

SKEEL LIBRARY · 2016/5679/L – CONDITION 5

General Arrangement Plans

9000-DRG-LG010 C1, GF010 C1, 01010 C1, MZ010 C1, 02010 C1 and RF010 C1.

These illustrate the extent of wall lining for acoustic and thermal enhancement, which also provides for concealing pipework and cable routes, together with the proposed boxing to provide for larger service voids and risers.

It is the intention that none of the services are visible on the internal finishes of rooms and all are concealed behind boxing, wall linings, false ceilings, or within floor structure or build-up.

Radiator positions are shown on the plans. These supplement underfloor heating to the lower ground, ground and first floors. All pipework is concealed within the floors, with vertical risers behind wall linings.

Fan coil units for cooling are shown on the drawings, within the false ceilings of the ground floor, and within purpose designed joinery at first floor in the four corners of the main room.

Extract ventilation is provided by a series of plastic duct routes behind false ceilings and wall linings, with the Fan unit located within the ceiling void of the Dressing and En-Suite.

Reflected Ceiling Plans

9000-DRG-23SK-LG010 C1, GF010 C1, 01010 C1, MZ010 C1 and 02010 C1.

These illustrate the principle visible fittings proposed, particularly in relation to ceiling fittings, but they also indicate the position of wall mounted socket outlets, switches and other surface electrical fittings.

Elevations and Sections

9000-DRG-02SK-EL001 C1, EL002 C1, EL003 C1. 9000-DRG-04SK-SE001 C1 and SE002 C1.
9000-DRG-00GN-AL040 T1.

There illustrate any feature of the services on the external enclosure of the building, in relation to vents etc, together with the location of suspended ceilings and new floor build-ups.

Various Details

9000-DRG-00SK-DE001 C1 and DE006 C1. 9000-SK-GN-DE022 and DE023.
(Please note DE006 C1 now replaced by DE006 C2).

Detail drawings further illustrating the various build-ups and service routes, supporting the general arrangement plans.

RELATIONSHIP WITH HISTORIC FABRIC

General

Service cables, conduits, pipework etc are all designed to be invisible to the occupant. Mostly this will be achieved by utilising the thermal and acoustic wall lining construction build-up. Cables can be clipped to the lining construction in most cases. Pipework and larger plant needs to be securely fixed to the building in the form of pipe clips, plugged and screwed to the existing walls and larger plant, such as Heat Exchangers, Fan Units, etc. bolted to existing brickwork.

Lower Ground Floor

The lowering of the floor and reconstruction of the rear extension also facilitate the routing of new service connections into the building from below ground. The drained cavity, thermal lining and false ceilings, allow services to be installed with very little additional impact on the existing fabric. The main services intake is housed at this level with larger plant in a dedicated cupboard.

Ground Floor

The new suspended floor, wall linings and suspended ceilings, allow services to be installed with very little additional impact on the existing fabric.

New service risers are required in the entrance hall and adjacent to the entrance door, with formed holes in the floor to thread through services and drainage.

First Floor

The renewal of the floor finish (previously boards on battens on concrete) allows the introduction of underfloor heating and heating pipework, within the build-up above the concrete. The east and west walls of the main room are lined acoustically, but also have extensive joinery forming the kitchen and Fan Coil Units at one side, with the audio/visual wall and Fan Coil Units at the opposite side. These will house and shield all services serving these facilities. The north wall has no proposed lining and will require chasing into the existing plaster and brick wall to install power and lighting points. Further lighting is proposed in the existing (Modern plasterboard) ceiling as shown on the reflected ceiling plans.

Risers and boxing to sanitary areas continues from below in the ancillary accommodation.

Second Floor

Electrical services to the ceiling below and heating pipes etc will be accommodated within the existing timber floor. The lining to roof rafters and walls is completely renewed at this level and will allow the services to be accommodated behind, with little remaining impact to the historic fabric.

External

Rainwater pipes are renewed in their current location. Some additional vents are required, as shown on the elevations, but undertaken in painted cast iron air bricks. SVP vents in the slate roof are undertaken with 'through the slate' vents, with no protrusion above the roof pitch.

