



299 - The Biggin

Servicing Strategy

02/26: Planning Issue

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Note - Do not scale from this document, scales indicative.

Core Servicing Strategy Principles

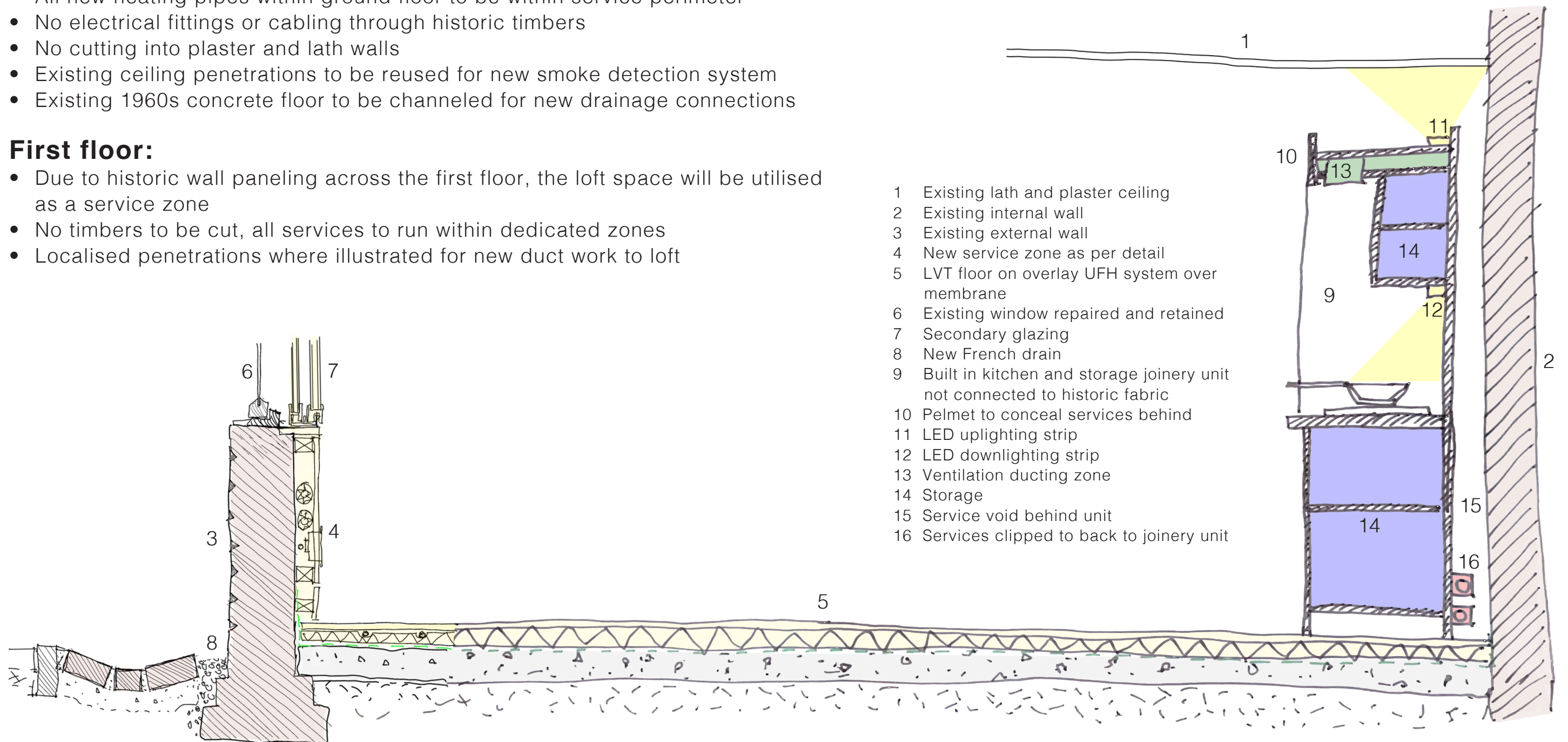
- Light touch with preservation of historic fabric prioritised
- Built in joinery units to be utilised to house service runs, provide lighting and extracts where possible. Units not to be connected to historic fabric and provide service zone behind enabling cabling etc to be clipped to back of unit

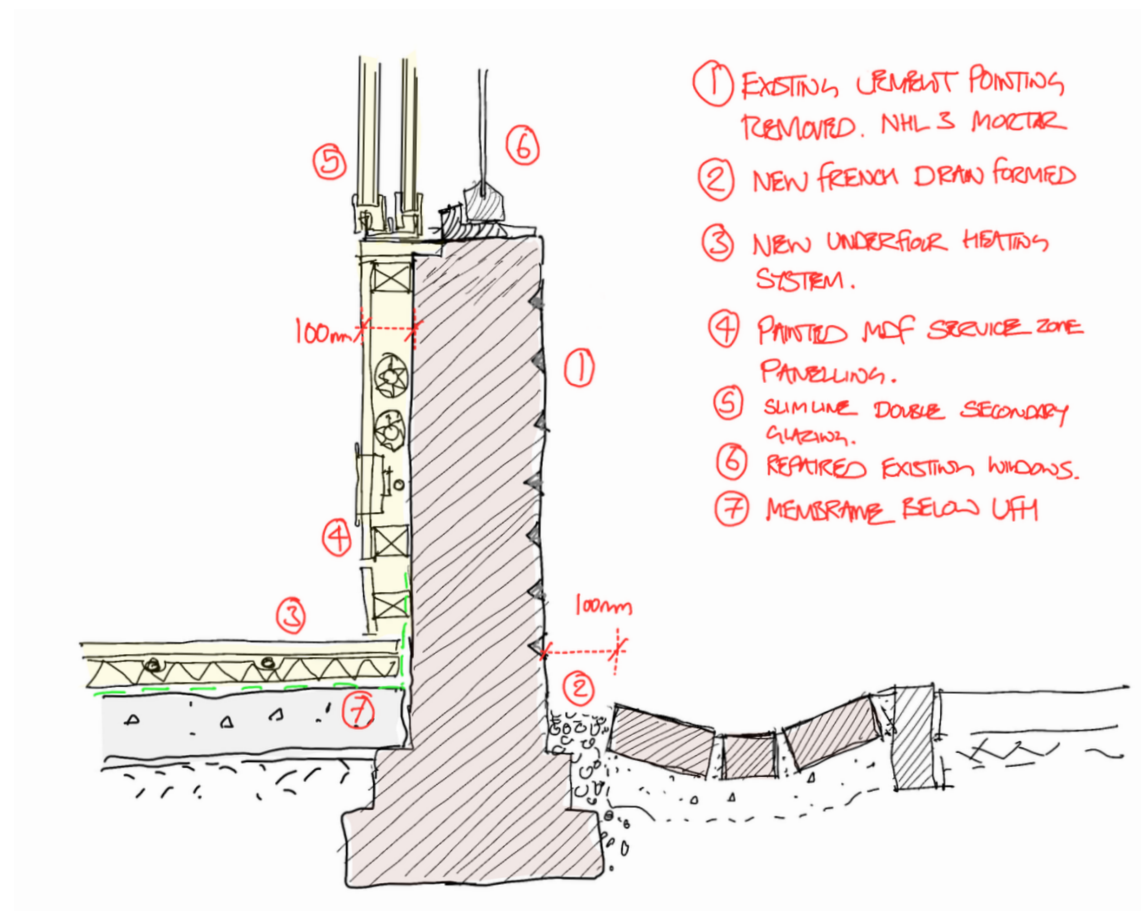
Ground floor:

- Service perimeter to external wall, no penetrations through ceiling
- All new heating pipes within ground floor to be within service perimeter
- No electrical fittings or cabling through historic timbers
- No cutting into plaster and lath walls
- Existing ceiling penetrations to be reused for new smoke detection system
- Existing 1960s concrete floor to be channeled for new drainage connections

First floor:

- Due to historic wall paneling across the first floor, the loft space will be utilised as a service zone
- No timbers to be cut, all services to run within dedicated zones
- Localised penetrations where illustrated for new duct work to loft





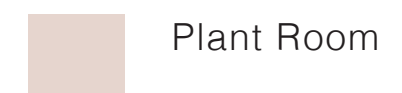
Typical Service Zone/Perimeter Wall Detail



Typical Service Zone/Perimeter Wall Panelling Perspective



Servicing Key



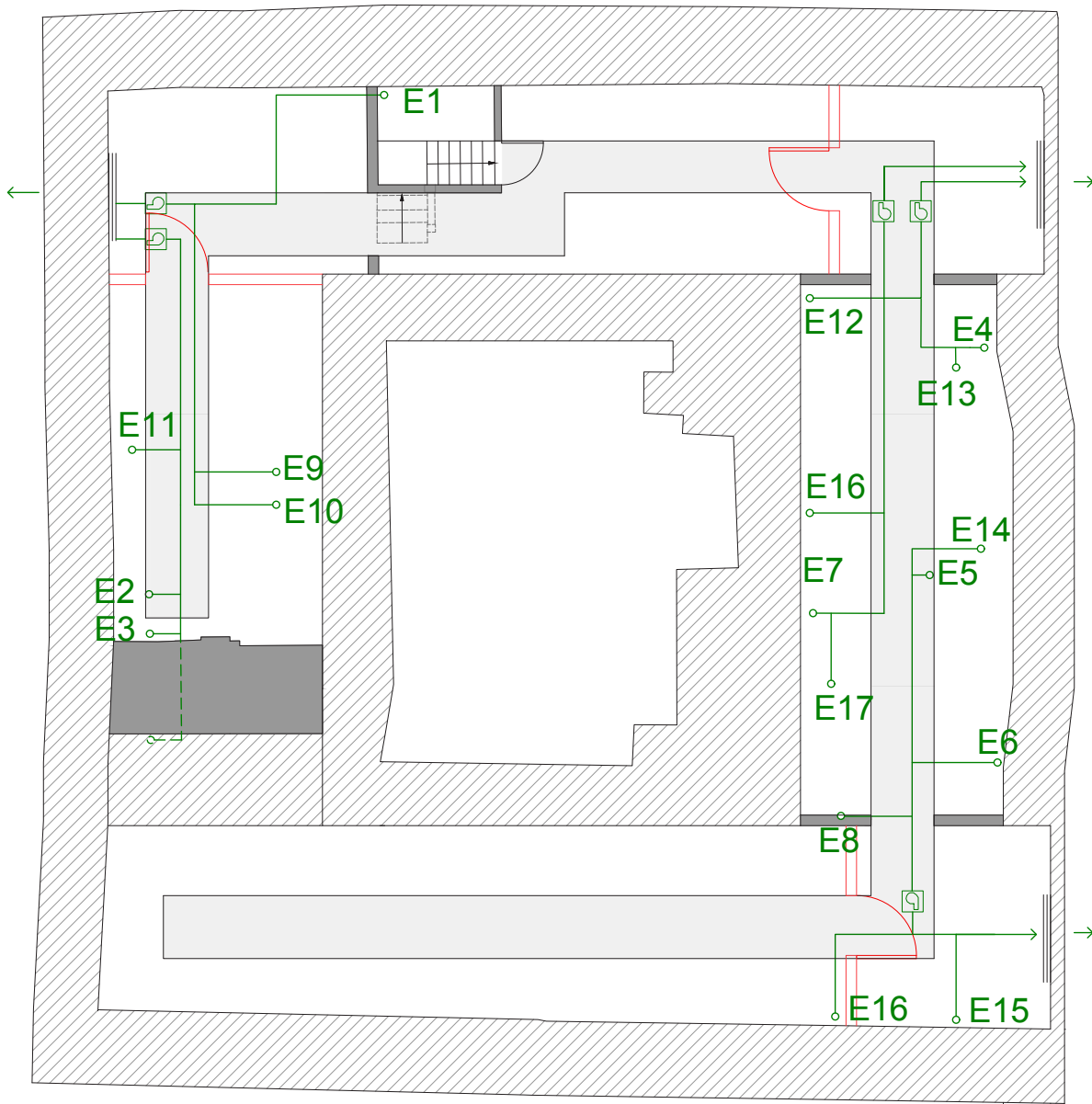
Ground Floor: Underfloor heating. Services run around the perimeter of the building, light-touch detail inside the building envelope.



First Floor: Electric heating. Services run through the attic to prevent penetrations through historic paneling.

- Approximate ceiling penetration locations

-  In-line duct mounted fan, 250dia x 300mm(L)
-  Ductwork - survey required to coordinate ductwork with structure
-  Existing louvres
-  Asbestos partition to be removed
-  Walkway
-  Reduced head height



Attic Sketch Ductwork Layout:

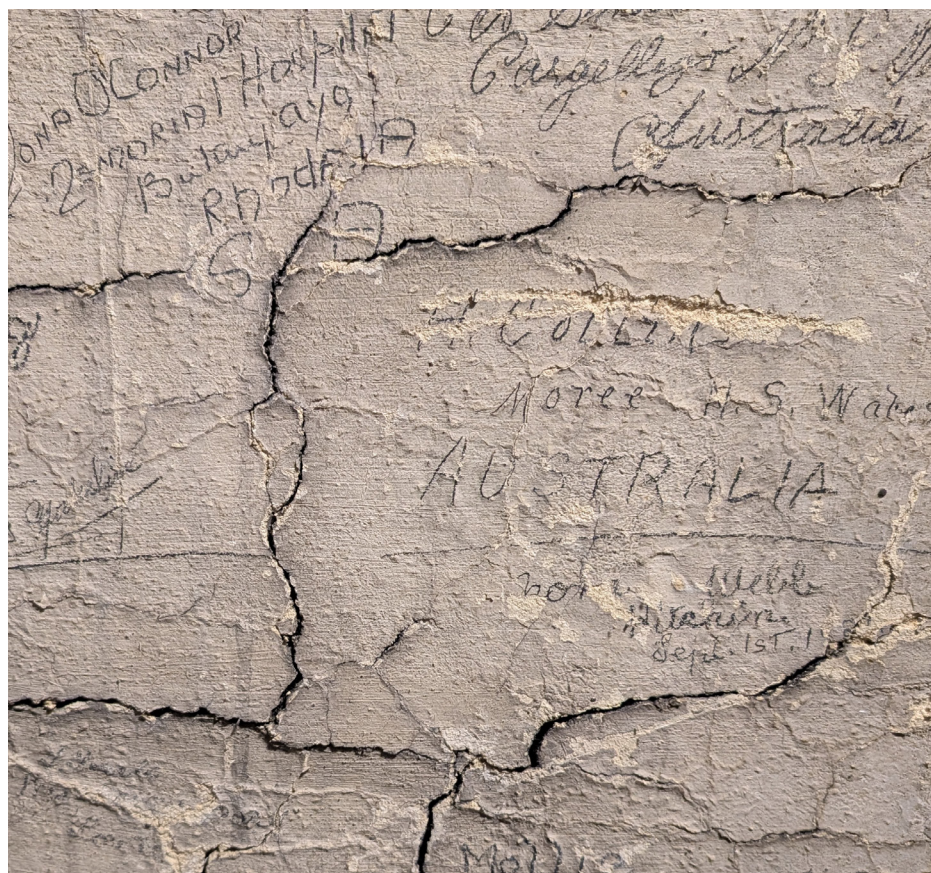
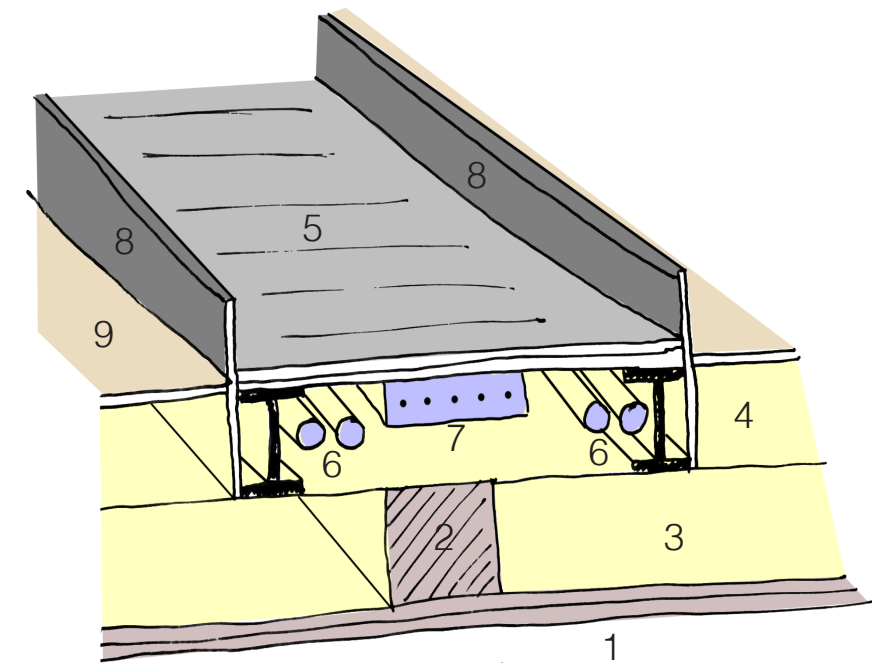
Loft survey required to coordinate ductwork with structure. Approx. 1 fan per 4 wet rooms. Riser ductwork to be shared as far as practicable to reduce ceiling penetrations. Ductwork supported from loft structure and to be coordinated with walkways so that ducts do not impede access to loft or disrupt historic fabric.



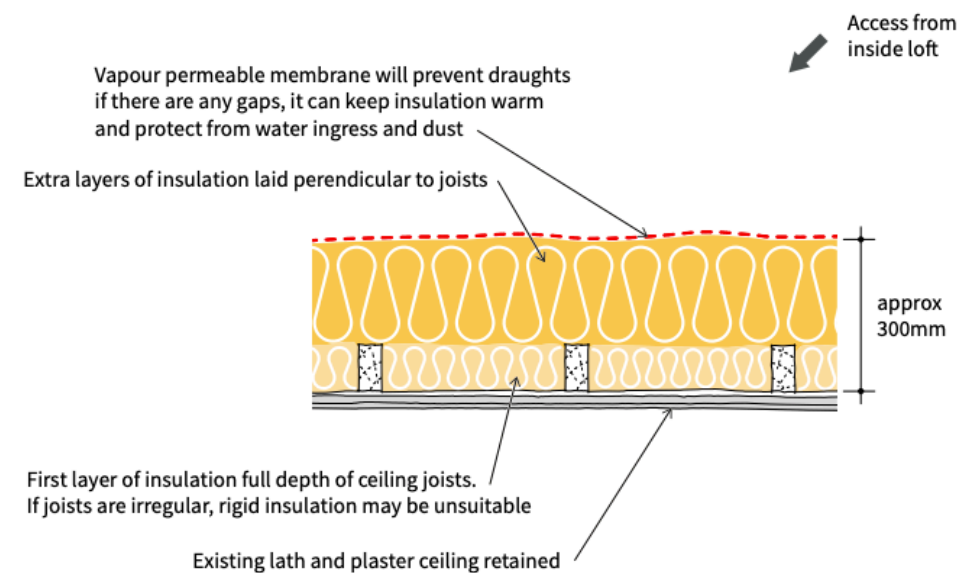
Attic Works

- The plaster in the loft is considered of high historic value with its range of characterful inscriptions. The plaster is however crumbling, utmost care should be taken to prevent further loss.
- Insulation works will be delivered in line with guidance from Historic England. Cold roof insulation is considered the least invasive way to improve thermal performance.
- Maintaining ventilation through eaves and tile gaps will keep timbers dry, preventing rot build up.
- A natural, historic insulation material will be specified as opposed to a modern impermeable product to allow the timbers to breathe.
- Ductwork supported from loft structure. Ductwork to be coordinated with service conduits and walkways so that ducts and cabling do not impede access to loft or disrupt the historic fabric.

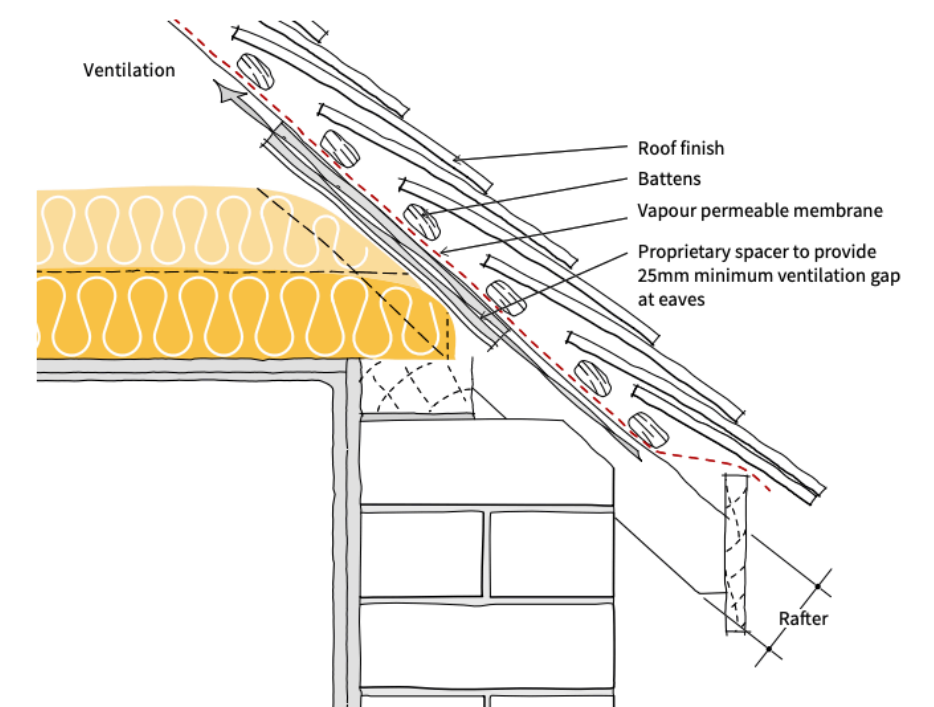
- 1 Existing lath and plaster ceiling
- 2 Existing historic fabric
- 3 New natural insulation around historic fabric
- 4 New natural insulation laid over historic fabric and around services
- 5 New lightweight raised walkway over insulation layer
- 6 Ventilation ductwork fixed to walkway structure
- 7 Conduit for service runs fixed to walkway structure
- 8 'Skirting board' upstand to edge of walkway
- 9 Natural covering to insulation layer



Typical Details From Historic England



1. Typical build up



2. Insulation added between and above ceiling joists