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**Project No:** CEC1094

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**Issue:** 1

The following schedules the general proposals for the mechanical and electrical works elements, for planning purposes.

## **1.0 Mechanical Services**

### **1.1 General**

The general scope for the replacement of the mechanical services is not thought to require planning permission and is summarised below.

### **1.2 Incoming Services**

- Reuse the existing incoming gas service.
- Upgrade the existing incoming lead water main with a modern plastic equivalent.

### **1.3 Domestic Water Services Installation**

- Replace the existing domestic hot and cold water services installations throughout the property to suit the new kitchen and bathroom locations. The works shall include for the replacement of hot water plant to current standards.
- Spatial allowance for the future installation of a cold water booster set.
- Install new water conditioner on the incoming water main and hot water return to mitigate against scaling within the system.
- Fit blending valves on hot water services serving baths.
- Pressure test, chlorinate and flush the domestic services distribution prior to handover.

### **1.4 Heating Services Installation**

- Replace the existing boiler plant with condensing boilers meeting current standards. The boiler flues shall be arranged to discharge toward the rear of the property and shall discharge in accordance with the requirements of approved document J.
- The heating distribution system shall be renewed throughout the property and shall be arranged to serve the new replacement radiators and underfloor heating (where required), and to meet the improved thermal standards of the property resulting from the works to the building envelope.
- A system of modern heating controls shall be installed with provision for zoning the heating system to suit different occupancy patterns within the house and for the different thermal response of the underfloor heating systems.
- It is proposed to install a wood burning appliance to the principal living room. The appliance would be of an approved type for use in smoke control areas in accordance with the local authority's policy and meeting the standards of an "exempt appliance" as defined under DEFRA guidance.

### **1.5 Ventilation Services Installation**

- Install new intermittent extract fans to bathrooms, kitchens, utility rooms and WC's to comply with AD Part F, and to suit the remodelling of the property.
- Provide mechanical fresh air input and extract to the fitness room.

### **1.6 Comfort Cooling Installation**

- It is not proposed to install comfort cooling to the property or to provide external heat rejection plant.

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## 1.7 Drainage Installation

- The existing below ground drainage system shall be CCTV surveyed and remediated where required. New drainage runs shall be formed and connected into the existing to suit the new drainage positions required at lower ground level.
- The existing above ground drainage systems shall be renewed throughout the property to suit the remodelled kitchens and bathrooms and shall connect into the existing below ground drainage system.

## 2.0 Electrical Services

### 2.1 General

The general scope for the replacement of the electrical services is not thought to require planning permission and is summarised below

### 2.2 Incoming Supply & Distribution Board

- Relocate /replace the existing incoming electricity service into the vault area (subject to agreement with UKPN as to the proposed location).
- Investigate and remove the redundant electrical meter.
- Replace the existing distribution boards located throughout the property. Locate new distribution boards in suitable locations.

### 2.3 Lighting Installation

- New lighting wiring throughout (LSF/LSF 'twin & earth').
- New luminaires throughout (to Architect's specification).
- New Focus FB accessory plates throughout (assume matt stainless steel).
- Lutron scene set dimming control to main living accommodation.
- Lutron manual dimming control to all other habitable rooms.
- Manual switching to ancillary accommodation only and circulation routes.

### 2.4 Small Power Installation

- New small power wiring throughout (LSF/LSF 'twin & earth').
- Provide general socket outlets to architects furniture layouts.
- Provide socket outlets / power supplies for specialist equipment – AV, data systems, gym equipment etc.
- Provide supplies to kitchen equipment.
- New Focus FB accessory plates throughout (assume matt stainless steel).

### 2.5 Fire Alarm Installation

- Subject to existing provision, provide a new domestic fire alarm system to BS5839 Pt 6 (Grade A, LD2).
- Provide carbon monoxide detectors to rooms with gas using appliances.

### 2.6 Communications Systems – Subject to Clients Confirmed Requirements.

- Provide a CAT 5 distribution system to outlets within each room.
- Connect incoming BT service to Cat 5 system for distribution.
- Subject to existing provision, adapt existing TV outlet distribution to suit refurbishment.

### 2.7 Security Systems – Scope / Provision to be Agreed With Client, but would expect:

- Main panel located within the plant room.

- Remote control / keyfob activation / deactivation as appropriate.
- Door contacts on all external doors.
- Window contacts or PIR detectors in rooms with windows on first floor and below.

## 2.8 Earthing & Bonding

- Provide new to BS7671

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