

# Construction Method Statement

**PROVISION OF PLUMBING AND SERVICES TO  
PROPOSED NEW KITCHEN**

**at**

**WYKEHAM HOUSE, 50 High Street, Marlborough  
SN8 1HQ**

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## **Fowler Architecture and Planning Limited**

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# 1. Executive Summary & Project Background

- This method statement relates to Condition 3 of Listed Building Consent Application PL/2025/08391 (associated with planning application PL/2025/08173).
- Wykeham House is a Grade II listed house, located on Marlborough High St dating from the . The Listed Building Consent secured permission for minor external alterations to the rear of the property as well as various internal alterations including the relocation of the kitchen as detailed in this report.
- This Construction Method Statement has been prepared to outline the details of the installation of all kitchen plumbing, drainage, electrical, and ventilation servicing. Recognizing the architectural and historic significance of the Grade II listed fabric, the primary objective of this methodology is the absolute preservation of original building materials. All proposed service routes and fixing methodologies have been designed in accordance with conservation best practices, prioritizing the use of existing structural voids, reversible mechanical fixings, and surface-mounted installations within modern cabinetry. This approach ensures that the entirety of the kitchen servicing can be installed, maintained, and ultimately decommissioned without causing permanent physical impact, alteration, or degradation to the historic integrity of the surrounding property.

## 2. Scope of Works

### 2.1 Proposed Layout:

- The existing kitchen is located on the floor below the proposed
- New kitchen worktop cabinets will be installed along the north-west wall and into the alcove beside the fireplace, with dishwasher and sink located within this run of units.
- An island unit set into the room will house ovens and a worktop hob.
- A full height cabinet unit along the south-east wall will house the fridge/freezer with an adjacent cupboard for small appliances (e.g. kettle, toaster).
- The hot water cylinder is located in a cupboard on the floor below and is fed from the incoming mains water supply.

### 2.2 Required Services: The following services will need to be provided as part of the conversion to the kitchen

- Hot and cold water feeds to the sink
- Drainage from sink and dishwasher
- Electrical supply to appliances
- Ventilation will be by recirculating fan, thereby avoiding external wall penetrations.
- Gas supply: the oven(s) and hob will be electric, so gas supply will not be required

### 3. Detailed Servicing Methodology

The overall strategy for service runs will primarily make use of the ceiling void below the kitchen floor and where services run above the floor use of a service void at the back of the kitchen cabinets to allow surface mounting of services

Services requirements have been limited to water, drainage and electrics. The elimination of extract ventilation and gas supply reduce the requirement for any potential impact on the building.

#### 3.1 Water Supply & Pipe Routing

- The hot water cylinder is located on the floor below under the north-west corner of the room. This allows a simple run of both hot and cold water in the ceiling void below the floor before rising through the floor boards directly below the sink for distribution to the sink and dishwasher in the cupboard below the sink.
- Pipes will be surface fixed to the existing wall with brass munsen rings eliminating the need for any chasing.

#### 3.2 Drainage & Waste Outlets (Foul Water)

- Drainage from the kitchen will require a single 40mm waste pipe which will run from the cupboard under the sink, picking up drainage from the sink and adjacent dishwasher.
- The pipe will drop through the floor and then run laterally within the ceiling void below, connecting into the proposed soil pipe in the proposed new ensuite bathroom.
- The sink will fitted with a self-venting trap, or an air admittance valve, precluding the need for external venting to the drainage run.

#### 3.3. Electrical Supply:

- Existing small power circuit runs are set behind the existing skirting boards. These will need to be carefully removed and set aside for reuse.
- Behind the cabinets the existing wiring will be rerouted to run above the skirtings in surface mounted conduit to avoid chasing
- The high power 32A circuit to supply the ovens and induction hob will be provided by the extending the existing circuit from the previous kitchen, running the cabling in the ceiling void below the kitchen floor to rise within the island unit.
- **Alternative Routing:**
- Use existing joist notching where ne
- Surface trunking behind kitchen units, above the reinstated skirting boards will allow for alterations and reversibility.

### 4. Materials & Reinstatement

- **Mortars and Seals:** The routing and fixing of services has been designed to be avoid any impact on masonry.

- **Making Good Fabric:** The removal of existing skirtings to adapt the electrical wiring should be done carefully and the boards set aside for reinstatement. The service voids at the back of the kitchen cabinets mean that existing skirtings can be retained with the end panels of the cabinets scribed to suit.
- **Fire Stopping:** Detail how any floor or wall penetrations will be fire-stopped using intumescent materials without damaging surrounding historic fabric.

## 5. Structural Integrity & Reversibility

- **Structural Impact:** The routing and fixing of services has been designed to avoid or minimise the need to lift any floorboards and notch any joists.
- **Principle of Reversibility:** The routing and fixing of services has been designed to allow to be easily reversible or altered

## 6. Appendix

Plans showing proposed service runs