

BLOOM & MINSHULL

MECHANICAL & ELECTRICAL SERVICES

DESIGN NOTE 001

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INDEX

1.0 INTRODUCTION

2.0 DESIGN NOTE

3.0 RECOMMENDATIONS

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1.0 INTRODUCTION

This design note relates to the mechanical and electrical services design for the Bloom and Minshull development. This note is provided for the benefit of the design team and client and contains information that should be considered as part of developing the design.

2.0 DESIGN NOTE

During the design team meeting of 10/06/2021 to review services coordination we were informed that a request has been made by Local authority representatives to retain the existing sprinkler pipework on Mindell House.

We would normally look to strip out any redundant piped services to ensure that live services are easily identifiable on site, and to facilitate coordination of new services. In this instance, as the service is redundant and has been for some time, there are further risks to consider to ensure that we do not breach Building Regulations or HSE guidance (in particular HSE requirements relating to bacteriological risk).

We cannot guarantee the current or ongoing air tightness of any retained pipework. Even if tested now, redundant pipework would be prone to corrosion so could quickly lose integrity.

Primary concerns are:

1. Corroded pipework presents a potential route for the passage of smoke between apartments in the event of a fire (breaching the requirements of Building Regulations Approved Document B).
2. Corroded pipework could, in future, provide a route for the passage of sound between apartments, compromising acoustic separation (breaching the requirements of Building Regulations Approved Document E).
3. The pipework will be internally corroded and will continue to deteriorate. Rust and biofilm are likely to form, increasing the risk of the growth of moulds, legionella and other potentially harmful organisms. We would be leaving such organisms with a pipe network through which to spread between apartments (something which Beech would be legally bound to identify and manage as part of HSE requirements as the building operator).

3.0 RECOMMENDATIONS

Under CDM regulations we have a duty to identify and, where possible, design out risks to building users during construction and in use. Our current view is that a design retaining redundant pipework which has been left unmanaged for a number of years leaves an unnecessary residual risk. This would need to be reflected in our designer's risk assessment with reference to the reasons why these redundant systems were left in place.

The risk items identified in section 2.0 need to be queried with whomever is insisting that the redundant system is retained to ensure that they are satisfied with these risks.