

Caversham Park, Caversham

Project No: 680445
Developer: Beechcroft Development Ltd
Date: 27/11/2023

Caversham Park – Method Statement for Services Installations

This note explains the rationale and methodology for installation of services indicated on the submitted drawings.

General notes:

All incoming services will enter the building through the North main elevation below ground and into the existing basement and be distributed from that point.

Existing service runs will be used far as possible. It should be noted from the submitted drawings that the existing structure provides voids and runs for services, the voids between the basement vaults, the first-floor voids between ceiling and floor structures and the voids beneath the slate pitched roofs.

1.0 ELECTRICAL SERVICES

These will be distributed within floor voids and dedicated risers as indicated on the working drawings. Generally, there are voids between ceiling joists and floor joists to accommodate distribution of services. Where the voids are smaller, the direction of the joists will be respected to avoid alterations or creating new notches.

Existing floorboards will be identified and labelled individually and a photographic survey of positions undertaken prior to uplifting by suitably skilled carpenter. They will be stored safely in the contractor's secure on-site storage facility. During installation of services within the floor voids, protection to exposed floor areas will be provided to prevent people or tools from falling through and causing injury or damaging historic ceilings and finishes. Temporary boarding will also be installed to provide safe working and storage areas. Floorboards will be screwed into the SIF floor channels over the joists which form the acoustic resilient layer within the upgraded floor build-ups, or refixed in the same manner as they were previously elsewhere. Although, where it is felt decorative plaster work below could be damaged or disturbed by a fixing method using nails, floorboards are to be screwed instead.

Containment at ground floor level will generally follow the corridors and sit within the voids above proposed new suspended ceilings to bathrooms, Ensuites, utility rooms and hallways.

New back boxes for electrical outlets will be chased into plastered walls, avoiding cutting into skirting or decorative plasterwork where possible. The locations of new electrical outlets will be carefully coordinated around existing features and paneling where it occurs.

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In refurbishment areas where walls are to be lined, services will be loose laid in the cavity and fixed to the lining system rather than the masonry behind.

2.0 SPECIALIST SERVICES

As with all electrical services, containment, power and lighting, distribution of these services will be accommodated within the floor voids, without impacting on the existing structure. Outlets in walls will adopt the same approach as above.

In respect of specialist fire detection services, detectors and sounder will be carefully set out on coordinated reflected ceiling plan drawings, however the quantity is determined according to regulatory and insurance requirements.

A fire Sprinkler system will be employed, to plots 12-14, 21-22, 43-45, 49-51, 60-65 and the residents lounge, residents' communal areas and will subject to further detailed design.

Emergency lighting and signage in common parts will generally take the form of compact recessed downlights. In accordance with BS 5366-1 and health and safety regulation 1996.

3.0 MECHANICAL SERVICES

3.1 Above ground Drainage

Existing rainwater drainage will generally be retained, with external downpipes retained and restored, where incapable of restoration, aluminium will be used. Existing internal rainwater drainage will be fully investigated via CCTV survey, with new below ground connections established where necessary.

All existing above ground foul drainage is likely to be considered inappropriate for reuse.

Above ground, foul drainage will be installed as indicated the working drawings and the architect's general arrangement information. Internal foul drainage will be UPVC. Where possible, these will be concealed within bathroom wall linings or within cupboards. Where this is not possible because the route passes through a larger historic room, a vertical boxing will be created in the corner of the room to accommodate it. Existing cornices, plaster details and skirting will be cut out precisely using a multi tool, reciprocating saw or hand saw depending on the construction found. Prior to works being carried out to such features, a photographic survey will be undertaken. Features that are temporarily moved will be protected in clearly labelled purpose made storage boxes until such time as they can be reinstated. Locations of these cuts will be indicated on the architect's alterations plans, and the locations have been coordinated with assumed locations of existing concealed foul drainage.

The new SVPs will vent at roof level via new inline slate vents. AAV's will be used where possible to avoid penetrating the envelope of the building.

3.2 Domestic Water Services

Existing routes will be reused as far as possible. The voids between ceiling joists and floor joists will allow for distribution of services without the need for structural alterations such as notching. Vertical distribution will be made generally in the new service risers.

3.3 Natural Gas Services

Heating and hot water for Caversham Park will be provided with mains pressure unvented individual gas boilers to each apartment.

The natural gas supply will enter the building through dummy aluminium rainwater pipes and hoppers with the rest of the new incoming services through the basement. The pipework will rise to high level and be distributed within the ceiling void.

3.4 Heating Services

New heating is generally to be provided via new column radiators sized to fit in original radiator locations, typically beneath window sills.

Infrastructure for these new services will run within the floor voids at ground and first floor levels. At lower ground floor level, insulated pipework will be cast within the screed of the new proposed floor build-ups.

3.5 Ventilation Services

Ventilation to apartments comprises continuous mechanical extract ventilation (Formerly system 3) to kitchens, bathrooms and en-suites. These rooms will be provided with ceiling mounted extract grilles, connected back to an extract unit in apartment services cupboards. Ductwork within the apartments will be located within ceiling voids or roof voids. The exhausts will be routed within floor voids or suspended ceilings and discharge via external wall grille per apartment or at roof level through new inline slate vents.

3.6 Smoke Ventilation Services

Refer to BHP drawings 3251.P.172-174

The building fire strategy requires certain lobbies and corridors to be vented to provide protection from the build-up of smoke in the event of a fire main (Dry risers) will be required as the building height exceeds 11m.

Where possible, this will be provided naturally with opening vents located within the external fabric. For example, an automatic vent will be provided to the Main Stairs 2nd floor window by fitting an actuator discretely to the existing refurbished box sash window, whilst the residential corridor

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around the second-floor gallery and the lift lobby will be vented via new roof level smoke vents. These smoke vents will necessarily require some adaptation and trimming of roof structures but this will be minimized as far as possible.

Some lobbies and corridors require mechanical smoke ventilation because natural ventilation has not been possible. These spaces include GFL Lobby servings plots 14-21. A new smoke ventilation shaft will be installation in the SE corner of the former light well to serve these three spaces and discharge at roof level. New penetrations will be made within the modern floors, and grilles provided in new partitions and linings.

The main house will require fire suppression system to be fitted to each apartment due to extended travel distance and the building being over 11m from ground level to comply with Approved Document B (fire safety) and BS 9991.