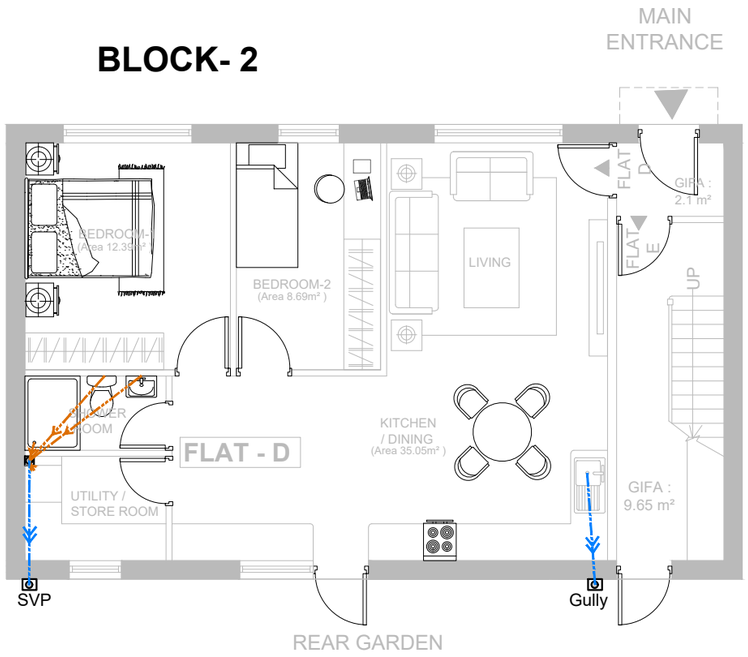
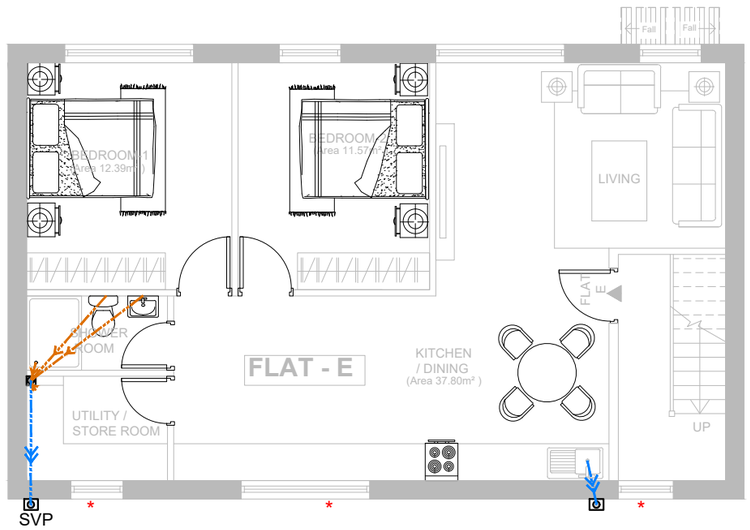
BLOCK- 2



PROPOSED DRAINAGE PLAN - GROUND FLOOR

SCALE 1:100



PROPOSED DRAINAGE PLAN - FIRST FLOOR

SCALE 1:100

Building services

It will be necessary to install, replace or upgrade building services to comply with health and safety to modernise facilities, and the these include the following building services:

- **Electrical services** such as lighting and power, as well as specialist items such as communications, data, fire alarms and security systems (intruder detection, CCTV, etc.). These services will also include anything that needs an electrical connection, like ovens, hobs, dishwashers and washing machines;
- **Mechanical services** such as air conditioning, comfort cooling, wet radiator heating , gas (for cooking and heating), and ventilation (bathroom and toilet fans, kitchen hoods etc.);
- **Public health (or plumbing) services** such as drainage, to include foul and surface water, drainage systems (hot and cold) for baths, showers and WC's and anything that requires a water supply or drainage connection, like dishwashers and washing machines.

The following issues will be taken into consideration when planning these works;

Works will be carried out in such a way as to not damage or should minimise the loss of, and permanent scarring to, historic fabric (such as old walls, floors or ceilings), where possible. As a lot of the fabric in this building has already suffered damage. Only, the minimum amount of work that involves disturbing existing historic fabric will be carried out, where it cannot be avoided. Where such work is needed, all efforts will be made to keep as much of the original fabric as possible and position any new or additional items discretely where possible and where their function is not compromised.

Careful consideration will also be given to the appearance of building services both externally and internally.

Once planning permission is granted, and before works begin, a detailed building survey will be carried out to establish what services already exist, and the routes they take though the building, so that these can be reused wherever possible. Wherever possible, use of existing features, such as mouldings or balustrades, which can provide hidden routes for services such as pipework and cabling will be utilised. Destructive chasing (cutting a grooves into a surface to install cables or pipes, etc. will be avoided wherever possible. Where alternative routes for services are possible, through voids under floors or above ceilings, these will be used.

Where it is not possible to avoid new openings and chases into the fabric, then all efforts will be made to minimise the loss of historic fabric by ensuring that as many services as possible between the flats, share common routes.

Wireless control technology for many services such as lighting and heating controls or fire alarms will also be considered to remove the need for hard-wired connections, where possible.

Locating new equipment

Careful consideration about where to attach, fix and locate equipment will be given to the works before they are executed. For example:

- **Locating new equipment:** when locating electrical accessories, socket outlets, lighting switches etc, and radiators, these will be positioned as discreetly as possible, whilst maximising their utility and effectiveness
- **Recessing equipment:** recessing items like lights into surfaces such as ceilings and walls will be avoided if the surfaces are of historic importance. However, where there are legal obligations , such as to install emergency escape lighting, or where the item needs to be as discreet as possible while being effective, alternatives to recessing into the ceiling will be considered.
- **Fire detection devices**: Where items such as smoke and heat detectors can be hidden behind ceiling beams or other features this will be considered, provided it does not go against the manufacturers guidelines, and Great care will have to be taken to position them far enough from the beam or feature for them to work effectively
- **Ceiling and wall mounting:** When installing heavy chandeliers and service items such as boilers and electrical distribution boards, special attention will be paid to the loadings as ceilings and walls will need to be able support their weight, especially where ceilings and walls are of lath-and-plaster construction.
- **Floor loadings:** Heavy objects such as boilers, cookers, dishwashers, freezers, refrigerators and washing machines will be located on floors and where these are on the suspended first floor a structural engineer will advise on whether the floor structure will be able to support the additional loads, and their advice will be followed. This will not be an issue at ground floor level.

Externally, where possible, drilling into the building fabric will be avoided and care will be taken to fix into sacrificial materials, such as mortar joints between brickwork and stonework.

Specialist building surveying and / or structural engineering advice will be taken at the appropriate times and using experienced professionals who are familiar with the challenges of listed buildings.

Existing services

If there are any existing services which cannot be reused, but which retain significance to the building, every effort will be made to leave these in place, where possible. However, where they need to be removed, then, once they are made safe, a written and photographic record of them will be kept before removal.

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METRES @ 1:100

10m
9m
8m
7m
6m
5m
4m
3m
2m
1m
0m

REV	DATE	COMMENT	DRN

Surveying & Design Services Limited
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P L A N N I N G I S S U E

SITE ADDRESS: THE PLOUGH INN, 81 CHAPEL STREET, THATCHAM RG18 4JS

SUBJECT: PROPOSED DRAINAGE PLAN - GROUND & FIRST FLOOR - BLOCK 2

DRAWING NO: JS/SP/1546/1/21

SCALE: 1:100 @ A3

DATE: JULY 2024

DRAWN BY: SA

CHECKED BY: JS

REV: