

OVERALL STRATEGY FOR INSTALLATION OF NEW SERVICES

1. Finding routes to conceal services through the building so that no pipework, conduits, cables etc are visible or otherwise intrude into room interiors
2. Minimising intervention to existing fabric, routing pipework etc so as to avoid historic features (eg cornicing, dado, skirting etc), utilising voids and cavities within the predominantly timber framed internal construction from ground floor upwards (ie joisted floors, timber stud partitions)
3. Removing any existing cables, pipes, conduits etc that are visible and/or encased within rooms, and restoring any past damage or discontinuity to finishes, skirtings, cornices etc using techniques and materials to match original fabric
4. The process of tracing, revealing and replacing existing services installations which already exist throughout the house is a careful and sensitive process that takes place to a great extent on site and should be flexible enough to make best use of opportunities within the building fabric
5. A main services riser together with internal soil vent pipe is to be located within the corner of the new rear extension, from basement up to top floor and roofspace, where it can be coordinated with new structure and finishes so as to be fully concealed within the completed rooms. From this riser location pipework and other services connections will extend within timber floor cavities between the existing floor joists (which run front to rear of the building) to bathrooms, heating, electrical outlets and etc.