

Methodology for installation of services within existing fabric	
Contract No:	156217
Contract Name:	Project Gamma
Method Statement Ref:	AC_C_MS006
Risk Assessment Cross Ref No:	T.B.C
State the activity that this MS covers:	Installation of all new services – plumbing and heating pipework and cable routes.
State location in the building where activity is taking place:	Throughout – refer to Refer to Item 6.13 in the Design and access statement and M+E drawings appended to the full planning application for further details.
Does the RA identify HS&E risks posed by this activity?	N/A as this is for methodology for approval by Local Planning Authority / Conservation Officer, LB Camden.
Reason For the works	Rationalise existing disordered and outdated service runs which have been installed overtime and replace with modern, more discrete systems to prolong the lifespan and use of the building.
What access equipment is to be used to provide a safe working platform at the correct height?	Not Applicable
Identify other equipment/tools that are to be used:	Dry Diamond holes saw, reciprocating saw, Hand saw.
Identify what materials are to be used:	None
Name people responsible for compliance with this MS (incl employer if non-employees):	Kelvin Sandell – Overbury Senior Project manager
Are they trained to carry out the task and in the use the equipment, tools & materials?	Yes
<p><u>Service runs -</u> In general, all vertical service runs are kept to the rear of the building, with one dry (A) and one wet (B) riser located either side of the chimney breast, these will appear as part of a wider chimney breast and will not stand out. These risers terminate in the floor on level 4. The cornice on this wall lines through on the same datum as the chimney breast leaving a return on the underside of the cornice back to the wall. All services in this area pass through this return and as a result does not affect the cornice. – see Fig.01 + 02 below. The picture rail will be replicated around the new riser, like for like in line with the chimney.</p>	



Fig.01

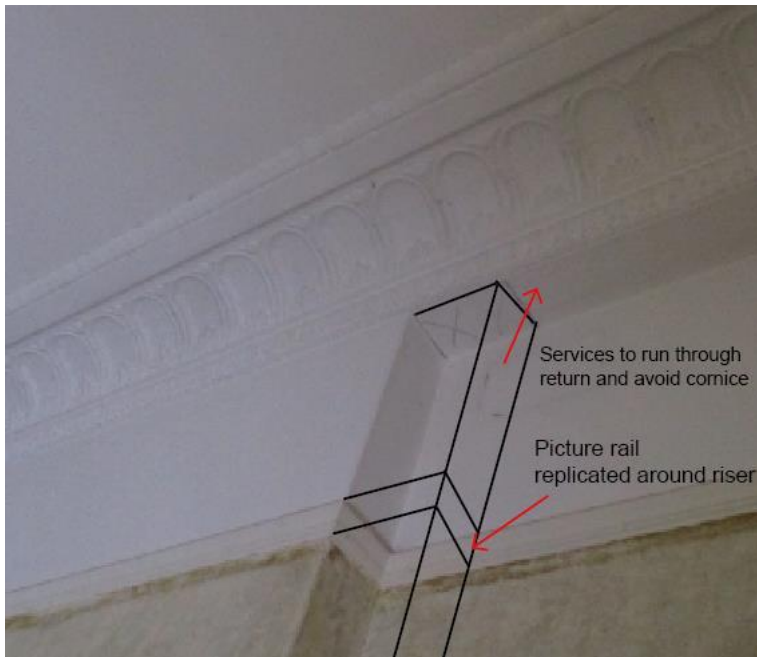


Fig. 02 Picture rail replication strategy

Sizing of risers A and B are currently indicated as 200mm wide x 100mm deep. The dept is restricted to 100mm to fit under the reveal of the cornice. We endeavour to keep them to a minimum width to reduce the impact to existing fabric and will be improved on site if possible, once works commence.

There is one additional riser (C) which houses domestic pipework to serve B3 en suite and terminates in the floor at Level 3. This is located in the rear corner of the building to have minimal visual impact. The cornice in this area will be carefully cut to allow services to pass through vertically, the extents of cutting will be set out prior to the works and will be kept to a minimum to reduce any unnecessary removal of original fabric. In the location where the cornice would be cut to allow the services to penetrate through, a mould of the adjacent cornice will be taken and it will be reinstated around the top of the riser in a like for like material. Similarly with the picture rail, the removed profile will be carefully replicated by a joiner and reinstated around the riser, see diagram below in Fig.04 showing worst case situation at the corner of first floor, location C.

Sizing of risers currently indicated as 100mm wide x 120mm deep. Again, we will endeavour to keep them as neat as possible to reduce the impact to existing fabric.

Architectural cornices and picture rails.

Lower ground floor: No existing cornices or picture rails
 Ground floor: Existing cornices and picture rails, medium level of detail.
 First floor: Existing cornices and picture rails, high level of detail to cornice.
 Second Floor: Existing cornice only, lower level of detail.
 Third floor: No existing cornice or picture rail.
 Fourth floor: No existing cornice and picture rail.

Refer to Extract from Cornices record drawing on p.25 of the Design and access statement.

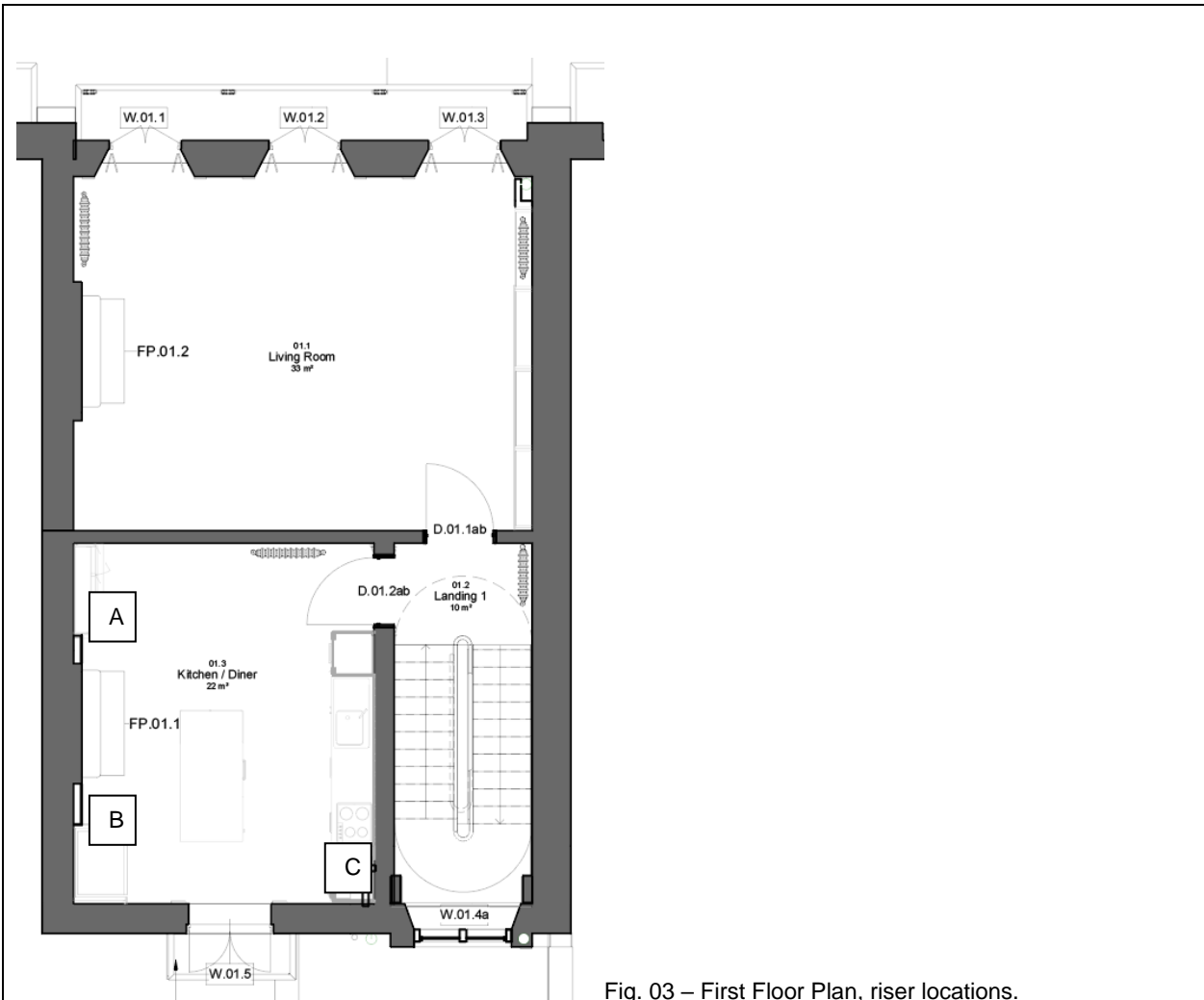


Fig. 03 – First Floor Plan, riser locations.

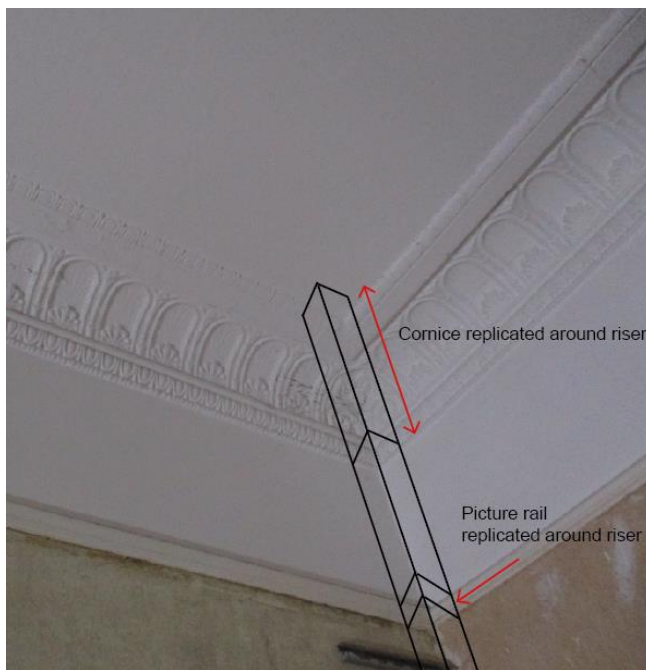



Fig. 4 Cornice and picture rail replication strategy

Service Runs - Joists

Recent investigations following the removal of floor boards have shown that the quantity of existing notches is sufficient to facilitate the service runs required. There may be minimal localised issues and should additional notching be required in individual instances, these will be carried out in line with "14-Endsleigh-Street-Joist Notching" methodology carried out by structural engineers Ross and Partners. This was submitted as part of the full planning application.

Overbury Signature	
Overbury Name	Kelvin Sandell
Date:	28 th October 2020
UCL name	
Date	
UCL Signature	
Local Planning Authority / Conservation Officer, LB Camden. Name	
Date	
Local Planning Authority / Conservation Officer, LB Camden. Signature	