

General

All doors will be retained as identified. Doors replaced will be reused if possible. All existing fireplaces will be retained. Existing coving and ceiling details will preserve throughout the building. Redundant door openings will be detailed as shown. Replacement individual skirting will marry the existing skirting in size and detail.

Proposed Conversion of the former RBS Building, Market Place ,Huddersfield.

Please find further details as requested.

Drainage.

There are 2 existing soil and vent pipes on the rear of the building. All proposed wastes will be linked to these waste pipes.

First Floor.

Connections at first floor will flow between the existing ceiling joists dropping to the rear of the ground floor which as an existing suspended ceiling at 2400 high. All wastes will flow within this ceiling to an external connection split between the two fall pipes. No drainage will be visible, and the protected ground floor ceiling will be retained without any contact.

Extracts

As shown on the rear elevation submitted there are multiple external ventilation covers existing. All bathrooms will be ducted to these points. Ducts will be routed through ceiling joists to retain coving untouched .Flexible ducting will be utilised to minimise structural work to joists.

Kitchen extract will be via carbon filters within cooker hoods. All windows will be repaired to enable ventilation via opening .

Second floor

Foul wastes will again run within floor joist span and linked to existing soil pipes at the rear. A proprietary pump system will be utilised to reduce waste sizes if necessary. Our initial investigation as shown that all wastes can be within the joist space

Loft

The loft will be retained as existing with a large open area forming bedroom and living space. All trusses will be retained as existing. Insulation will be fixed between the existing rafters with a sloping ceiling detail. There are no specific historic details within the loft. The window identified by Conservation is beyond repair and will be replaced in an identical form.