

50 Mount Pleasant
Below Ground Drainage
Specification - **Revision A**



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3.50.MNT

50 Mount Pleasant, Reading, Berkshire, RG1 2TF

Specification for the Replacement of an existing Below-Ground Drainage Run through the Front Façade

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Revision A - 15.05.2025

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All works must comply with Building Regulations Approved Document H, BS EN 12056, and BS EN 752. The works must be undertaken with due regard for the historic and architectural significance of the building. All interventions to be reversible where possible, with minimal loss of original fabric.

Excavation

Carefully excavate by hand to expose the existing drainage run and the brick wall penetration point. Document existing conditions through photographs and measured notes. Where existing openings exist (e.g., redundant pipe runs or air bricks), these should be reused where feasible to minimise new fabric loss.

Pipework

110mm vitrified clay pipework with appropriately rated load class for below-ground use. Pipework to be laid to approved gradient on 100mm compacted granular bed, with 150mm minimum granular surround or concrete surround where required by load conditions. Incorporate rodding access and inspection points in accessible locations. **A flexible compressible filler board, such as fibreboard or foamboard, to be provided between vitrified clay pipework and adjacent brickwork to isolate rigid elements, accommodate differential movement, and prevent physical damage or stress transfer to the pipe or surrounding masonry.**

Below Ground Brick Wall Penetration Detail

No percussive tools permitted. Openings through historic brickwork must be made by hand tools or core-drilling using water-cooled diamond core drills. Where new penetration is essential keep the opening as small as possible, no larger than 130mm diameter. Line penetration with a clay or stainless steel sleeve to isolate drainage pipe from masonry. Ensure the drainage pipe is fully isolated from direct contact with the brickwork using a compressible neoprene collar or flexible gasket. No expanding foam, cement-based mortar, or rigid sealants to be used for backfilling. Pack around sleeve using lime mortar to match the existing in colour, texture, and permeability. Consider incorporating a drip detail or weather collar externally to prevent water ingress.

Making Good

Re pointing to be carried out with lime mortar NHL 2 or NHL 3.5 (or as agreed with the Conservation Officer – please confirm via condition, whether the existing condition with the use of concrete is acceptable or if it needs to be replaced). Any disturbed brickwork to be reinstated using salvaged or matching handmade bricks, ideally reclaimed imperial bricks to match the size and colour of the original. **Any temporary works that have already been carried out not in line with this specification are to be rectified in line with said specification.**

Testing

New drainage runs to be air-tested to 100mm head for 5 minutes, with no drop in pressure. Record as-built drainage layout, including depth, gradient, and connection points.

Historic Fabric Protection

Ensure all excavations are properly supported and comply with CDM 2015 Regulations. Protect adjacent fabric during works with dust sheets, boards, or other physical barriers.

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