

Camden Stables, Chalk Farm Stable – Units 38 - 39

Mechanical and Electrical Services Design Statement

1.0 Introduction

The existing units are generally serviced above ground and underground. The services are routed internally through the building and externally underground at the front of the units. The works include at present to have existing above ground drainage drop down from the upper floors of the building and routed through to units 38-39. The proposal is that the existing services remain where possible and new below ground service arrangements are installed within a common trench.

2.0 Proposed Service Arrangements

2.1 Drainage

It is proposed that the existing below ground arrangements are to be modified to accommodate new 2 inch pipes from unit 38 into unit 39 and externally to the existing covered manhole. The below ground drainage is to be provided to the remodelled shop units internally and externally as indicated on drawing SK-PP-04. The drainage trench and removal of cobbled walkway to the manhole will be the responsibility of Camden. This is required to provide extra drainage to the ground floor of unit 38 only.

2.2 Lighting

Luminaires will be surface mounted fittings with conduit where appropriate. Proposed Luminaires and layouts are subject to detailed design, as to avoid any adverse impact on the historic fabric.

Emergency lighting to the units will be provided as self-contained surface mounted emergency luminaires with integral battery backs are subject to detailed design, as to avoid any adverse impact on the historic fabric.

2.3 Mains Cold Water Services

As part of the refurbishment works the existing Mains Cold Water services (MCWS) are to be taken from the existing capped cold water pipes at high level and distributed to each of the reconfigured units below. New 25mm surface mounted pipes will be installed and fixed into the mortar joints. Positions of connections and typical installation details are indicated on drawing SK-PP-04.

2.4 WIFI & CCTV

It is proposed that wireless access points will be provided by Camden. CCTV will be surface mounted to internal areas and is plug in surveillance system. Exterior CCTV is provided by Camden.

2.5 Heating

2 x Floor mounted electric radiators with thermostats will be connected to the mains supply. Both will be located on the first floor only. (subject to detailed design)