



TVR Electrical Services

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Listed Building Consent Method Statement

Park Farm, Woodmancote

Date: October 2025

1. Introduction and Purpose

This Method Statement has been prepared by TVR Electrical Services Ltd to support a Listed Building Consent application for the proposed electrical installation works at Park Farm, Woodmancote. The purpose of this document is to outline how the electrical installation will be undertaken in a manner that preserves the architectural and historic significance of the building, ensuring that all work is carefully planned, sensitively executed, and compliant with conservation best practice.

2. Description of Proposed Works

The works comprise the complete renewal of the electrical installation throughout the dwelling, including power, lighting, and associated control systems. The new installation will be designed to meet current electrical safety standards (BS 7671) while maintaining the integrity and visual character of the listed property.

Key elements include:

- Removal of existing outdated electrical wiring, fittings, and accessories.
 - Installation of new wiring, containment, accessories, and consumer units.
 - Reinstatement of lighting and power points in existing or agreed new locations.
 - Discreet routing of wiring using existing service voids, cable routes, floor voids, and ceiling spaces wherever possible.
 - Installation of modern, efficient LED lighting and energy-saving measures where appropriate.
- All works are to be carried out with minimal disturbance to historic finishes, joinery, or masonry.

3. Justification for Works

The existing electrical installation is aged, non-compliant with current standards, and presents both operational and safety risks. The proposed works will:

- Bring the installation in line with current regulations (BS 7671:2018).
- Improve electrical safety and functionality.
- Enhance energy efficiency through the use of modern equipment.
- Utilise existing routes and avoid unnecessary intrusion into historic fabric.

4. Historic Significance and Impact Assessment

Park Farm is a Grade II listed building of notable architectural and historic value. All proposed electrical works have been planned to ensure minimal impact on the building's historic character and fabric.

Mitigation measures include:

- Retention of existing routes and fixings wherever feasible.
- Any new penetrations to be limited to secondary or modern areas.
- Fixings to be made within mortar joints, not stone or decorative surfaces, where possible.
- Surface-mounted cables or conduit to be used only where concealment is impractical, with finishes selected to blend with existing décor.
- All chases, if unavoidable, will be limited to non-significant fabric as far as reasonably possible.

5. Method of Work

Preparation:

- Conduct a full survey of existing electrical routes and the building structure.
- Identify areas of historical sensitivity and agree on the installation strategy with the Conservation Officer prior to commencement.
- Isolate and safely remove redundant wiring and fittings under supervision.

Installation:

- Rewire using existing voids and containment wherever possible.
- Employ non-invasive techniques and low-impact tools.
- Install new fittings sympathetically, maintaining alignment and scale with the building's aesthetic.
- Locate fixings in joints or secondary timber elements, avoiding damage to original plaster, panelling, or masonry, as far as reasonably practicable.
- Fully test and certify all wiring upon completion.

Making Good:

- All making good to be arranged by the main contractor.

6. Materials and Equipment

All materials and components shall be:

- Of high quality, CE/UKCA marked, and compliant with BS and IEC standards.
- Chosen for minimal visual impact and energy efficiency.
- Installed in accordance with manufacturer guidance and IET Wiring Regulations.
- Routed and terminated discreetly to maintain the heritage appearance of the property.

7. Protection Measures

- Temporary dust protection and coverings to be installed prior to works commencing.
- Floors, decorative plasterwork, and joinery to be protected with approved materials.
- All operatives to receive a heritage-awareness briefing and work under supervision.
- Any unforeseen discoveries or issues affecting historic fabric to be immediately reported to the Conservation Officer.

8. Supervision and Quality Control

- All works will be directly supervised by the TVR Electrical Services Ltd management team.
- Workmanship will comply with both the conditions of the Listed Building Consent and current Building Regulations.
- A full record of works, including photographs before, during, and after installation, will be maintained for submission upon completion.

9. Completion and Handover

- Carefully remove all temporary protection and waste materials.
- Provide full certification under BS 7671, as-installed drawings, and O&M; manuals upon completion.
- Conduct a final inspection with the client and Conservation Officer to confirm satisfactory reinstatement and compliance.