

Listed Building Consent Method Statement

Park Farm, Woodmancote

Replacement Oil Fired Boiler, Radiators, Hot Water Indirect Cylinders, New Cold-Water Booster Set and Break Tank, new pipework services to serve refurbished dwelling.

1. Introduction and Purpose

This Method Statement has been prepared to support a Listed Building Consent application for the proposed mechanical installation works at Park Farm, Woodmancote.

The purpose is to demonstrate how the works will be carried out sensitively, with minimal impact on the historic fabric and appearance of the listed structure, and in accordance with conservation best practice.

2. Description of Proposed Works

The works include the installation of a replacement oil-fired boiler, new radiators, hot water indirect cylinders, and a cold water booster set and break tank – plant will all be located in the existing basement plant areas, being enlarged by the main contractor as part of the building works.

Key elements:

- Removal of redundant plant and associated pipework.
- Installation of new efficient oil-fired boiler and associated heating distribution pipework.
- Installation of new radiators in existing locations where possible.
- Installation of new cold water booster set and break tank.
- Installation of new hot and cold water services pipework, utilising existing pipework runs where possible.

All works to be contained within the existing plant areas to minimise impact on the building fabric.

3. Justification for Works

The existing mechanical systems are outdated, inefficient and no longer meet current operational standards.

The proposed works will:

- Improve energy efficiency and reliability.
- Reduce carbon emissions relative to existing systems.
- Retain and reuse existing service routes where possible.
- Avoid unnecessary visual or physical alteration to significant heritage features.

4. Historic Significance and Impact Assessment

A detailed survey has identified the historic significance of Park Farm, which is a Grade II listed building of architectural and historic interest.

The proposed works have been designed to minimise intervention:

- All plant located within existing basement plant rooms.
- No impact on primary or decorative spaces.
- Fixings to be made into modern or secondary fabric only.
- Any penetrations through walls or floors to be kept to a minimum and made good using appropriate lime-based materials.

5. Method of Work

Preparation:

- Survey existing services and structure prior to commencement.
- Identify and mark areas of historic sensitivity.
- Obtain approvals prior to disturbance of listed fabric.

Installation:

- Use existing service routes and risers where possible.
- Where new routes are unavoidable, employ reversible fixing methods and minimise penetration.
- Drilling to be carried out with hand tools or low-impact equipment only.
- Supports to be fixed in mortar joints rather than masonry or decorative stonework.
- Equipment to be located discreetly and securely within the basement plant area.

Finishes and Making Good:

- Disturbed surfaces to be reinstated using lime plaster or lime mortar as appropriate.
- Finishes to match existing adjacent materials and colours.

6. Materials and Equipment

All plant and materials shall be:

- Of high efficiency and low noise output.
- Compatible with heritage building requirements.
- Compact and positioned to avoid visual intrusion.
- Installed in accordance with manufacturer guidance and conservation principles.

7. Protection Measures

- Install dust protection barriers where necessary.
- Protect floors, joinery, and decorative finishes.
- All personnel to be briefed on the listed building status and required precautions.
- Any unforeseen issues to be reported immediately to the Conservation Officer.

8. Supervision and Quality Control

- Works to be supervised by an experienced project engineer from SMS (Southern) Ltd.
- All works to comply with the conditions of the Listed Building Consent and Building Regulations.
- Maintain a photographic record before, during, and after works.

9. Completion and Handover

- Carefully remove all temporary protections.
- Clean and reinstate affected areas.
- Provide full operation and maintenance manuals, as-fitted drawings, and commissioning records upon completion.