MAX FORDHAM

ARCHITECTURAL ASSOCIATION PHASE 1

SERVICING DISTRIBUTION STRATEGY

1 Introduction

This summary has been prepared to clarify the proposed alterations to existing services across the Architectural Association Site, to simplify the assessment of potential impacts on the existing building's features.

The existing services have been installed, partially decommissioned, and upgraded in an unstructured and unrecorded way over a long period of time and on many separate occasions by different firms using different methods and technologies. In many cases, pipes and cables have been surface mounted with no sympathy for the historic building fabric or the resulting appearance.

Our approach has been, wherever practical, to propose that new services are concealed from view, allowing for the sensitivity of the existing building fabric to any physical alteration. This generally means running new services in the floor, or with small local chases into walls.

In some cases where existing services sit within zones affected by works, it has been judged appropriate and economical to improve the appearance of these.

The following sections describe the type of work proposed. It should be read alongside the services drawings submitted for planning.

2 39 Bedford Square

New Riser
A new riser and refurbished WC core is being provided up through the rear of the building. The finishes and services accessories (power, data, ventilation, lighting etc) will all be new. All services will distribute within the new riser, with final connections to accessories and sanitaryware either hidden in the new wall or beneath the existing floor (with new finishes).

Basement
The basement is undergoing a complete soft strip-out and refurbishment, and the space is to become a workshop. New electrical and heating services will be concealed above a new suspended platerboard ceiling. New incoming services will be concealed in a trench beneath the floor finish. There will be discrete access panels provided for maintenance.

Ground
Electrical and data circuits are being re-wired to existing outlets from a new distribution board and data hub in the refurbished basement. Existing outlets and light fittings are being retained. The existing electrical distribution boards on the ground floor will be removed.

The existing data riser route appears in cleaners' cupboards up the building and will be expanded to accommodate the new data cabling and new electrical submains to distribution boards upstairs. The existing electrical submain route in a cupboard is not expected to be re-used.

Re-wiring will be undertaken using existing routes wherever possible and appropriate. This is generally in the floor for low level sockets, and from the floor above to serve light fittings. Existing data points are served from behind the skirting. New chases should be very limited as no new outlets are being proposed except in the refurbished WC area.

The heating installation is proposed to be retained.

First
Electrical power circuits on this floor will be retained as found if they comply with the current electrical wiring regulations. If not then the wiring will be replaced 'like-for-like' along existing routes.

Data circuits are being re-wired to a new data hub in the refurbished basement. Existing outlets are being retained. Re-wiring will be undertaken using existing routes wherever possible and appropriate. This is generally in the floor for low level sockets.

Otherwise as Ground Floor.

Second
As First Floor.

Third
As First Floor.

Fourth
As First Floor.

3 38 Bedford Square

Basement
The basement is undergoing a complete soft strip-out and refurbishment, and the space is to become a workshop. New electrical and heating services will be concealed above a new suspended platerboard ceiling. New incoming services will be concealed in a trench beneath the floor finish. There will be discrete access panels provided for maintenance.

Ground
Data circuits are being re-wired to a new data hub in the refurbished basement. Existing outlets are being retained. Re-wiring will be undertaken using existing routes wherever possible and appropriate. This is generally in the floor for low level sockets. Existing sockets are wired with chases in the masonry.

The existing data route is in the (existing, not original) services riser cupboards up the building and will be re-used.

The heating and electrical installations are proposed to be retained.

First
As Ground Floor.

Second
As Ground Floor except that existing data cabling routes are generally in surface mounted mini/dado trunking. If practical this will be laid below the floor and chased to conceal it.

Third
The electrical distribution board and heating manifold serving this floor are shifted slightly to one side to accommodate the lateral connection doorway. They remain within the existing (reconfigured) riser cupboard and all connected wiring and pipework routes remain as existing.

Otherwise as Ground Floor.

4 37 Bedford Square

Basement
The basement is undergoing a complete soft strip-out and refurbishment, and the space is to become a workshop. New electrical and heating services will be concealed above a new suspended platerboard ceiling. New incoming services will be concealed in a trench beneath the floor finish. There will be discrete access panels provided for maintenance.

Ground
Electrical and data circuits are being re-wired to existing outlets from a new distribution board on this level and new data hub in the refurbished basement. Existing outlets and light fittings are being retained. The existing electrical distribution boards on this floor will be removed.

The existing data and electrical routes are in various locations around the building. It is proposed to bring these together to share the existing heating pipework route which rises in cupboards and/or boxing-out in the corner of the front rooms. The existing routes can then be removed where surface mounted, and made good where currently chased-in.

Re-wiring locally will be undertaken using existing routes wherever possible and appropriate. This is generally in the floor for low level sockets, and from the floor above to serve light fittings. New chases should be very limited as no new outlets are being proposed except in the refurbished WC area.

Existing data cabling routes are generally in surface mounted mini/dado trunking. If practical this will be laid below the floor and chased to conceal it.

The heating installation is proposed to be retained.

First
As Ground Floor.

Second
As Ground Floor.

Third
As Ground Floor.

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Basement
Local heating pipework diversions around lateral connection doorway are proposed. Heating pipework will be run 'like-for-like' with existing i.e. surface mounted and insulated.

Third Floor
Local minor alterations to data and power wiring and heating and hot/cold water pipework in the vicinity of lateral connection doorways.

Wiring routes will be concealed within cupboards.

Pipework will be diverted locally and partially concealed in new doorway architrave detailing. New pipework in stair of no 34 will be surface mounted and painted out to aid future removal.

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Second Floor
Local diversions of data wiring around lateral connection doorway are proposed. Existing wiring routes will be re-used – these are currently understood to be in the floor.

Third Floor
The electrical distribution board hot water cylinder serving this floor are shifted slightly to one side to accommodate the lateral connection doorway. The distribution board remains within the existing (reconfigured) cupboard and all connected wiring and pipework routes remain as existing. Some pipework is extended along existing routes concealed behind acces panels, to the new cylinder location in the existing kitchen/store.