



This scope of works sets out the works proposed under the Listed Building Consent Application for refurbishment and remedial works to the Laundry 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 application also follows a current Listed Building Consent, ref R/1/26/L, which was for urgent remedial works to the Western Part of the Laundry Building. This application was approved on 2nd March 2026.

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 - 60P1 - Laundry building - Substructure general arrangements, sections and details, including internal remedial work details.
3. Structural Engineers Drawing 5279 - 61P1 - Laundry building - Superstructure general arrangements, sections and details, including internal remedial work details.
4. Structural Engineers Drawing 5279 - 62P2 - Laundry building - Wall tie replacement / remedial works elevations, sections and details.
5. Structural Engineers Drawing 5279 - 63P2 - Laundry building - Masonry / Lintel repairs & replacements elevations, sections and details.
6. Architectural Drawing 2501-P301-P1 - Laundry Existing, Alterations, Repairs and Proposed Plans.
7. Architectural Drawing 2501-P302-P1 - Laundry Existing, Alterations, Repairs and Proposed Plans.
8. Architectural Drawing 2501-P303-P1 - Laundry Existing, Alterations, Repairs and Proposed Elevations.
9. Architectural Drawing 2501-P304-P1 - Laundry Existing, Alterations, Repairs and Proposed Elevations, Sections.
10. Heritage and Design and access Statement by Iceni.

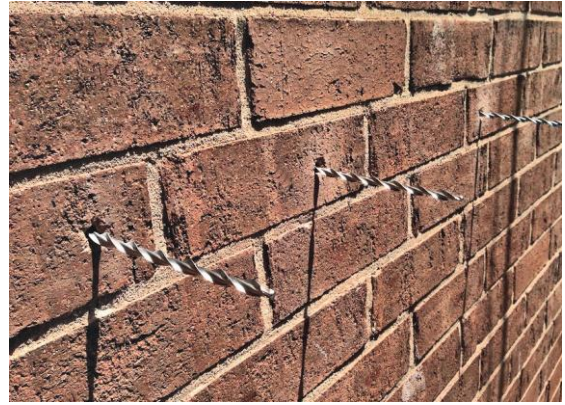
The proposed sequence of works and methodology are set out below: -

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.

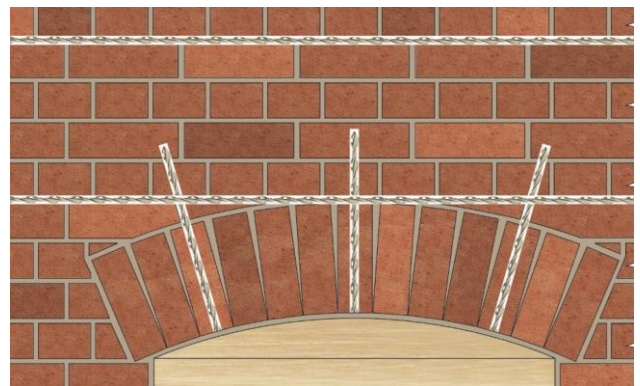
The new ties will involve drilling through outer brickwork and through into the inner skin. The holes will be filled and colour matched with brick dust.

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

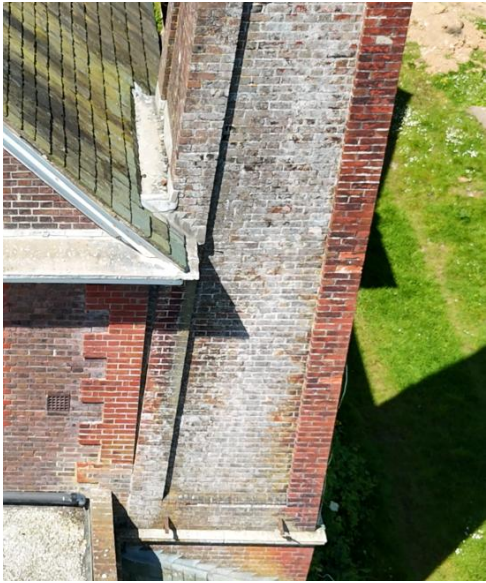




Works to large chimney

Allow to repoint brickwork and replace lead flashings.





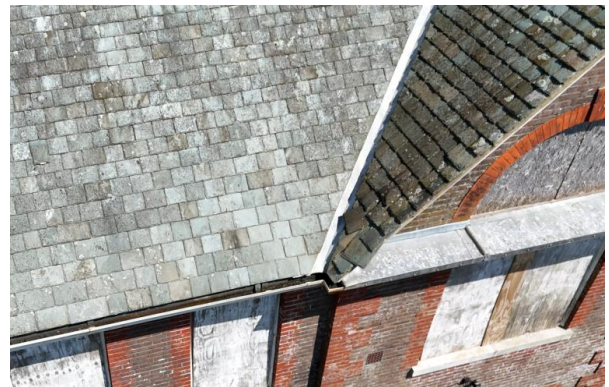


Roof Covering

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.





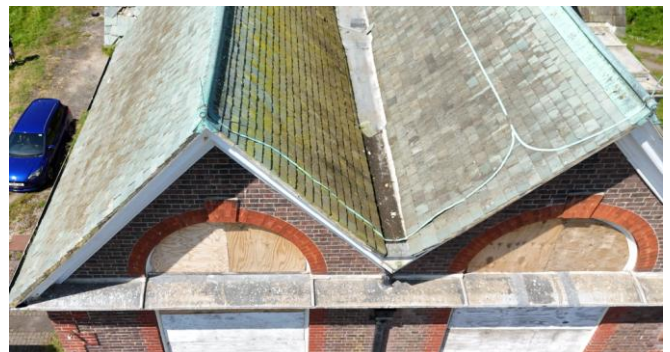
Proposed PV to the Laundry Roof

Area for pv to be added to the Laundry roof within the inside of the double gable avoiding any views of this inclusion from ground level



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.



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.



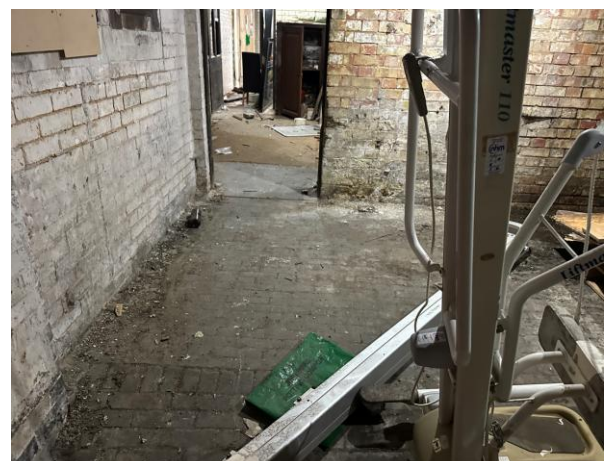
Floor repairs

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

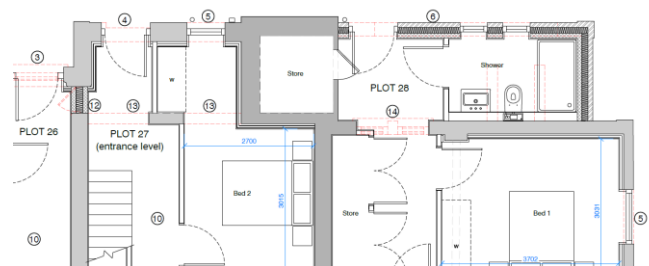
Existing floor is made up only of hardcore and block paving. This is to be removed and a new cast insitu concrete slab is to be cast.





Rear elevation single storey extension to be re-built

The existing low level lean-to on the northern elevation is to be reconstructed to align with the previously approved new entrance to Plots 27 & 28. Roof proposed to be a flat roof which is consistent to the roof and parapet located south of this.



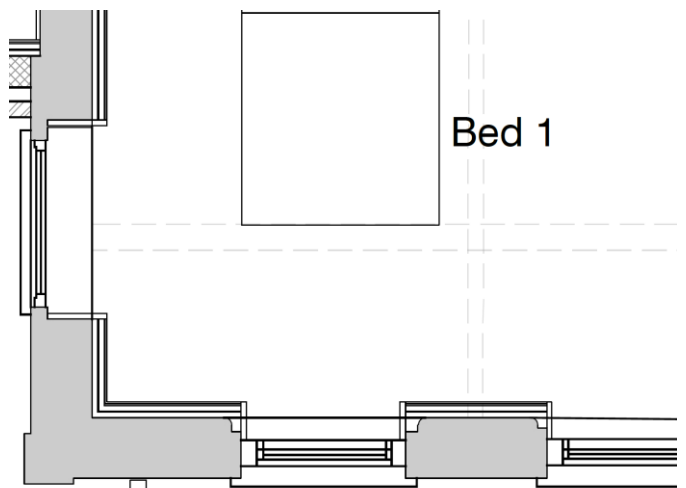


Allow to replace the existing timbers within the eastern part of the building and to replace the timber roof deck and membrane.



New internal leaf to external wall

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



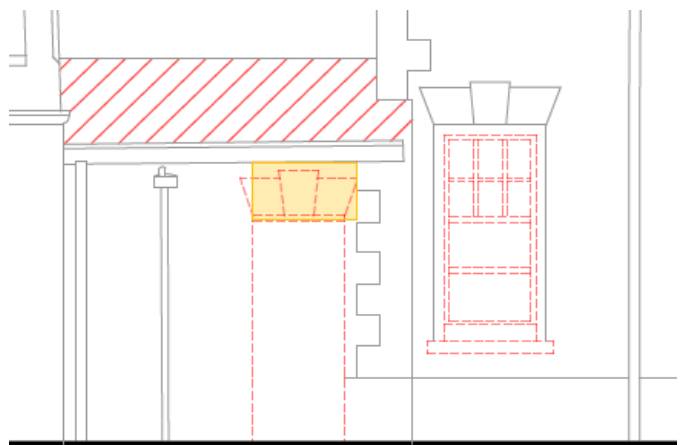
Window replacements

The existing windows are in a variety of conditions. It is proposed to replace these in a style to match the existing.



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.



New Stairs into Plot 27

Stairs to be inserted into existing concrete floor as part of the creation of Plot 27. New opening to be cut into existing concrete floor. (Duplex)

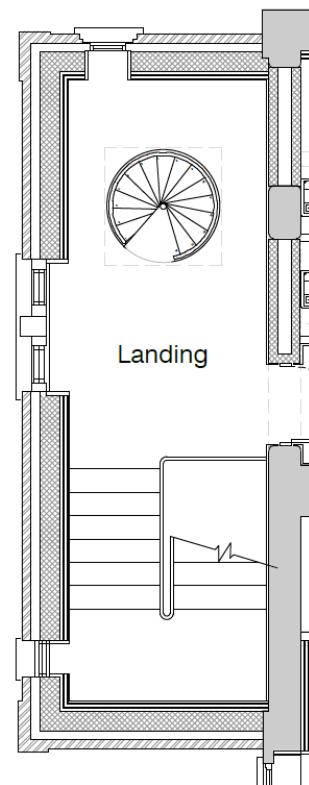


Internal wall changes

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

Stairwell Balcony and Staircase

Proposed creation of balcony over the first-floor stairwell. To include access hatch in the flat roof and provision of new spiral staircase.



Internal fixture and finishes

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