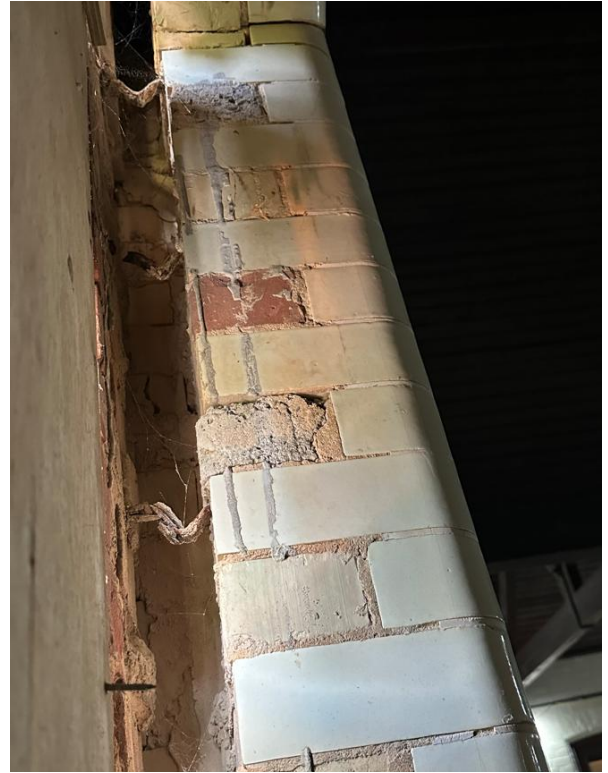
Due to deterioration of the existing wall ties to all elevations, wall tie remediation will be required. This will involve inserting new wall ties and isolation of the existing ties.

The new ties will involve drilling through outer brickwork and through into the inner skin. The holes will be filled and colour matched with brick dust.

Existing ties will be isolated by means of either cutting via a small hole in the mortar joint,

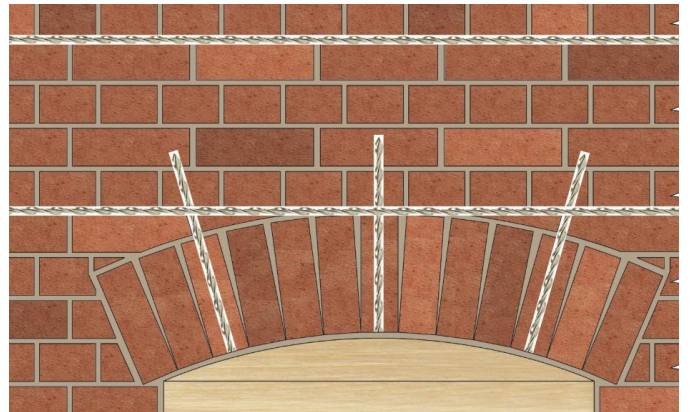


being pulled out, or to be pushed through into the cavity.



Lintels and arch repairs

A number of the lintels and arches, both externally and internally, need to be replaced or repaired. Preference as much as possible would be to repair these. Repairs would be achieved by



Remove External Store

Remove small external store on the eastern elevation and make good.



Replace existing rear extension

The existing rear (northern) extension is in disrepair due to vandalism and prolonged water ingress. It is proposed to replace this, in a way in which something more modern can be appreciated alongside the original.



Roof Covering

Existing slates to be removed and set aside for re-use and the existing membrane and battens to be removed and replaced. Existing slates to be re-fitted.

Existing damaged slates will need to be removed.

It is anticipated that there will be a shortfall of slates and it is proposed that these are made up from the Diary building as a donor, or if permitted from the where PV is proposed to the Laundry Building.



Fascia, soffit and barge board replacement

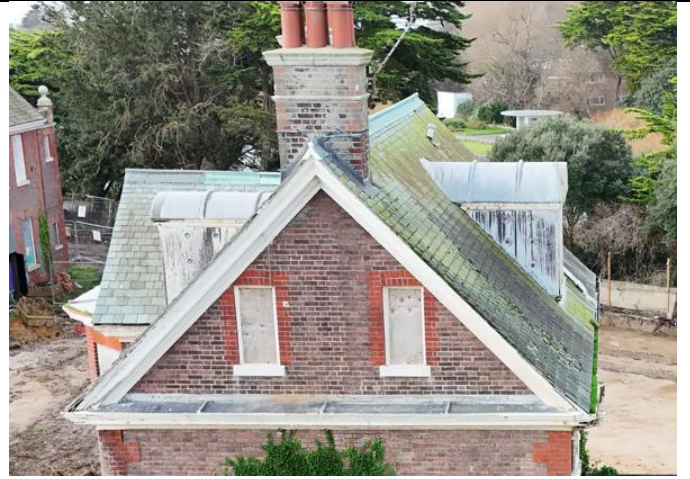
Existing fascias, soffits and board boards are in disrepair and will require replacement. These are to be surveyed and replaced on a like-for-like basis.



Dormer replacements

Existing dormers to be replaced. Style to match existing but front dormer is proposed to be widened, which makes it in keeping with the rear dormer.





Repair/ Replace cast iron hoppers and downpipes

Allow to repair and replace the existing cast iron rainwater pipes and hoppers.



Allow to remove and clean all existing cast iron air bricks. To be re-painted prior to being installed. Alternatively, to be replaced with any replacements to be agreed prior to being installed.



Floor repairs

Areas of previous floor openings and infills are to be replaced with new cast insitu concrete infill.



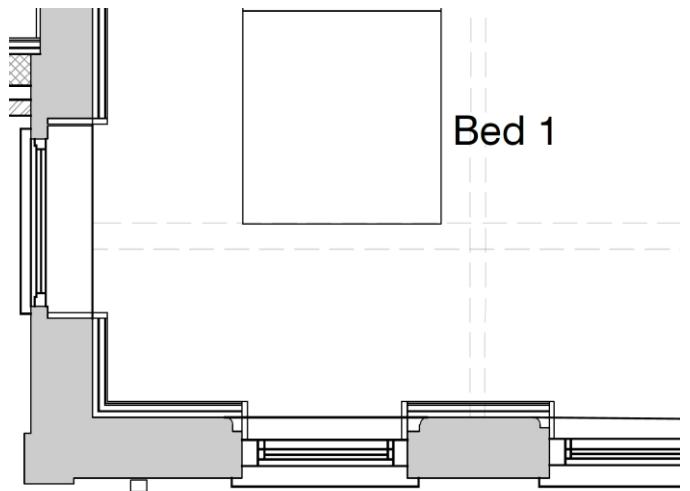
Eastern part of the building (store) new floor slab

Existing floor is made up only of hardcore and block paving. This is to be removed and a new cast insitu concrete slab is to be cast.



New internal leaf to external wall

New internal timber stud wall to be introduced to the external walls to improve the



Window replacements

The existing windows are in a variety of conditions and made up of a variety of materials. It is proposed to replace these in a style to match the originals.



External Door replacements

Existing doors to be replaced in a style to be consistent with what would have been original. This includes new additional doors to suit the new layouts.



Internal wall changes

As illustrated on the floor plan and design statement new internal walls to be provided as indicated on the layouts.

Internal fixture and finishes

Internal finishings and fixtures to suit proposed new layout (refer to drawings).