

11th March 2016

Ref: 16.0622

Dear Sir or Madam

Re: 24 Church Row, London NW3 6UP

This letter is intended to provide a brief overview of the Electrical and Plumbing works which would be carried-out during the proposed alterations to 24 Church Row, Hampstead.

It is proposed to renew the electrical and heating services as follows: -

The existing electrical installation is over 30 years old and comprises of old cabling that was previously re-wired through the timber joisted void between floors and the ceiling below. Both the cabling and electrical accessories have reached the end of their serviceable life and therefore it is intended to carefully remove the existing cabling to allow new low smoke & fume cables to be rewired in their place. Consumer units will also be replaced with RCBO circuit protection together with new sockets and switches to bring the whole house up to current BS7671 electrical wiring standards.

The property is currently heated by a pre-2003 gas fired boiler in the lower ground floor serving hot water cylinder and pressed steel radiators in most habitable rooms. The existing boiler is of low efficiency and high Nox output, it is proposed to replace the boiler with a new high efficiency A rated SEDBUK condensing boiler installed in the 3rd floor utility room. The boiler flue will terminate unobtrusively just above the valley roof slope. Concealed pipe runs for new services will generally follow the existing service routes, with care taken to avoid damage to the historic fabric of the building. The pressed steel radiators will be replaced with more suitable column radiators, the hot water cylinder on the lower ground floor will be renewed in the current location.

We trust that the above is of assistance, should you have any queries or require any additional information please do not hesitate to contact us.

Yours Faithfully



Simon Gatehouse

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