



This scope of works sets out the works proposed under the Listed Building Consent Application for refurbishment and remedial works to the Diary Building. 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 4/11/25.
2. Structural Engineers Plan - 5279 - 56P1 - Wall tie replacement / remedial works elevations, sections and details.
3. Architectural Drawing 2501-P201-P1 - Dairy Existing, Alterations, Repairs and Proposed Plans.
4. Architectural Drawing 2501-P202-P1 - Dairy Existing, Alterations, Repairs and Proposed Elevations.
5. Heritage and Design and access Statement by Icen.

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

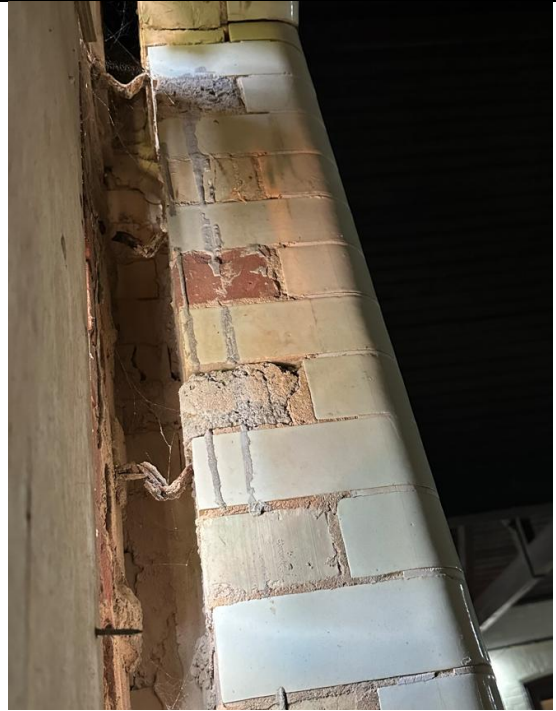
Wall Tie Remedials

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.

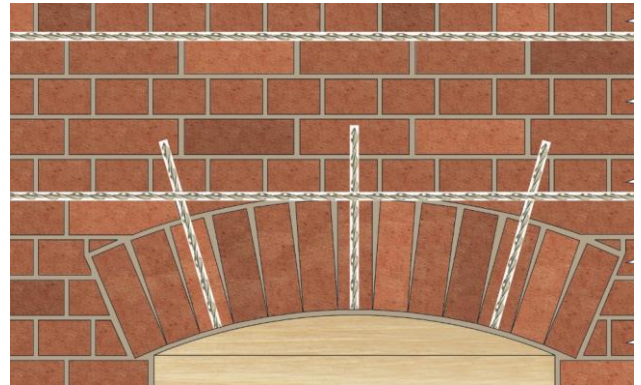
Existing ties will be isolated by means of either cutting via a small hole in the mortar joint, being pulled out, or to be pushed through into the cavity.





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



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 across the 3no. existing building and it is proposed that these are made up from the Diary building as a donor. If this was acceptable then it would be proposed to replace the roof covering with new slates as permitted on the new building plots (noting that the Diary site parallel with Block D).



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.



Replacement Roof Timbers

Due to open apertures in the roof and particularly around the dormer, the majority of the roof timber are in need of replacing. The will be replaced in accordance with Structural Engineers details.

Dormer replacement

The existing dormer is in disrepair. It is proposed to replace the entire structure Existing dormers to be replaced. Windows within the dormer to be matched to others proposed to be replaced within the building (matching original window style).





Repair/ Replace cast iron hoppers and downpipes

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

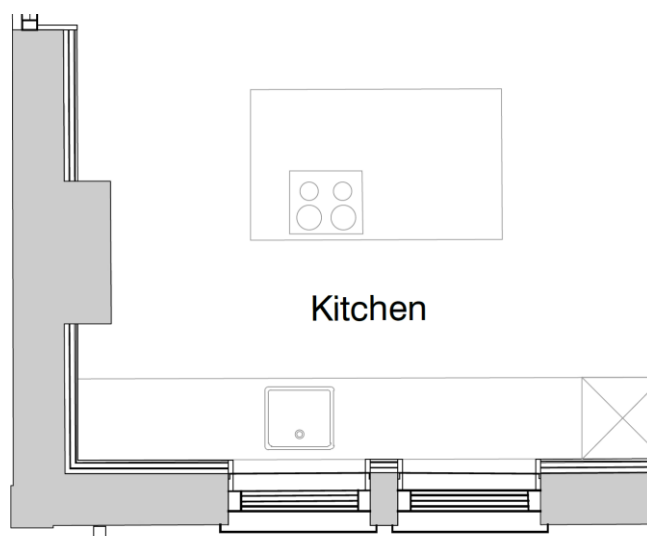


Allow to remove and clean all existing cast iron air bricks. To be re-painted prior to being installed. Alternatively, to be replaced with any replacements to be agreed prior to being installed.



New internal leaf to external wall

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



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).