

1. Introduction

The statement sets the works within the context of the site and its historic setting and explains how they have been designed to respect the character of the listed building while ensuring safe and appropriate access for occupants and visitors.

2. Use

The property is a residential dwelling and will remain in residential use. The interventions described relate to essential servicing and internal improvements designed to ensure the safe, efficient, and appropriate occupation of the property. No change of use is proposed.

3. Amount

The works are modest in scale, confined to internal servicing (replacement boiler, rewiring, new fuse box) and the reinstatement of an original fireplace feature through the removal of a modern, unsympathetic 1980s surround and installation of a multi-fuel stove. No extensions or enlargements to the building have been carried out.

4. Layout

The layout of the property remains unaltered. The boiler and fuse box have been replaced in their original positions, ensuring no change to spatial arrangements. The inglenook fireplace has been reinstated in its historic location, enhancing the original layout of the interior.

5. Scale

The scale of the works is minimal and proportionate. All servicing replacements are contained within existing spaces. The fireplace reinstatement has removed intrusive modern fabric and revealed historic proportions without enlarging or reducing the scale of the feature.

6. Appearance

The appearance of the property has not been altered externally. Internally, the replacement boiler and fuse box have no visual impact on the building's character. The reinstated fireplace enhances the interior's historic appearance by re-exposing a sympathetic, original feature in place of an unsympathetic 20th-century addition.

7. Access

Access to and within the dwelling has been maintained and improved through the upgrading of essential services to modern safety standards. The replacement boiler and electrical system ensure safe continued occupation. The installation of the multi-fuel stove has been carried out in compliance with current regulations, providing safe

operation for users. Access arrangements to the property and its immediate surroundings remain unchanged.

8. Conclusion

The works described have been designed and executed with sensitivity to the listed building's historic significance. They have either replaced non-original elements or carried out essential servicing works without affecting the building's special architectural or historic interest.