

## 2 SERVICES

### 20 METHODOLOGY FOR REWIRING INTERNAL LIGHTING AND ELECTRICAL SERVICES

#### 1.0 Reasons Works are Necessary

##### 1.1 Periodic Inspection Report

The Council recently undertook a condition survey of the properties which included the statutory periodic inspection of the electrical wiring. A significant number of properties have been identified as needing to have electrical work carried out to bring them to an acceptable standard in regard to current health and safety requirements and to comply with current relevant regulations.

#### 2.0 Proposed Works

##### 2.1 Rewiring

The proposed works include replacement of wiring serving existing sockets and lighting points and other services and the provision of additional sockets particularly in kitchens where needed for current user needs and modern appliances.

##### 2.2 Methodology

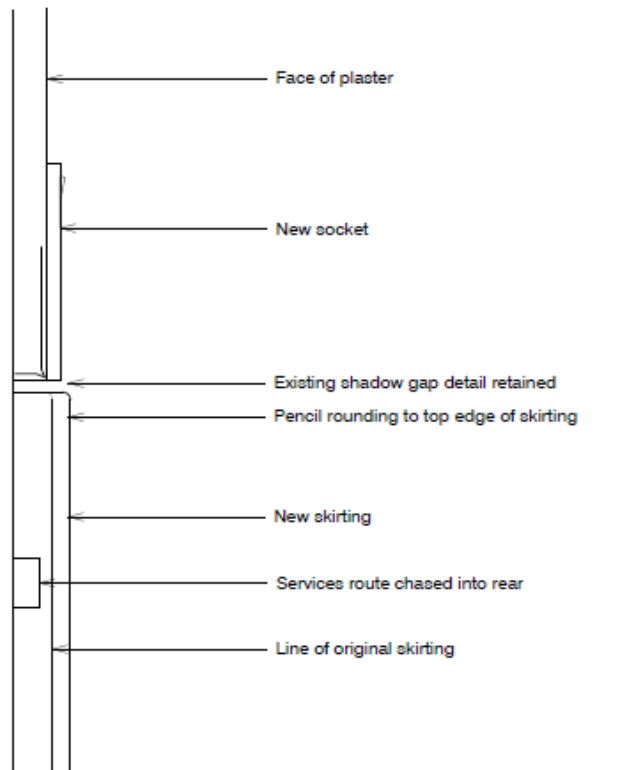
Where as a result of an inspection and periodic test it is necessary to replace the wiring in a dwelling this will be done in a manner to limit its impact on the historic fabric and features of the dwelling.

The following hierarchy will be followed.

Wherever possible the new wiring will be pulled through the existing conduits. This is the best possible scenario as it involves no damage or changes to existing fabric. Trials carried out by Keepmoat Limited on void properties has shown this is possible in most, but not all cases. Obstructions sometimes make this impossible.



Where it is not possible to pull the through existing conduits wiring will be run in concealed routes. In trials in Void properties it was found possible to rout out the back of the skirting to provide a route for new cabling that was not visible. See detail on Drawing No: 2504-A-549.



Extract of Drawing No: 2504-A-549

Existing Sockets were positioned on the skirting board very close to the floor which does not allow sufficient room for the flexes on appliances to bend. New sockets are therefore, positioned immediately above the skirting which avoids visible trunking but gives the necessary additional room for appliance flexes.

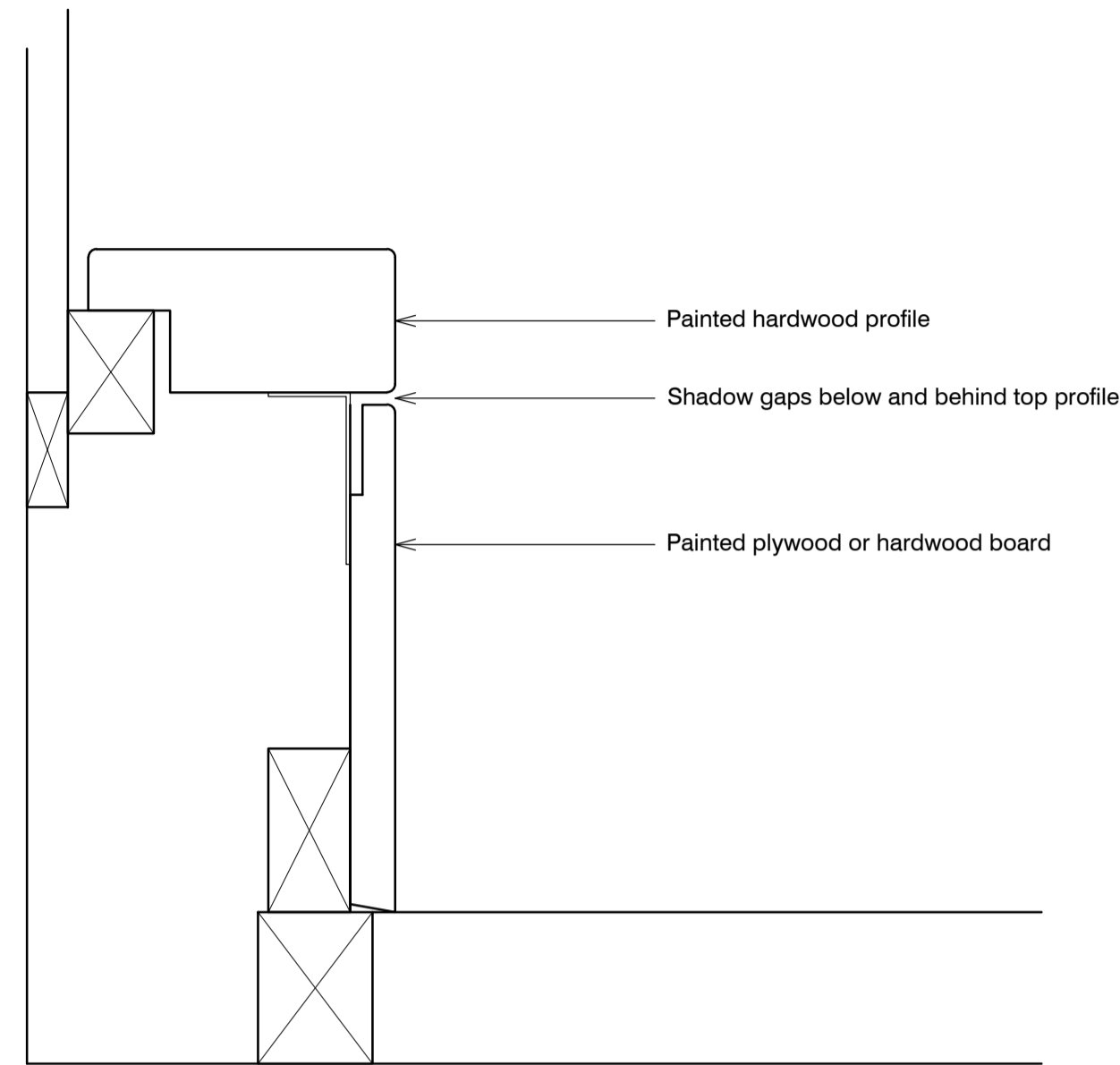


In instances where it is not possible to pull through the existing conduit and a concealed route is not available, new wiring will be run in plastic trunking located in discrete locations that have minimal visual impact.

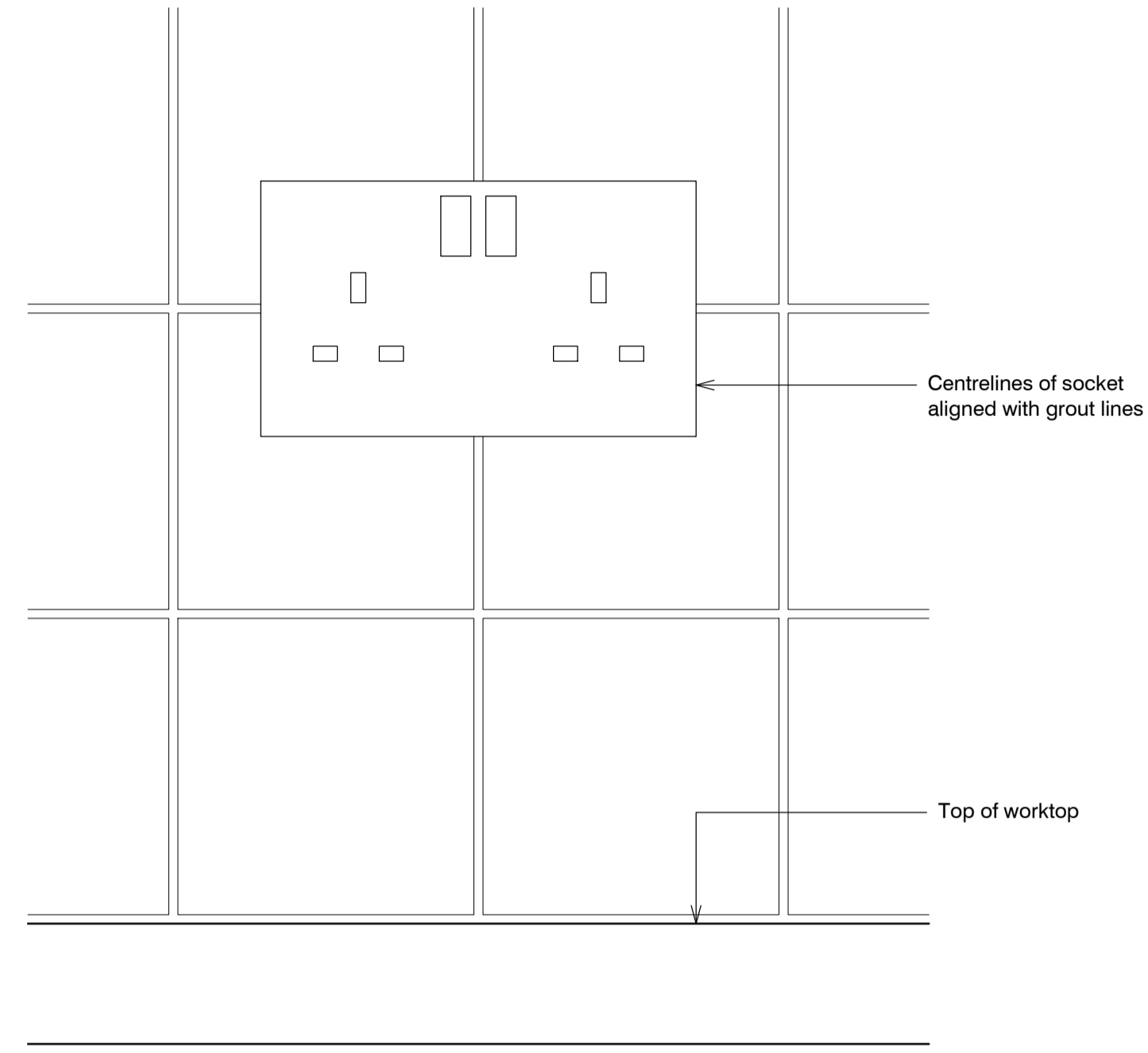
Trunking will, wherever possible, follow existing architectural features as shown in the examples below.



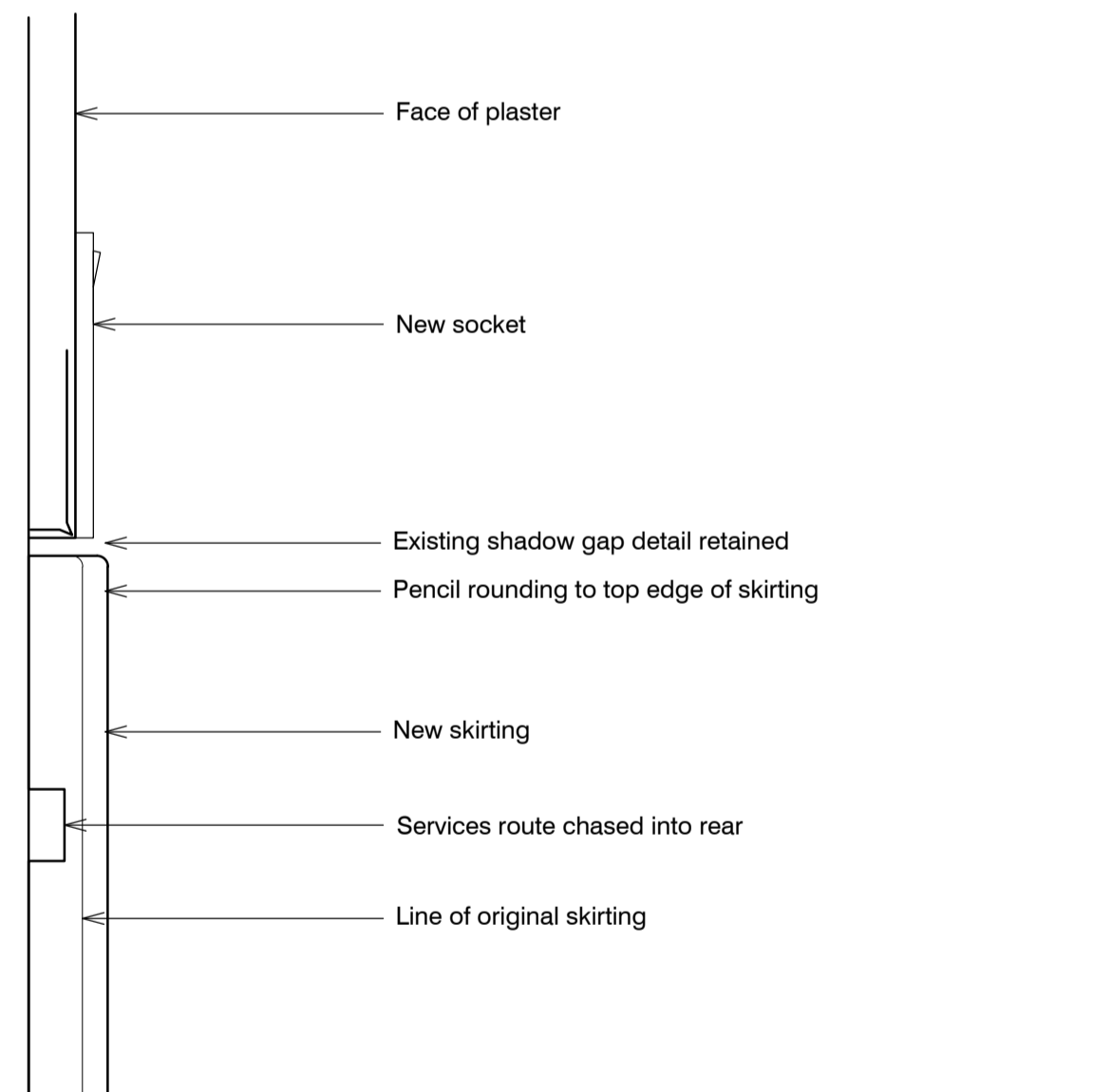
- 2.3 New Sockets in Tiled Areas:  
New sockets in tiled areas should be set out as described on Levitt Bernstein Drawing No: 2504-A-549.



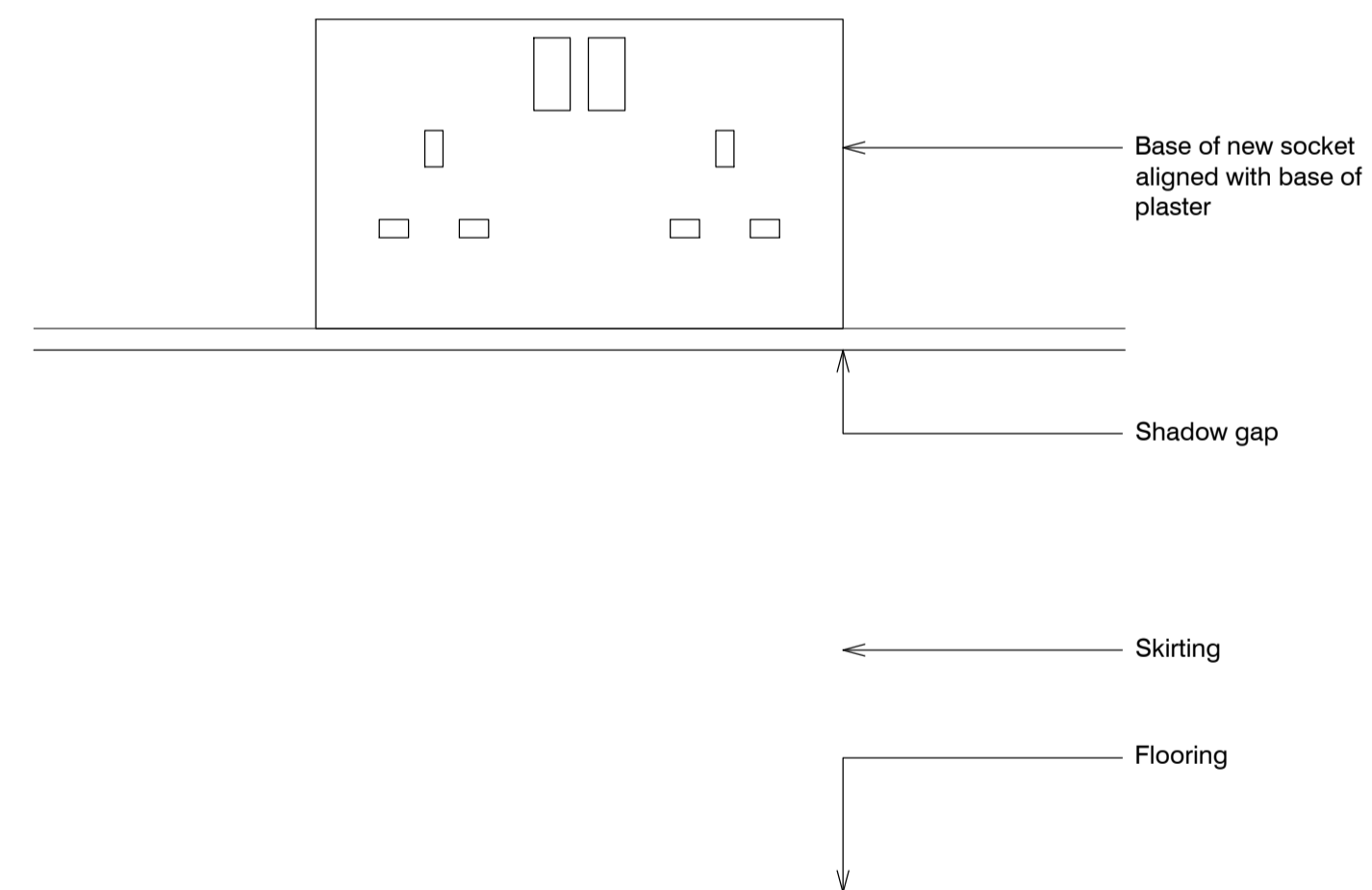
01 Pipe boxing, to match original  
552



03 Socket, switchplate, etc above worktop  
552



02 Chased skirting  
552



04 New low level socket  
552

# Kitchen replacement details ALEXANDRA RD. ESTATE

<b>date</b> Dec 2015	<b>client</b> LB CAMDEN	<b>Levitt Bernstein</b> 1 Kingsland Passage London E8 2BB
<b>scale</b> 1:2@A1	<b>drawing</b> Services route details	<b>t: 020 7275 7676</b> <b>f: 020 7275 9348</b> <b>w: levittbernstein.co.uk</b> <b>e: post@levittbernstein.co.uk</b>
<b>drawn</b> JM	<b>checked</b> JM	<b>drawing number</b> 2504_A_552
		<b>rev</b> P2

J:\2504 Alexandra Road Estate Management Guidelines\CAD\AutoCAD\1 Architecture Levitt Bernstein

**standard notes**

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

**drawing notes**

1. Note that these drawings show typical dimensions whereas dwelling will vary in particular, to suit the curvature of the railway line adjacent.
2. Services routes cannot be confirmed until full, invasive surveys are undertaken. Services are therefore shown indicatively.

**revisions**

- |    |            |                                 |
|----|------------|---------------------------------|
| P1 | 27.11.2015 | Draft issue for HPA application |
| P2 | 15.12.2015 | HPA Submission                  |