METHOD STATEMENT; MECHANICAL RUNS.

Tom white

WHITE PERIOD RESTORATION LTD 68 Rosaline road, Fulham SW6 7qt

METHOD STATEMENT ; MECHANICAL RUNS

12h September 2018 RE; 41 Arlington Road NW1 7ES

As part of the renovation of this Grade 2 listed building every care has been taken to preserve the original features and structure of the building while also where possible keeping them on show as per the clients requirements. We have done this as follows

Ventilation

1. Top floor bathroom. To achieve building regulations we are to install ventilation to what is a new bathroom location within a new timber studwork location. The least intrusive route was a vertical one where we could exit through the pitch roof by way of a 125mm duct then cowl. The pitched roof is of non original covering which is eternity slating. We feel that this non original tiling would be suitable to alter while also avoiding any such alteration to the front or rear fascade or sightable from floor level.
2. Master bathroom. On the 1st floor we aim to install a new bathroom installation where mechanical ventilation was not present and it was best practice as per building regulations to provide mechanical ventilation while also allowing us to prevent moisture and muld building up within the bathroom area. The most suitable area to do this was directly above the shower area which allowed us to avoid the chimney stack and we could easily run a short duct within ceiling void exiting above arched lintel with the only alteration to the fascade was a sympathetic cast iron brick sized grill to form our outlet.
3. Basement bathroom. A new bathroom location again needing mechanical ventilation by where the final route has not been confirmed. We had 3 options… 1. To use the old route of ventilation on the ground floor rear reception room where we would have to come up through the floor, surface mounted on the wall and then through the cornice that was already punctured before for the old shower room. This was not preferential as we aimed to repair the newly exposed cornice work while also avoiding boxing in in the rear reception room. 2. Through our stud wall and under the ceiling joists and hidden within the utility cupboards although exit not confirmed taking into account chimney structure. 3.Inside ceiling void and similar to above. This item has not been mapped out or confirmed as yet but ventilation is a necessity.

Drainage

The existing drainage was not fit for re-use and was of plastic material not original to the building. We aim to carry out the following.

1. Top floor bathroom. A new bathroom location where close to the toilet position a new soil pipe has been dropped down into the master bathroom and run surface alongside any original walls. This does need a new exit out from the rear fascade where it will be bricked in neatly with original bricks. The waste water pipes connect into this main run internally at different points
2. Master bathroom. A bathroom renovation with new drainage run. The soil pipe has been renewed internally and connect outside as before using the existing exit through brick wall and made good and sealed outside
3. Lower ground floor bathroom and utility. These are areas of new drainage and we aim to dig down through existing concrete slab to uncover main sewage line running from rear to back. To achieve this we carried out a cctv survey to locate the run precisely plus also ascertain the condition of our sewage lines. It was found to have cracking in various places and has been

rectified with sections of fibreglass linings carried out by a certified drainage contractor. To connect into our existing sewage line we have removed a roughly 1metre section and installed a new underground pvc pipe section with the use of two flexible couplings. Our new section of pipe has several connection points to assist with a soil from toilet then waste water to assist a sink, a linear shower drain and then the washing machine and sink in utility room. We have added an extra dergo valve to be boxed in at around chest level to assist with any air flow deviances caused while any orf the local drainage runs are in use to allow free flow of water without gurgling. We have an existing svp in the front garden also which will remain plus also an svp at the rear at roof level that was existing.

Cold water, Hot water, gas piping

1. All of this piping has been installed avoiding removal of any of the timber original framework plus also avoiding chasing into the walls. There may be present a very small number of holes used to achieve concealed pipework mainly by using the following efforts…, Running pipework within floor voids, running pipework around timberwork, using an existing services riser that is a box running from entrance hall upto top floor floor void. Running pipework with web of steel on lower ground floor. Some pipework to assist the installation of uf heating is proposed to be chased into the basement concrete slab to assist with a route from undergound vault at the front to the rear under stairs cupboard in basement at which point it can run surface up the wall but then be brought through to proposed kitchen floor level at which point all uf heating pipework will be install above the existing concrete slab usin overlay panels which will the be smoothed off with levelling compound where then a final reclaimed timber floor covering will be adhered to the layer as a final floor finish. In general all of our pipework has been installed surface from original walls and within floor/wall voids, There will undoubtedly be a small number of holes drilled to assist pipework to pass through into adjascent floor joist voids. This has been done to a high standard and with the avoidance at all costs of unnecessary holes.

Electrical

1. Similar to the above our cabling routes follow the same format and in many cases the same routes that the pipework has taken.
2. We have used existing spotlight openings throughout and only cut new spotlights into sections of ceiling where plasterboard has been confirmed although these are small in amount (utility ceiling). Also spotlights being installed into new dropped ceiling lines
3. There has been lighting points added to some ceilings but these are to be surface mounted and consist of only drilling a 15mm hole at the necessary points to the installation points of new lighting locations. Generally any new ceiling lights are surface mounted cylindrical spotlights fixed with maybe 2no 50mm screws hoping to hit either a lathe or maybe a wall plug in areas of thick plaster.
4. New power locations have been added to which the avoidance of brickwork removal has been adhered to in nearly all cases. We have used many of the original locations also but proposed not to use those locations already present within skirting boards with the proposal to fill in these holes with snugly fitting infills of softwood timber that will be tapped into place and glue used in the joint to fix. Fixing foam behind these new infills is also proposed.
5. In the areas of the proposed kitchen we have assumed that this area is an extension of the main building and not of historical interest. This has been built from blockwork and we have

chased in all cabling in this area which is probably the most focussed point in the house of new cabling.