Hornsey Town Hall As Built Area Schedule

Block A

Plot	Bedrooms	NIA	NDSS	Compliant
AN 01	1 Bed	51.25	50	Y
AN 02	2 Bed	71.4	70	Y
AN 03	1 Bed	52.25	50	Y
AN 04	2 Bed	80.75	70	Y
AN 05	2Bed	77.23	70	Y
AN 06	2Bed	80.26	70	Y
AN 07	2 Bed	87.2	70	Y
AN 08	1 Bed	56.2	50	Y
AN 09	2 Bed	71.06	70	Y
AN 10	2 Bed	75.55	70	Y
AN 11	1 Bed	51.25	50	Y
AN 12	2 Bed	71.4	70	Y
AN 13	1 Bed	52.25	50	Y
AN 14	2 Bed	80.75	70	Y
AN 15	2 Bed	77.18	70	Y
AN 16	2 Bed	80.26	70	Y
AN 17	2 Bed	87.2	70	Y
AN 18	1 Bed	56.2	50	Y
AN 21	1 Bed	51.25	50	Y
AN 22	2 Bed	71.4	70	Y
AN 23	1 Bed	52.26	50	Y
AN 24	2 Bed	80.75	70	Y
AN 25	2 Bed	77.19	70	Y
AN 26	2 Bed	80.26	70	Y
AN 27	2 Bed	87.2	70	Y
AN 28	1 Bed	56.2	50	Y
AN 31	2 Bed	88.27	70	Y
AN 32	3 Bed	121.32	95	Y
AN 33	2 Bed	77.19	70	Y
AN 34	2 Bed	80.26	70	Y
AN 35	2 Bed	87.2	70	Y
AN 36	1 Bed	56.2	50	Y
AN 41	1 Bed	49.54	39	Y
AN 42	2 Bed	69.95	61	Y
AN 43	1 Bed	47.03	39	Y
AN 44	2 Bed	68.35	61	Y
AN 45	2 Bed	67.13	61	Y
AN 46	3 Bed/Duplex	135.14	102	Y
AN 46	3 Bed/Duplex			
AN 47	2 Bed	75.11	70	Y
AN 48	3 Bed/Duplex	125.14	102	Y
AN 48	3 Bed/Duplex			

Block A

Plot	Bedrooms	NIA	NDSS	Compliant
AS 01	1 Bed	61.09	50	Y
AS 02	2 Bed	93.05	70	Y
AS 03	2 Bed	81.96	70	Y
AS 04	2 Bed	81.04	70	Y
AS 05	2 Bed	89.95	70	Y
AS 06	3 Bed	98.66	95	Y
AS 07	3 Bed	95.24	95	Y
AS 08	1 Bed	51.59	50	Y
AS 11	1 Bed	61.09	50	Y
AS 12	2 Bed	93.05	70	Y
AS 13	2 Bed	81.96	70	Y
AS 14	2 Bed	81.06	70	Y
AS 15	2 Bed	89.95	70	Y
AS 16	3 Bed	98.66	95	Y
AS 17	3 Bed	95.24	95	Y
AS 18	1 Bed	51.59	50	Y
AS 21	1 Bed	61.09	50	Y
AS 22	2 Bed	93.05	70	Y
AS 23	2 Bed	81.96	70	Y
AS 24	2 Bed	81.09	70	Y
AS 25	2 Bed	80.23	70	Y
AS 26	2 Bed	75.79	70	Y
AS 27	Studio	51.44	50	Y
AS 28	2 Bed	69.3	61	Y
AS 29	1 Bed	51.59	50	Y
AS 31	1 Bed	61.09	50	Y
AS 32	2 Bed	93.05	70	Y
AS 33	2 Bed	81.96	70	Y
AS 34	2 Bed	81.09	70	Y
AS 35	2 Bed	84.42	70	Y
AS 36	2 Bed	82.78	70	Y
AS 37	1 Bed	62.94	50	Y
AS 38	1 Bed	51.59	50	Y
AS 41	3 Bed/Duplex	129.21	102	Y
AS 41	3 Bed/Duplex			
AS 42	2 Bed	79.81	70	Y
AS 43	3 Bed/Duplex	137.87	102	Y
AS 43	3 Bed/Duplex			
AS 44	2 Bed	70.73	70	Y
AS 45	2 Bed	71.36	70	Y
AS 46	2 Bed	70.62	70	Y
AS 47	1 Bed	52.78	50	Y
AS 48	1 Bed	53.12	50	Y
AS 49	1 Bed	46.71	39	Y

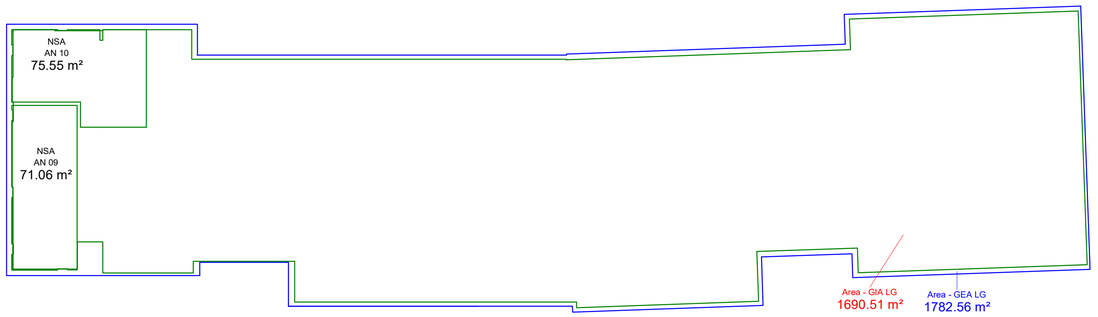
Block B

Plot	Bedrooms	NIA	NDSS	Compliant
B 01	2 Bed	92	70	Y
B 02	2 Bed	81.86	70	Y
B 03	2 Bed	84.95	70	Y
B 04	2 Bed	88.8	70	Y
B 11	1 Bed	49.68	39	Y
B 12	1 Bed	49.74	39	Y
B 13	2 Bed	67.26	61	Y
B 14	2 Bed	69.91	61	Y
B 15	2 Bed	71.62	70	Y
B 16	2 Bed	79.25	70	Y
B 21	2 Bed	68.27	61	Y
B 22	2 Bed	74.79	70	Y
B 23	2 Bed	74.98	70	Y
B 24	2 Bed	69.91	61	Y
B 25	2 Bed	71.62	70	Y
B 26	2 Bed	79.25	70	Y
B 31	2 Bed	68.27	61	Y
B 32	2 Bed	74.79	70	Y
B 33	2 Bed	74.98	70	Y
B 34	2 Bed	69.91	61	Y
B 35	2 Bed	71.62	70	Y
B 36	2 Bed	79.25	70	Y
B 41	2 Bed	68.27	61	Y
B 42	2 Bed	74.79	70	Y
B 43	2 Bed	74.98	70	Y
B 44	2 Bed	69.91	61	Y
B 45	2 Bed	71.62	70	Y
B 46	2 Bed	79.25	70	Y
B 51	2 Bed	68.27	61	Y
B 52	2 Bed	74.79	70	Y
B 53	2 Bed	74.98	70	Y
B 54	2 Bed	69.91	61	Y
B 55	2 Bed	71.62	70	Y
B 56	2 Bed	79.25	70	Y
B 61	2 Bed	68.27	61	Y
B 62	2 Bed	74.79	70	Y
B 63	2 Bed	74.98	70	Y
B 64	2 Bed	69.91	61	Y
B 65	2 Bed	71.62	70	Y
B66	2 Bed	79.25	70	Y

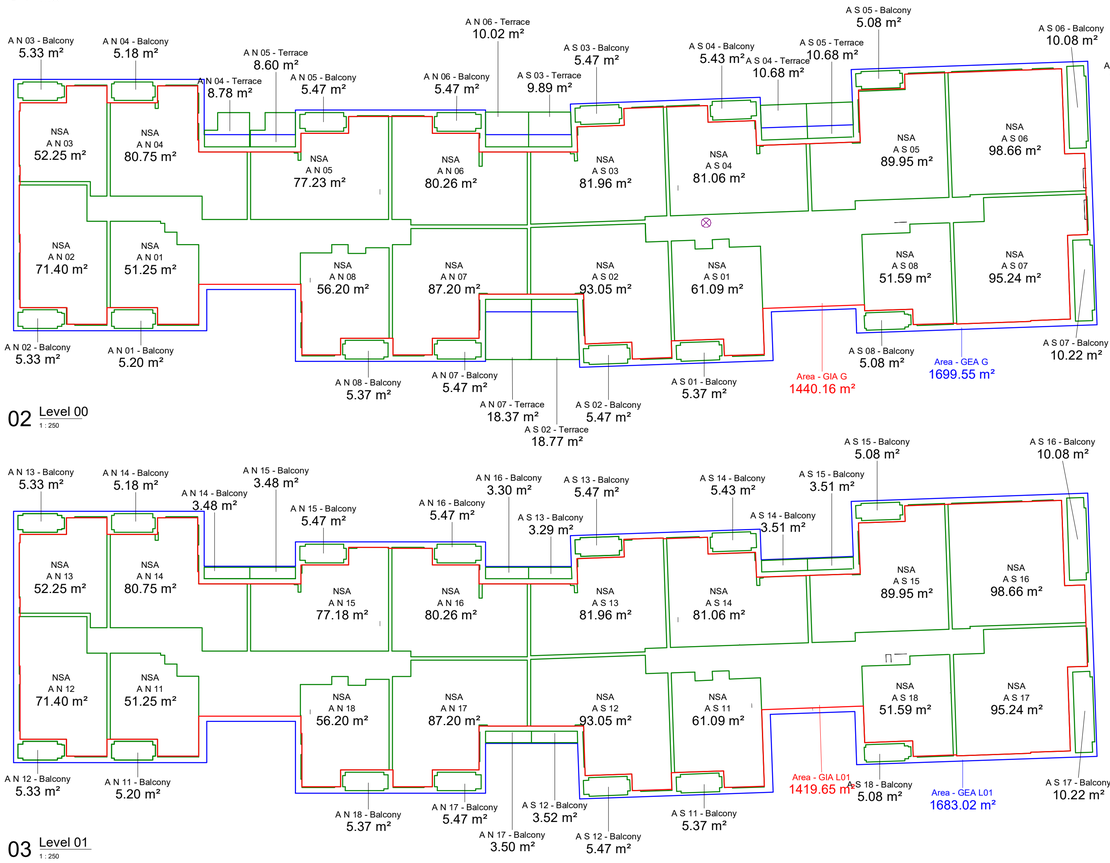
Mews

Plot	Bedrooms	NIA	NDSS	Compliant
PM 001	1 Bed	52.18	50	Y
PM 002	2 Bed	73.96	70	Y
PM 003	2 Bed	70	70	Y
PM 101	1 Bed	52.25	50	Y
PM 102	1 Bed	62.27	50	Y
PM 103	2 Bed	72.04	70	Y
PM 201	1 Bed	42.67	39	Y
PM 202	1 Bed	49.88	39	Y
PM 203	1 Bed	58.58	39	Y

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings
1b	1p	39 (37) *	
1b	2p	50	58
2b	3p	61	70
2b	4p	70	79
3b	4p	74	84
3b	5p	86	93
3b	6p	95	102

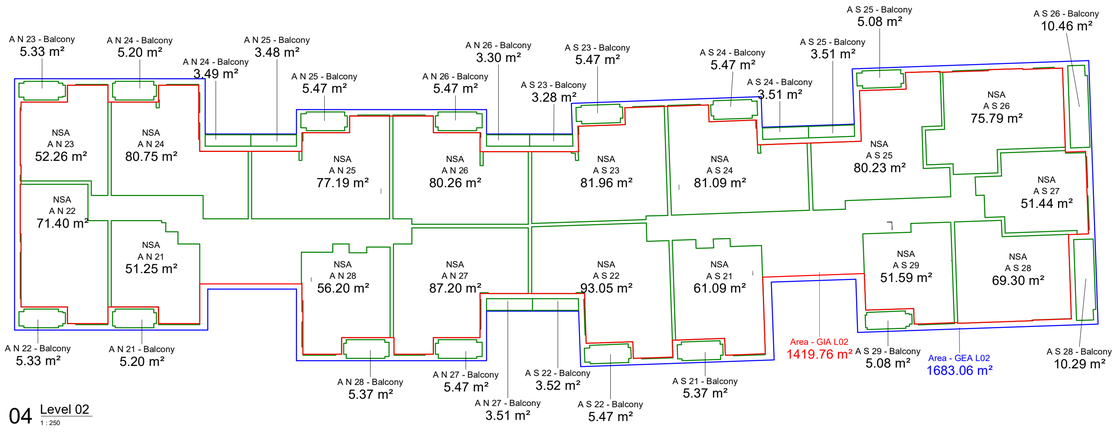


01 Lower Ground
1 : 250

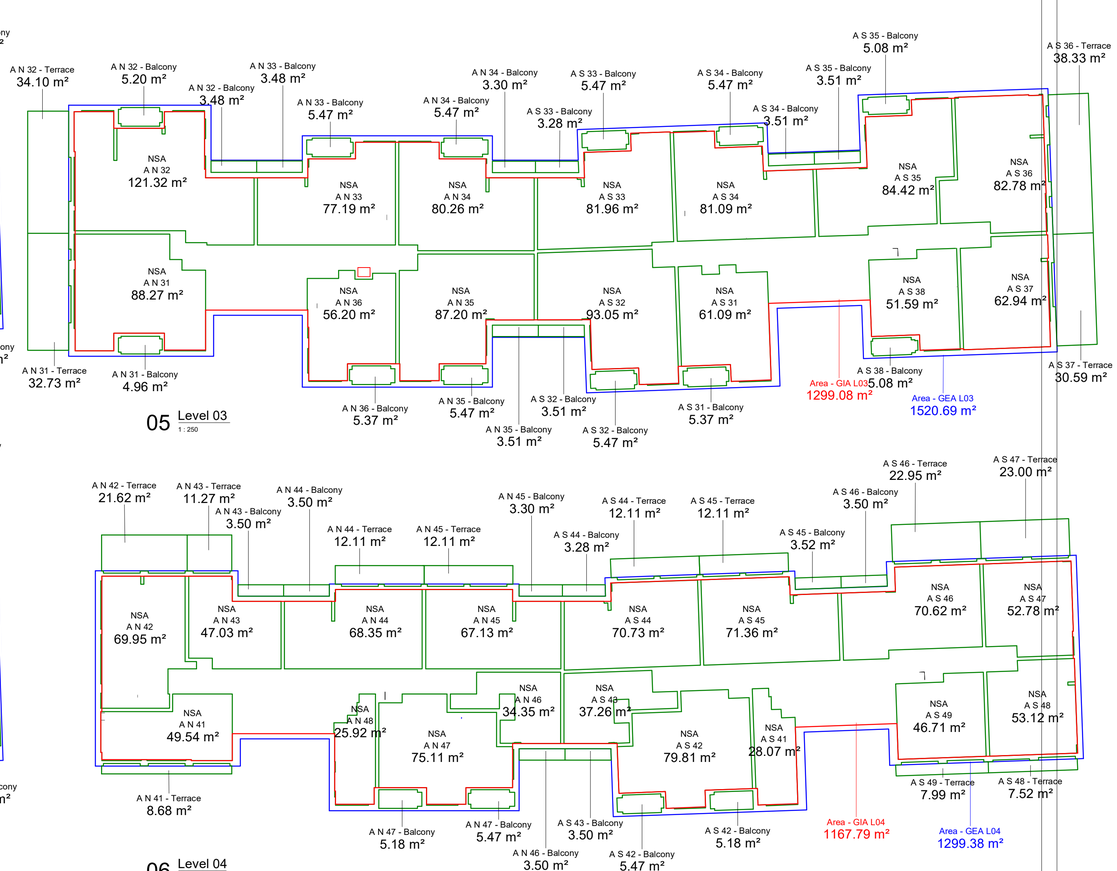


02 Level 00
1 : 250

03 Level 01
1 : 250

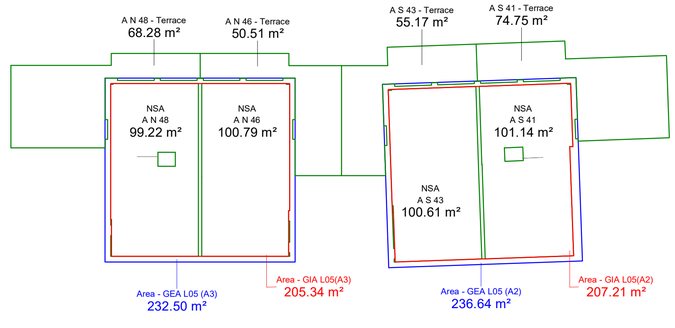


04 Level 02
1 : 250



05 Level 03
1 : 250

06 Level 04
1 : 250



07 Level 05
1 : 250

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
C1	ISSUED FOR CONSTRUCTION	31/03/20	CM
C2	NSA ADDED AS REQUESTED	17/04/20	CM
C3	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	23/09/22	FF

NOTES

Extract from RICS Code of Measurement Practice

Gross external area (GEA)
Broadly speaking the whole area of a building taking each floor into account.

GEA will include:
- perimeter wall thickness and external projections
- areas occupied by internal walls (whether structural or not) and partitions
- columns, piers, chimney breasts, stairwells, lift wells etc
- lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level
- open-sided covered areas (should be stated separately)

GEA will exclude:
- open balconies
- open fire escapes
- open sided covered ways
- Open vehicle parking areas, terraces and the like
- minor canopies
- any area with a headroom of less than 1.5m (except under stairways)
- any area under the control of service or other external authorities

Note that:
- party walls are to be measured to their centre lines
- the areas of items excluded from GEA, should be calculated and shown separately

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DESIGN ARCHITECTURE MANAGEMENT CONSULTANTS
101 The Blackfriars Foundary
156 Blackfriars Road
London SE1 8EN
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AS BUILT

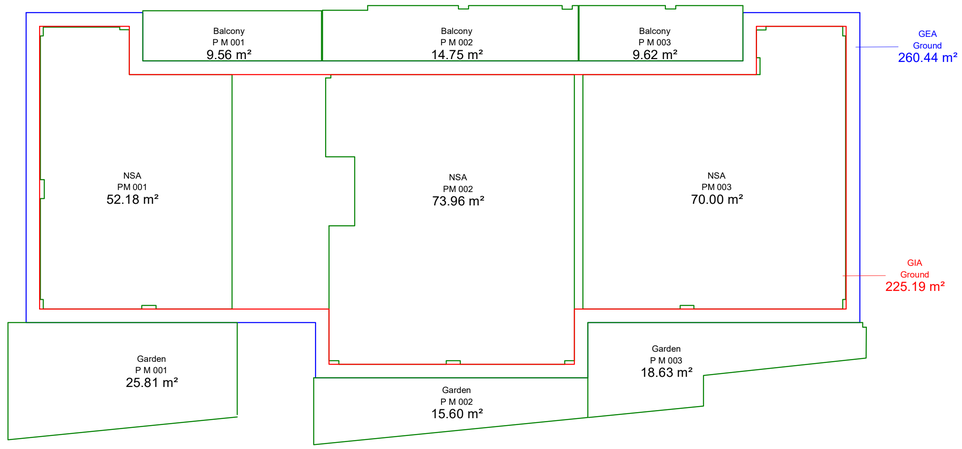
PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A
Area Plans

DATE / DRAWN BY: 29/08/17 FF
SCALE: As indicated

PROJECT NO: 3596-KDS
ZONE: -BA-
LEVEL: ZZ-
TYPE: DR-
ROLE: A-
CLASS: 07-
DR NO.: 1000
REV: C3

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23/09/2022 12:14:42

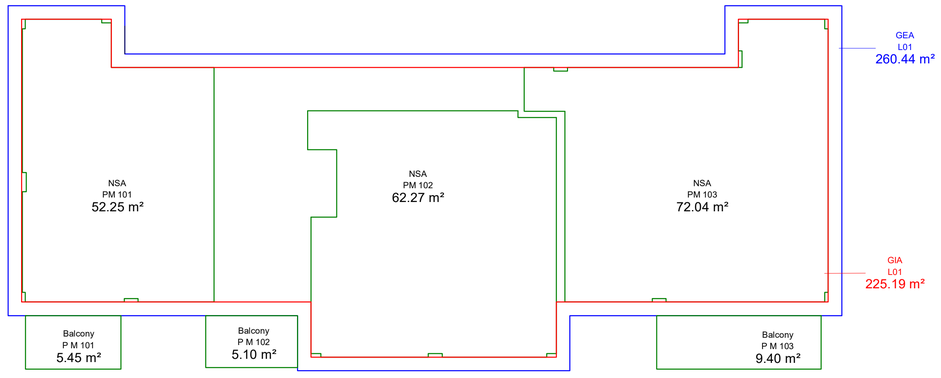


01 GROUND FFL

1 : 100

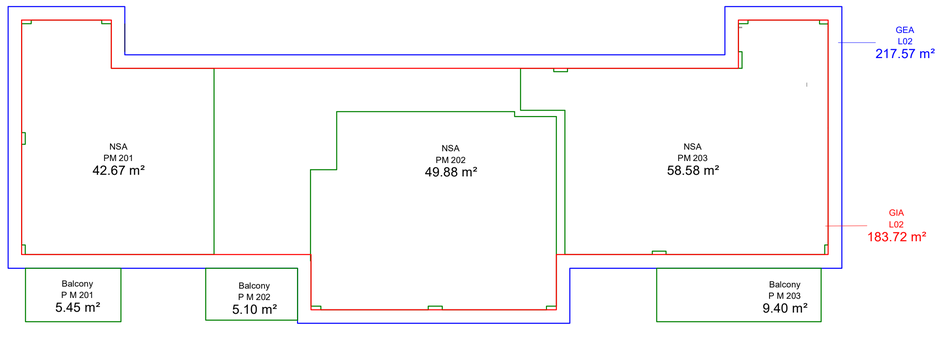
GEA	
Level	Area
G FFL	260.44 m²
L01 FFL	260.44 m²
L02 FFL	217.57 m²
Grand total	738.44 m²

GIA	
Level	Area
G FFL	225.19 m²
L01 FFL	225.19 m²
L02 FFL	183.72 m²
Grand total	634.11 m²



02 L01 FFL

1 : 100



03 L02 FFL

1 : 100

APARTMENT NSA

Apartment NSA						Amenity Space (Balconies)		Amenity Space (Gardens)	
Unit Number	Bed Type	Area (sqm)	Area (sqft)	Apartment Aspect	Aspect	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
G FFL						G FFL		G FFL	
PM 001	1 Bed	52.18 m²	561.64 ft²	South	Single Aspect	9.56 m²	102.92 ft²	25.81 m²	277.82 ft²
PM 002	2 Bed	73.96 m²	796.10 ft²	South	Single Aspect	14.75 m²	158.82 ft²	15.60 m²	167.92 ft²
PM 003	2 Bed	70.00 m²	753.46 ft²	South	Single Aspect	9.62 m²	103.53 ft²	18.63 m²	200.53 ft²
		196.14 m²	2111.20 ft²			33.93 m²	365.27 ft²	60.04 m²	646.28 ft²
L01 FFL						L01 FFL			
PM 101	1 Bed	52.25 m²	562.37 ft²	South / East	Dual Aspect	5.45 m²	58.63 ft²		
PM 102	1 Bed	62.27 m²	670.32 ft²	South / West	Dual Aspect	5.10 m²	54.89 ft²		
PM 103	2 Bed	72.04 m²	775.41 ft²	South / West	Dual Aspect	9.40 m²	101.21 ft²		
		186.56 m²	2008.10 ft²			19.95 m²	214.73 ft²		
L02 FFL						L02 FFL			
PM 201	Studio	42.67 m²	459.30 ft²	South / East	Dual Aspect	5.45 m²	58.63 ft²		
PM 202	1 Bed	49.88 m²	536.93 ft²	South / West	Dual Aspect	5.10 m²	54.89 ft²		
PM 203	1 Bed	58.58 m²	630.53 ft²	South / West	Dual Aspect	9.40 m²	101.21 ft²		
		151.13 m²	1626.77 ft²			19.95 m²	214.73 ft²		
Total NSA		533.83 m²	5746.07 ft²			73.83 m²	794.74 ft²		

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REVISION NOTES			
NO.	DESCRIPTION	DATE	NAME
C1	Issued for Construction	10/07/20	FF
C2	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	22/08/22	FF

NOTES

Extract from RICS Code of Measurement Practice

Gross external area (GEA)
Broadly speaking the whole area of a building taking each floor into account.

GEA will include:
- perimeter wall thickness and external projections
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- open sided covered ways
- Open vehicle parking areas, terraces and the like
- minor canopies
- any area with a headroom of less than 1.5m (except under stairways)
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AS BUILT

PROJECT / DRAWING TITLE
Hornsey Town Hall
New Residential buildings

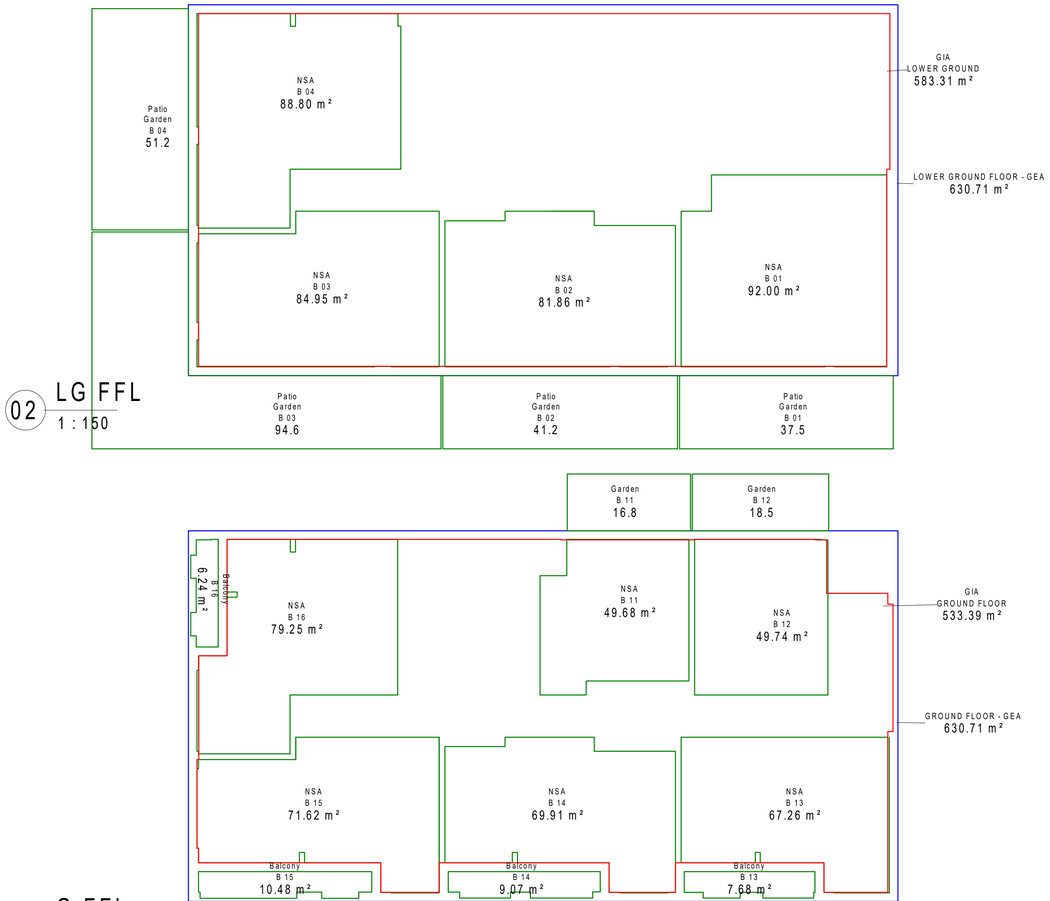
DRAWING TITLE
AREA SCHEDULE
GEA, GIA, NIA & NSA

DATE / DRAWN BY: 29/08/17 FF
SCALE: 1 : 100

PROJECT NO: 3596-KDS
ZONE LEVEL TYPE ROLE CLASS DR NO: -MWZZ- DR- A- 07-1020
REV: C2

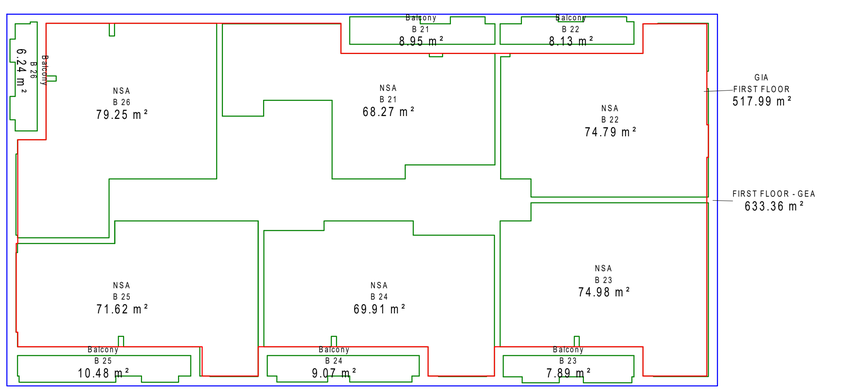
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BASEMENT
OMITTED

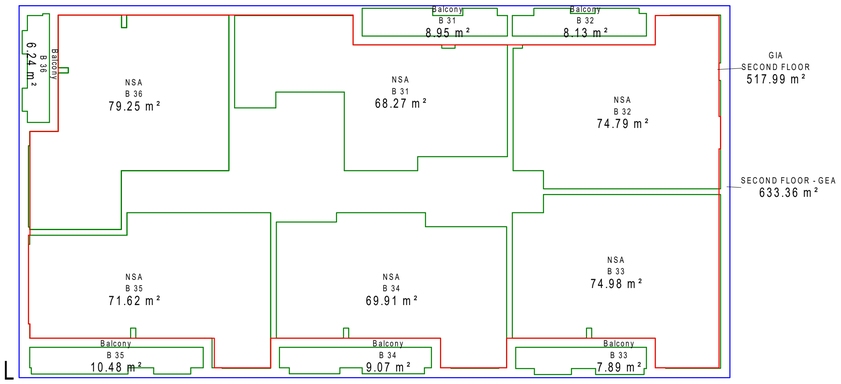


02 LG FFL
1 : 150

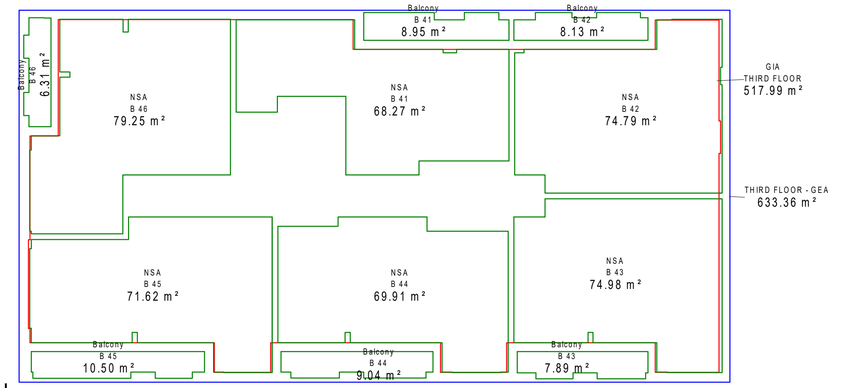
03 G FFL
1 : 150



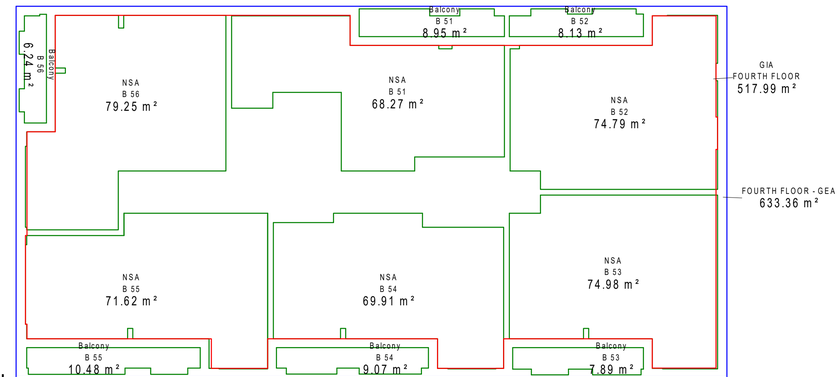
04 L01 FFL
1 : 150



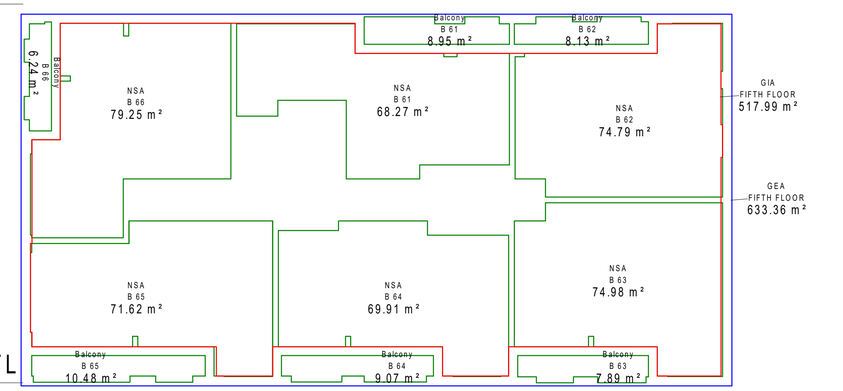
05 L02 FFL
1 : 150



06 L03 FFL
1 : 150



07 L04 FFL
1 : 150



08 L05 FFL
1 : 150

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
C1	ISSUED FOR CONSTRUCTION	31/03/20	CM

NOTES

Extract from RICS Code of Measurement Practice

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- open sided covered ways
- Open vehicle parking areas, terraces and the like
- minor canopies
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NOTE :
Amenity spaces in abeyance

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FOR CONSTRUCTION

PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK B
Area Plans

DATE / DRAWN BY
29/08/17 DT

SCALE
As indicated

PROJECT NO
3596-KDS

ZONE LEVEL TYPE ROLE CLASS DR.NO.
-BB-ZZ-DR-A-07-1010

REV
C1

31/03/2020 15:15:16
C:\Users\zahra.zare.DOM\Documents\HTH_Block_B_CENTRAL_STAGE4_V4_fola.morgan.rvt

Ardmore Construction Limited

Katy Venables
Whitecode Consulting
26-27 The Hill
Northfleet
Gravesend
Kent
DA11 2EU

16/10/2024

Dear Katy

Re: Hornsey Town Hall HQM Beta Post Construction.

With regards to the HQM Assessment for Blocks A, B and The Mews at the Hornsey Town Hall development, we write to formally confirm the following:

Recreational Space

All dwellings have been constructed in accordance with the design drawings and schedules by KDS Associates Ltd. Each apartment has a balcony or terrace at least 5m2 and a depth of at least 1.5m.

Managing the Impacts of Rainfall

We confirm that the drainage has been installed in accordance with the design and specifications provided by Bradbrook Consulting. {COMPANY} have ownership and responsibility for the long-term operation and maintenance of all SuDS for the design life of the development.

Daylighting

We confirm that the dwellings have been constructed in accordance with design stage proposals. No changes to windows or layout has occurred since the daylight calculations were undertaken by Whitecode Consulting, therefore their calculations remain valid.

Ventilation

We confirm that the ventilation strategy has been implemented in accordance with Whitecode Consulting's design stage drawings and specifications.

Decentralised Energy

We confirm that we have installed CHP boilers and PV in accordance with the LZC recommendations made in the Energy Strategy produced by Sweco in February 2018.

Impact on Air Quality

We confirm that we have installed a Bosch CE70-2NA CHP engine and Hoval Ultragas 800D gas boiler to deliver heating and hot water to the dwellings. This is in accordance with the design drawings and specifications prepared by Whitecode Consulting.

Access and Space

We confirm that the dwellings have been constructed in accordance with KDS Architects design drawings. Room functionality within the dwellings can be easily adapted within the dwellings while still maintaining compliance with the nationally described space standard. Additionally, none of the internal walls are load bearing. The dimensions of the rooms and communal areas are compliant to M4(2) and M4(3) adaptable.

Recyclable Waste

We confirm that general, recyclable and food waste storage has been provided in accordance with Haringey Council's Local Plan policy requirements. Haringey Council collect mixed recycling. Each dwelling has been provided with a recycling bin fixed in a kitchen base unit which has a capacity of at least 30 litres for 1 and 2 bedroom dwellings and 40 litres for 3+ bedroom dwellings.

As Haringey Council also provide a kitchen waste collection service, we have also provided each dwelling with a 10 litres food waste caddy located in the kitchen.

Aftercare

We confirm that the dwellings are covered by a building warranty, from {COMPANY NAME} who is a member of and fully complies with "The Consumer Code for Home Builders".

Smart Homes

We confirm that the dwellings have been constructed in accordance with the design stage proposals provided in Whitecode Consulting's drawings and specifications. All dwellings have connection to broadband and digital TV.

Additionally, we confirm that sensors and transmitters have been installed in each dwelling with capability for the following:

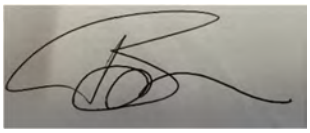
- Monitoring the home's electricity and primary heating fuel consumption.
- Monitoring internal temperature levels in the main living room
- Self-charging (e.g. fixed to incoming mains supply or supplies).

The installed sensors and transmitters wirelessly link with {name of accessible device model} that displays information to the occupant. The device displays current and cumulative electricity consumption, primary heating fuel consumption and internal temperature levels (over a weekly, monthly and yearly basis) and has cost factors inputted into the device so that current cost and account balance information can be displayed.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely

Elliot Bacon



For and on behalf of Ardmore Construction

Outlook

RE: HTH - BREEAM

From Francesco Fanara <francesco.fanara@kdsassociates.co.uk>
Date Thu 2025-07-03 12:51
To Elliot Bacon <EBacon@ardmoregroup.co.uk>; Nikhil Raj <nikhilraj@kdsassociates.co.uk>
Cc Joe Pitt <JPitt@ardmoregroup.co.uk>; John Bassi <JBassi@ardmoregroup.co.uk>

1 attachment (8 MB)
KDS - breeam support documents.zip;

Hi Elliot,
Please find attached drawings to support the BREEAM outstanding points.
Folder is divided in the following subfolder to respond to the sections highlighted in your email.

POINT 21.1 & 21.2 – we have attached construction details showing all the waterproofing to prevent degradation from water income in the basement and balconies or parapet etc.

POINT 22 – refer to Nik email below.

POINT 23.1 - attached area schedule. Please note that All the GAs can be downloaded from 4P where individual room areas are shown for spatial compliance
POINT 23.2 and 23.3 – I have attached wall type drawings showing that none of the internal walls are load bearing (point 23.2) and the dimensions of the rooms and communal areas are compliant to M4(2) and M4(3) adaptable.

POINT 24 - attached ELLIS kitchen drawings showing location of waste bins. ELLIS Kitchen to provide further details if required.

I hope this help.
Please let me know.

Kind Regards,
Francesco Fanara
Associate Director

t: 0204 539 7198
e:francesco.fanara@kdsassociates.co.uk

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From: Elliot Bacon <EBacon@ardmoregroup.co.uk>
Sent: 04 October 2022 13:54
To: Nikhil Raj <nikhilraj@kdsassociates.co.uk>; Francesco Fanara <francesco.fanara@kdsassociates.co.uk>
Cc: Joe Pitt <JPitt@ardmoregroup.co.uk>; John Bassi <JBassi@ardmoregroup.co.uk>
Subject: RE: HTH - BREEAM

Thank you for the summary I will relay that back to them

Elliot Bacon
Senior Design Manager

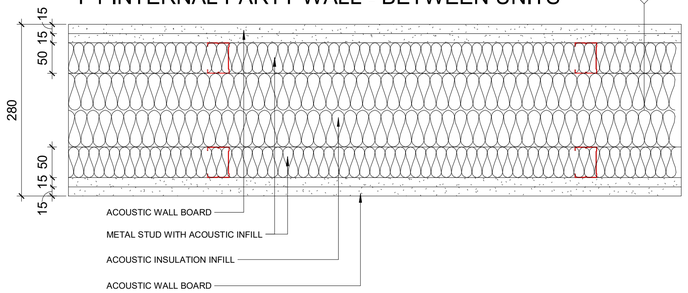
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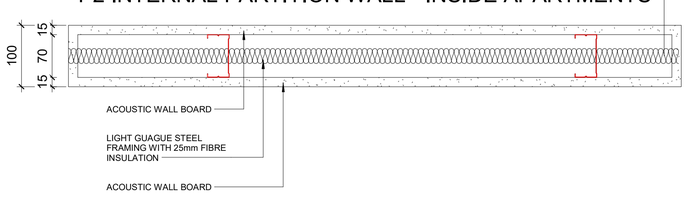
West King Street Renewal | Hammersmith Town Hall | W6 9JU

From: Nikhil Raj <nikhilraj@kdsassociates.co.uk>
Sent: 04 October 2022 13:53
To: Elliot Bacon <EBacon@ardmoregroup.co.uk>; Francesco Fanara <francesco.fanara@kdsassociates.co.uk>

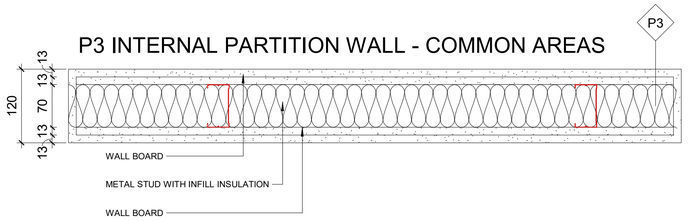
P1 INTERNAL PARTY WALL - BETWEEN UNITS



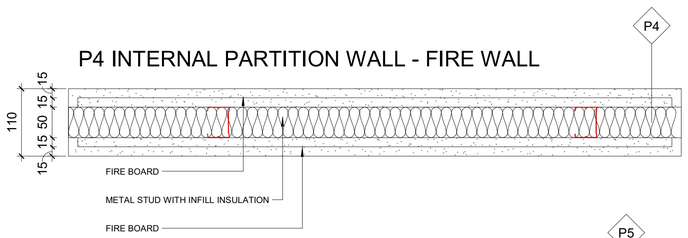
P2 INTERNAL PARTITION WALL - INSIDE APARTMENTS



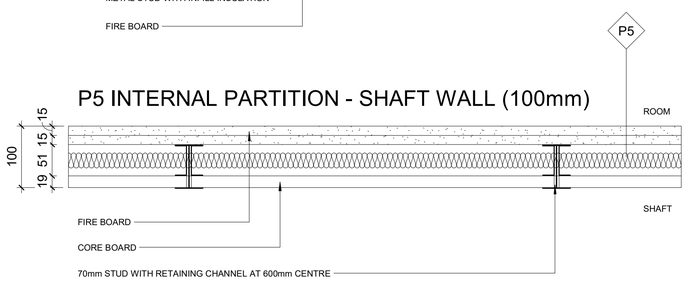
P3 INTERNAL PARTITION WALL - COMMON AREAS



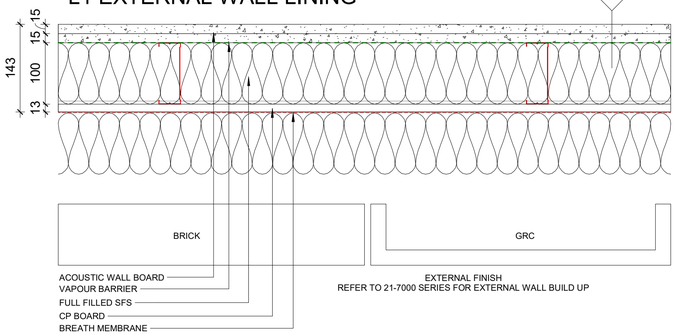
P4 INTERNAL PARTITION WALL - FIRE WALL



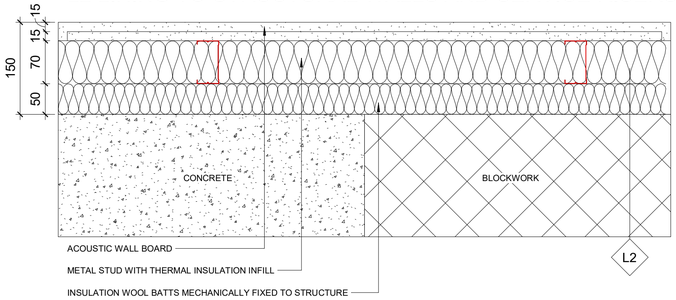
P5 INTERNAL PARTITION - SHAFT WALL (100mm)



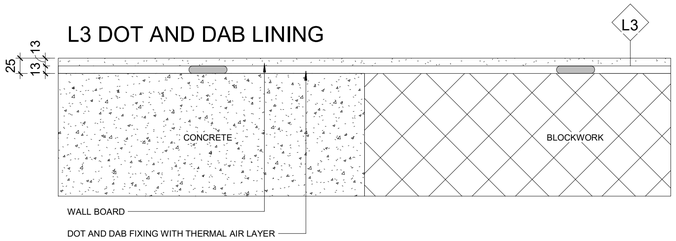
L1 EXTERNAL WALL LINING



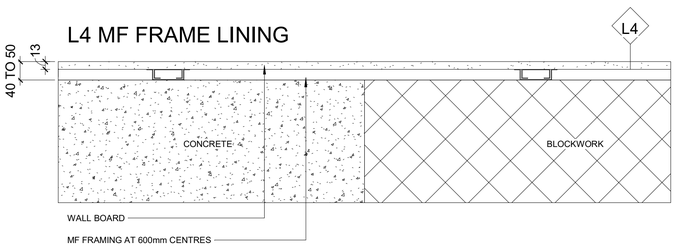
L2 LINING TO STRUCTURAL WALLS AND SERVICE RISERS



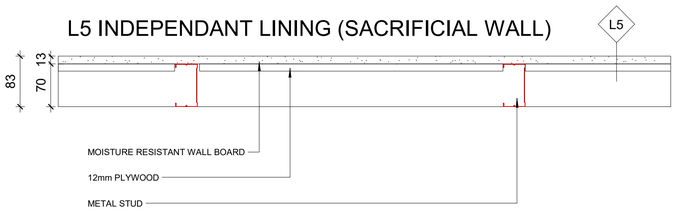
L3 DOT AND DAB LINING



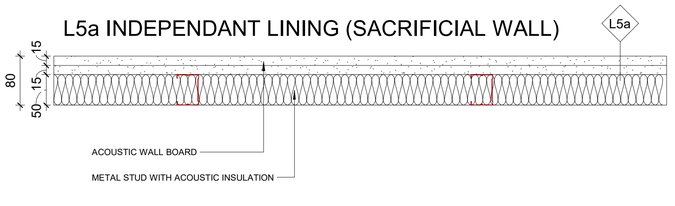
L4 MF FRAME LINING



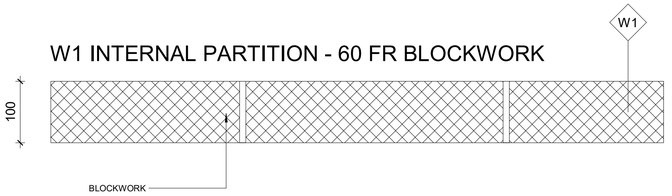
L5 INDEPENDANT LINING (SACRIFICIAL WALL)



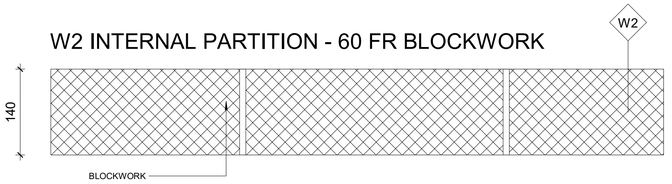
L5a INDEPENDANT LINING (SACRIFICIAL WALL)



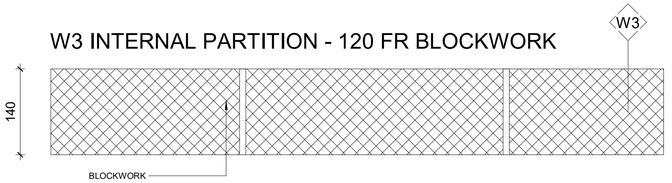
W1 INTERNAL PARTITION - 60 FR BLOCKWORK



W2 INTERNAL PARTITION - 60 FR BLOCKWORK



W3 INTERNAL PARTITION - 120 FR BLOCKWORK



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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	FOR APPROVAL	15/01/20	FF
C1	Issued for construction	24/11/20	FF
C2	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	27/06/22	FF

FOR WALL TYPE DETAILS REFER TO 22-PXXXX SERIES AND NBS SPEC K10

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AS BUILT

PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A / B / MEWS
Internal Wall Types

DATE / DRAWN BY
29/09/17 MD

SCALE
1 : 5

PROJECT NO
3596-KDS

ZONE LEVEL TYPE ROLE CLASS DR NO.
-BA- XX- DR- A- 22-1000

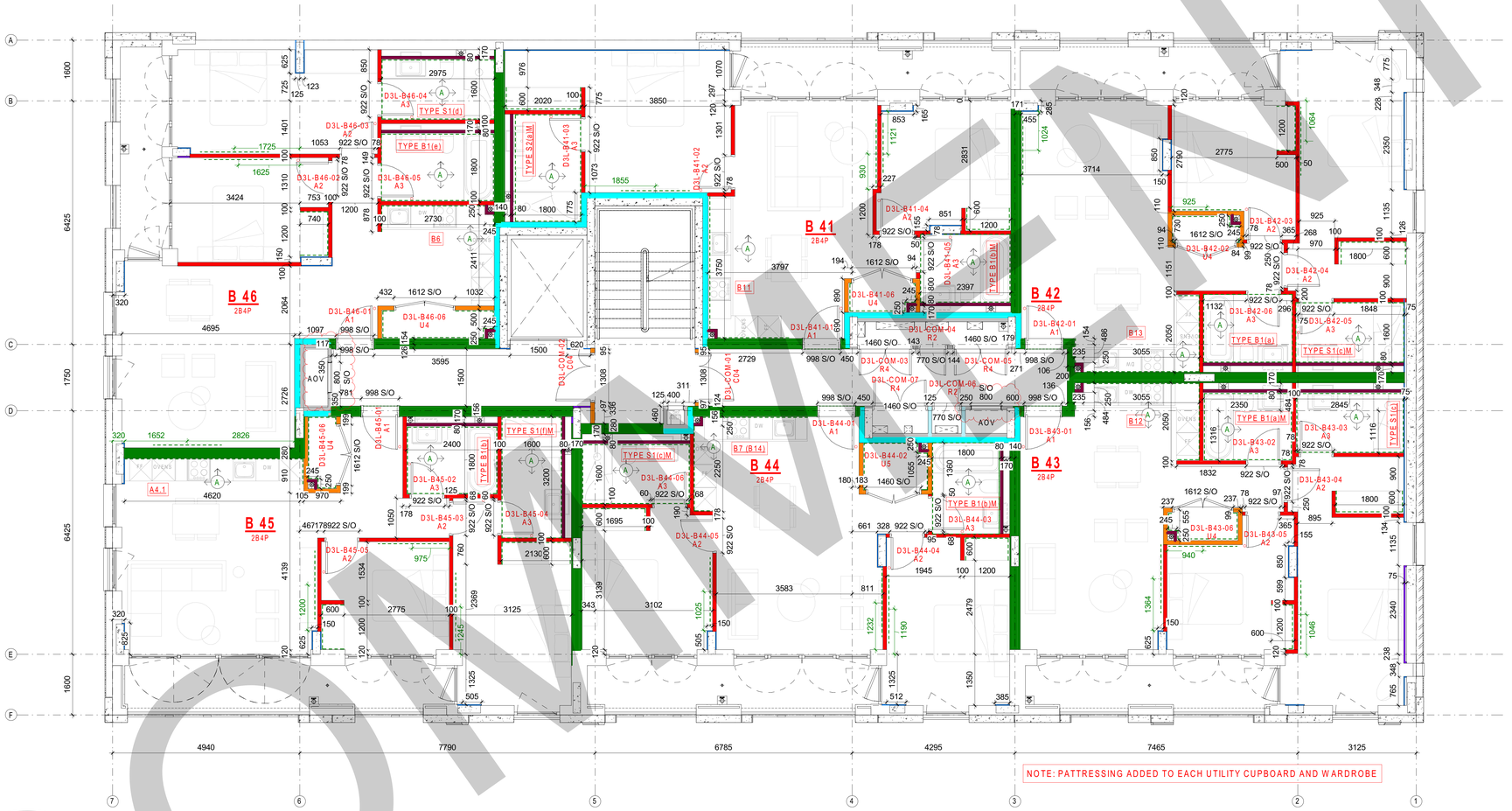
REV
C2

C:\Users\francesco.fanara\Documents\HTH_Block_A_CENTRAL_STAGE4_V8_francesco.fanara@kdsassociates.co.uk.rvt
27/06/2022 11:19:40

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Revision Schedule

No.	Description	Date	Name
C2	PATRESSING ADDED FOR TV IN SECONDARY BEDROOMS AND LINING UPDATED AS HIGHLIGHTED TO COORDINATE WITH M&E REQUIREMENTS	01/04/21	CM
C3	UPDATED BASED ON BATHROOM TYPES STANDARDISATION + BATHROOM TAGS ADDED	16/04/20	CM
C4	Pattressing added to utility cupboards and wardrobes	10/11/20	ZZK
C5	Kitchens layouts updated	15/01/21	AI
C6	UPDATED AS HIGHLGHTED	20/01/21	AI
C7	Updated as highlighted	19/04/21	FF
C8	Communal corridor AOV S/O reviewed	17/11/21	FF



1 Third Floor
1 : 50

WALL TYPES KEY

- **WALL TYPE P1** — PARTY WALL
- **WALL TYPE P2** — APARTMENT INTERNAL PARTITION
- **WALL TYPE P3** — COMMON AREA PARTITION
- **WALL TYPE P4** — FIRE WALL
- **WALL TYPE P5** — 100mm INTERNAL SHAFT WALL
- **WALL TYPE W1** — 100mm INTERNAL BLOCKWORK PARTITION (60MIN FR)
- **WALL TYPE W2** — 140mm INTERNAL BLOCKWORK PARTITION (60MIN FR)
- **WALL TYPE W3** — 140mm INTERNAL BLOCKWORK PARTITION (120MIN FR)
- **WALL TYPE L1** — EXTERNAL PERIMETER WALL
- **WALL TYPE L2** — INSULATED LINING TO CONCRETE/BLOCKWORK
- **WALL TYPE L3** — DOT AND DAB LINING
- **WALL TYPE L4** — METAL FRAME LINING
- **WALL TYPE L5** — INDEPENDANT LINING
- **WALL TYPE L6** — EXTERNAL PERIMETER WALL

(A) INDICATES BATHROOM + KITCHEN WALLS THAT REQUIRE MOISTURE RESISTANT BOARD.

EXTENT OF PATTRESSING - 18mm PLYWOOD BOARD BETWEEN STUDWORK

150 DIMENSION TO MIDPOINT OF PATRESSING

XX KITCHEN TYPE TAG

TYPE XX BATHROOM TYPE TAG

SEE DRAWING 3596-KDS-BA-XX-DR-A-22-1001 FOR INTERNAL WALL BUILD UP

SEE DRAWING 3596-KDS-BA-XX-DR-A-21-1001 FOR EXTERNAL WALL BUILD UP

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FOR CONSTRUCTION

PROJECT / DRAWING TITLE
Hornsey Town Hall

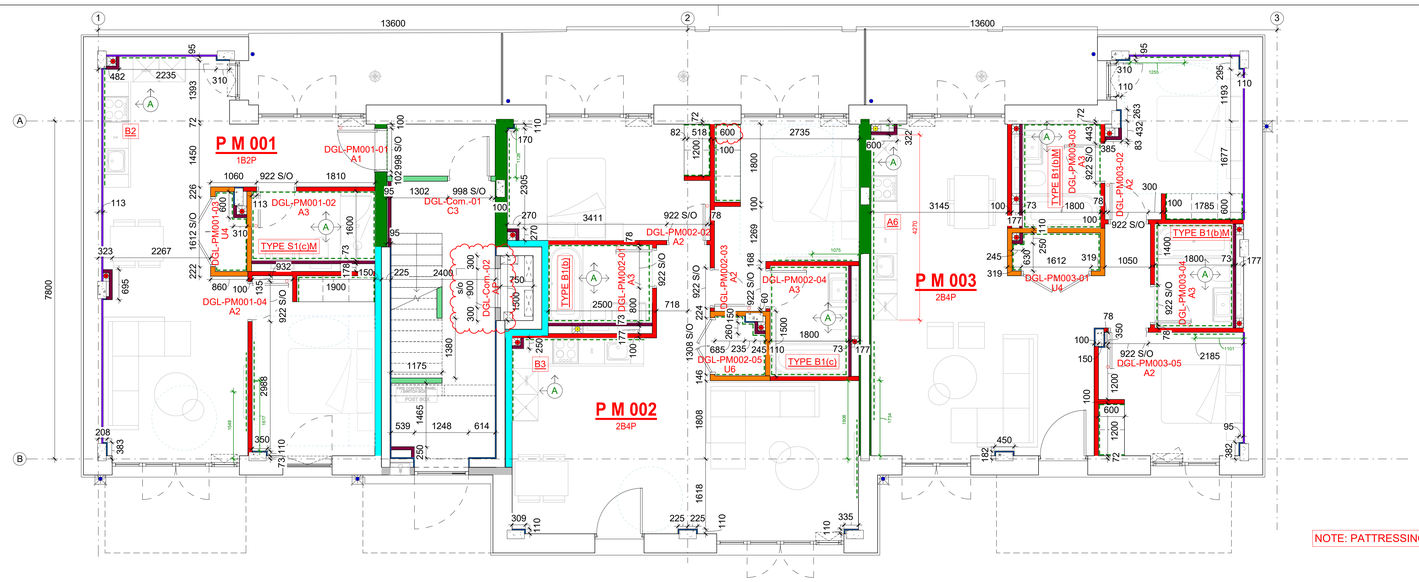
DRAWING TITLE
RESIDENTIAL BLOCK B
Internal Wall Types - 3rd Floor

DATE / DRAWN BY
22/09/17 MD

SCALE
As indicated

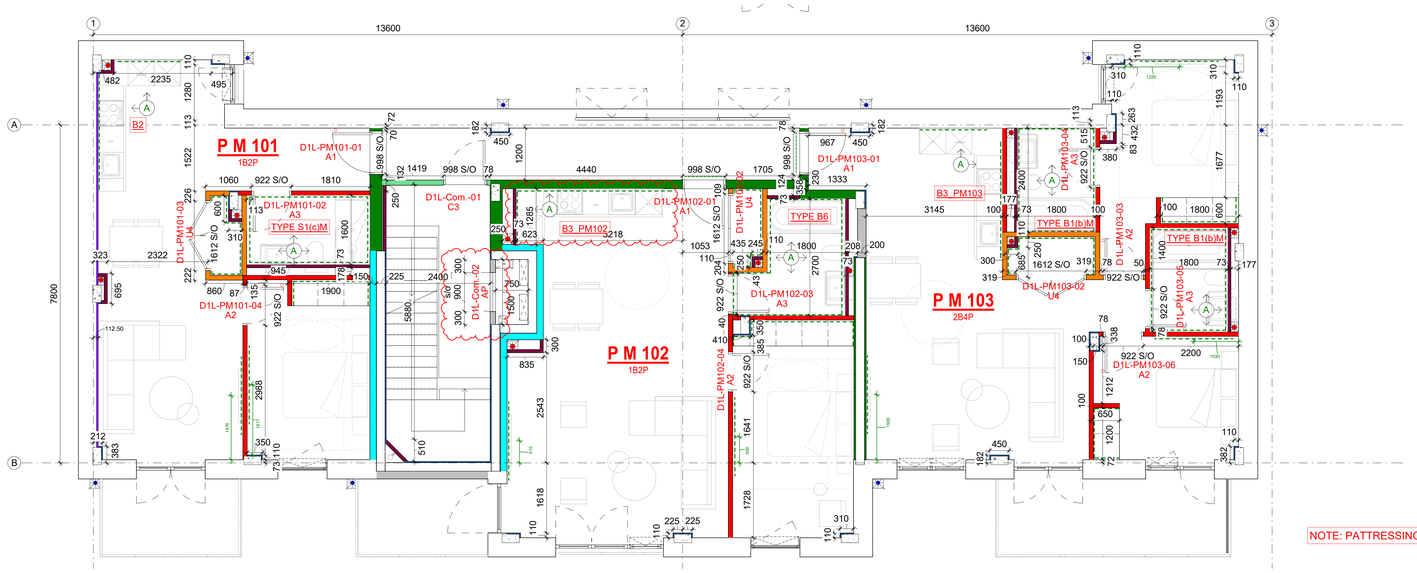
PROJECT NO. | ZONE | LEVEL | TYPE | ROLE | CLASS | DR. NO. | REV.
3596-KDS-BB-03-DR-A-22-2005 | C8

COMMENTS



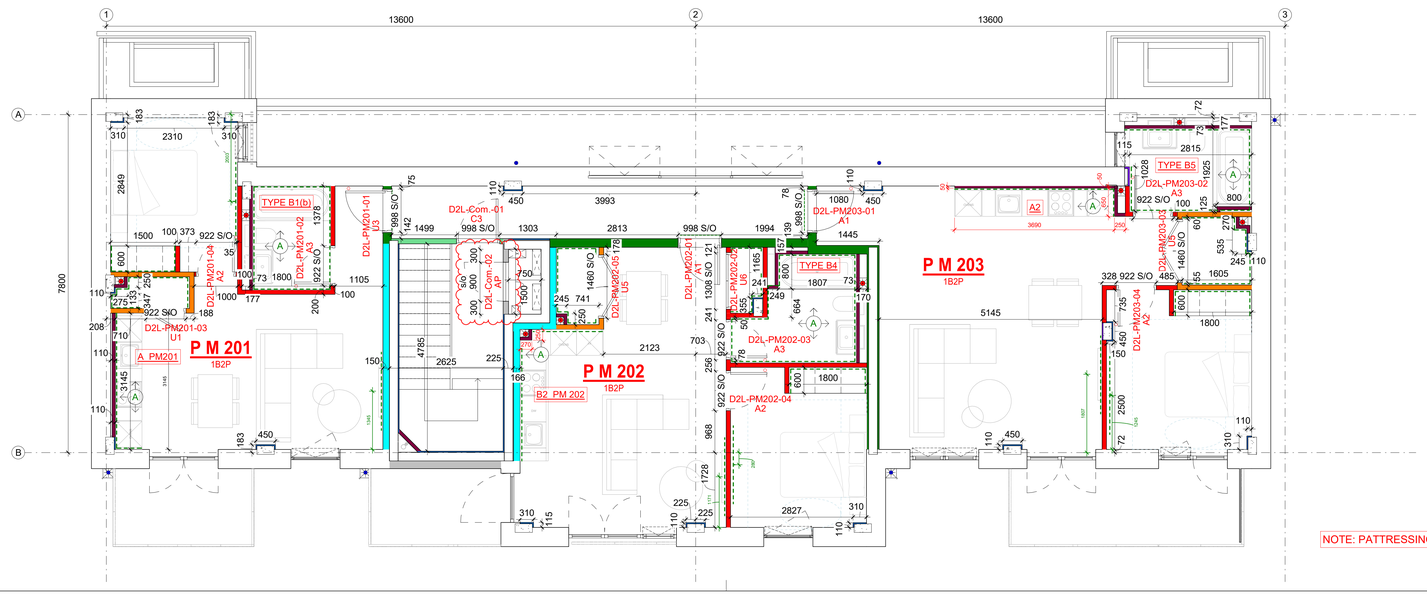
1 INTERNAL WALL TYPES - GF
1 : 50

NOTE: PATTRESSING ADDED TO EACH UTILITY CUPBOARD AND WARDROBE



2 INTERNAL WALL TYPES - L01
1 : 50

NOTE: PATTRESSING ADDED TO EACH UTILITY CUPBOARD AND WARDROBE



3 INTERNAL WALL TYPES - L02
1 : 50

NOTE: PATTRESSING ADDED TO EACH UTILITY CUPBOARD AND WARDROBE

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Revision Schedule

No.	Description	Date	Name
C4	UPDATED BASED ON BATHROOM TYPES STANDARDISATION + BATHROOM TAGS ADDED	17/04/20	CM
C5	WINDOW POSITION CHANGED & LINING UPDATED	06/05/20	CM
C6	Issued for construction: SVP coordinates adjustment	27/05/20	FF
C7	Pattressing added to utility cupboards and wardrobes	10/11/20	ZZK
C8	SVP relocation and boxing review	03/12/20	FF
C9	Kitchens layout updated	15/01/21	AI
C10	Reviewed as clouded	05/05/21	FF
C11	Reviewed as clouded	25/05/21	FF
C12	Riser door reviewed. Reviewed as clouded	08/12/21	FF

WALL TYPES KEY

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- **WALL TYPE P5** — 100mm INTERNAL SHAFT WALL
- **WALL TYPE W1** — 140mm INTERNAL BLOCKWORK PARTITION (60MIN FR)
- **WALL TYPE W2** — 140mm INTERNAL BLOCKWORK PARTITION (120MIN FR)
- **WALL TYPE W3** — 215mm INTERNAL BLOCKWORK PARTITION (120MIN FR)
- **WALL TYPE L1** — EXTERNAL PERIMETER WALL
- **WALL TYPE L2** — INSULATED LINING TO CONCRETE/BLOCKWORK
- **WALL TYPE L3** — DOT AND DAB LINING
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- **WALL TYPE L5** — INDEPENDANT LINING
- **WALL TYPE L6** — EXTERNAL PERIMETER WALL

(A) **INDICATES BATHROOM + KITCHEN WALLS THAT REQUIRE MOISTURE RESISTANT BOARD.**

EXTENT OF PATTRESSING - 18mm PLYWOOD BOARD BETWEEN STUDWORK

DIMENSION TO MIDPOINT OF PATRESSING

XX **KITCHEN TYPE TAG**

TYPE XX **BATHROOM TYPE TAG**

SEE DRAWING 3596-KDS-BA-XX-DR-A-22-1001 FOR INTERNAL WALL BUILD UP

SEE DRAWING 3596-KDS-BA-XX-DR-A-21-1001 FOR EXTERNAL WALL BUILD UP

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FOR CONSTRUCTION

PROJECT / DRAWING TITLE
Hornsey Town Hall
New Residential buildings

DRAWING TITLE
RESIDENTIAL MEWS
Internal Wall Type Plans

DATE / DRAWN BY: 08/12/17 MD
SCALE: As indicated

PROJECT NO. | ZONE | LEVEL | TYPE | ROLE | CLASS | DR. NO.: 3596-KDS-MWZZ-DR-A-22-3001
REV: C12

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Revision Schedule

No.	Description	Date	Name
C6	Kitchens updated as discussed on a meeting (14/12/20)- DW location added. Additional changes as highlighted.	18/12/20	AI
C7	Stacks location in communal corridor reviewed. Door in wheelchair apartment reviewed. Dry lining adjusted to suit	16/03/21	FF
C8	22 series comments by MAKE incorporated. North Core Dry lining Updated as per ACL instruction via email 30/06/21 (SR email)	27/07/21	FF
C9	Communal corridor AOV S/O reviewed	18/11/21	ZZK



1 2nd Floor North Core
1 : 50

ACCESS HATCH KEY

- 150mmW x 300mmH
- 400mmW x x300mmH
- 600mmW X 300mmH
- BATHROOM - 150mmW x 300mmH
- BATHROOM - 400mmW x x300mmH

- VERTICAL HEIGHT OF ACCESS HATCH PANEL TO BE 1200 FROM FFL TO THE CENTRE OF THE PANEL.
- ALL BATHROOM ACCESS HATCH TO BE TILED ACCESS HATCH. REFER TO 75 SERIES FOR DETAIL.
- REFER TO M&E DRAWING FOR RODDING EYES ROTATION.

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(A) INDICATES BATHROOM + KITCHEN WALLS THAT REQUIRE MOISTURE RESISTANT BOARD.

EXTENT OF PATTRESSING - 18mm PLYWOOD BOARD BETWEEN STUDWORK

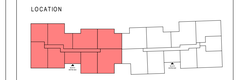
150 DIMENSION TO MIDPOINT OF PATTRESSING

XX KITCHEN TYPE TAG

SEE DRAWING 3596-KDS-BA-XX-DR-A-22-1001 FOR INTERNAL WALL BUILD UP

SEE DRAWING 3596-KDS-BA-XX-DR-A-21-1001 FOR EXTERNAL WALL BUILD UP

LOCATION



2nd Level

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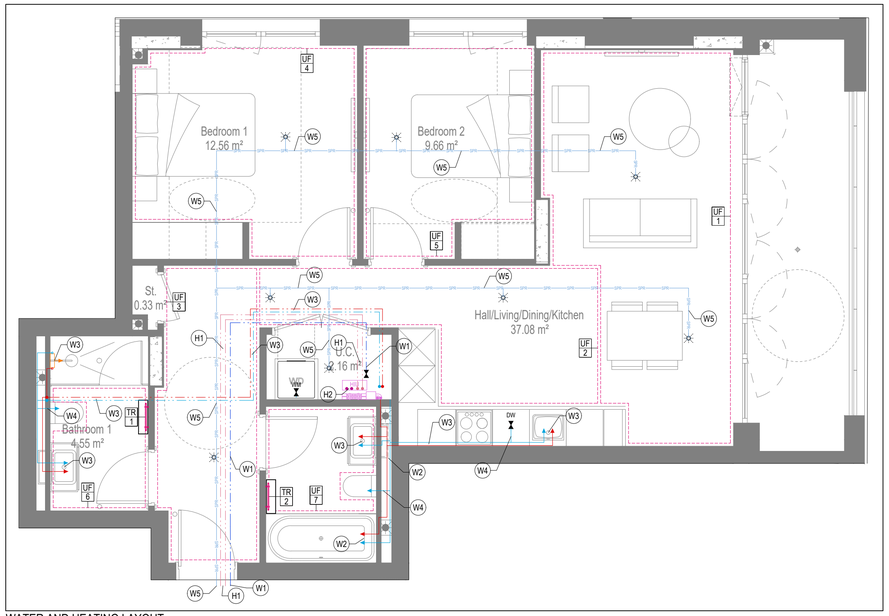
FOR CONSTRUCTION

PROJECT / DRAWING TITLE
Hornsey Town Hall

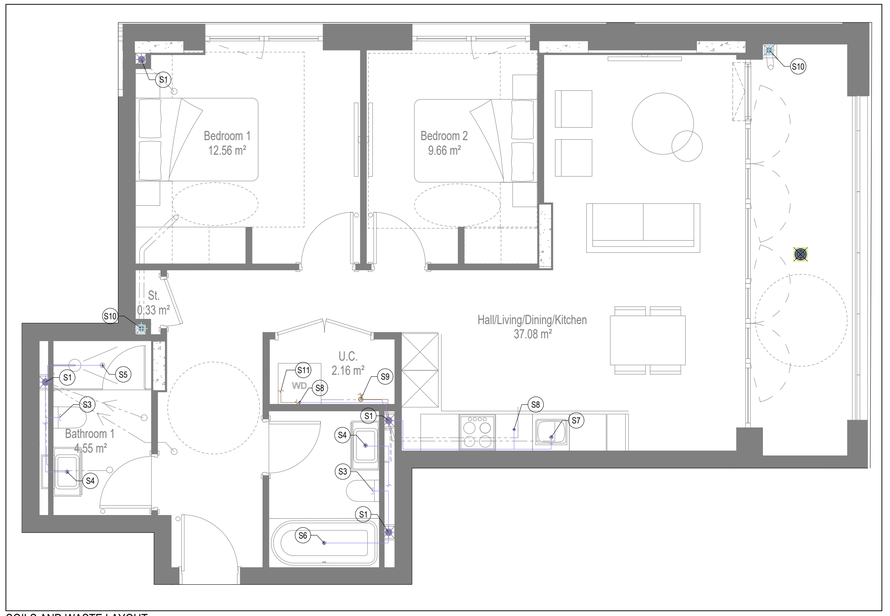
DRAWING TITLE
RESIDENTIAL BLOCK A
Internal Wall Types - 2nd Floor North Core

DATE / DRAWN BY: 29/09/17 MD
SCALE: As indicated

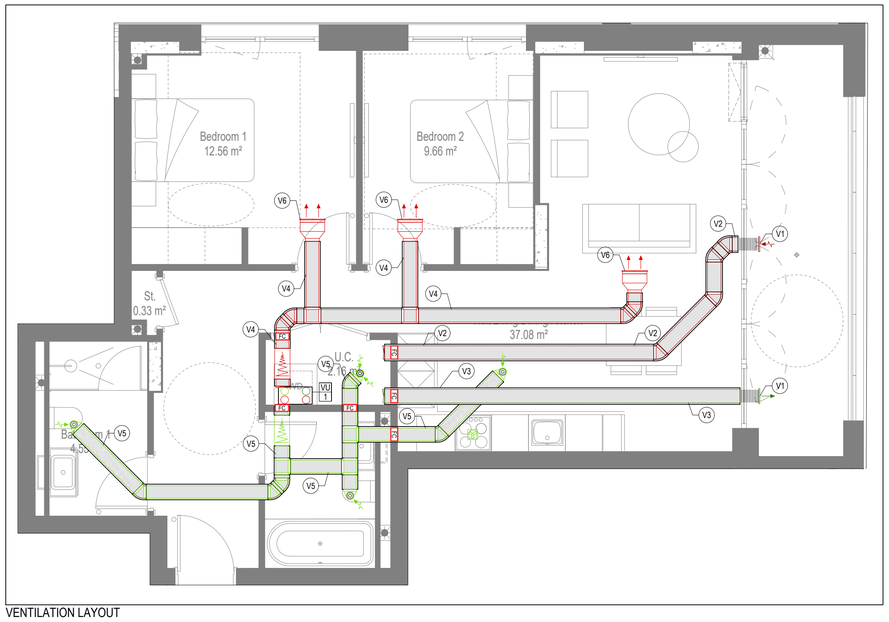
PROJECT NO | ZONE | LEVEL | TYPE | ROLE | CLASS | DR NO: 3596-KDS-BA-02-DR-A-22-1008
REV: C9



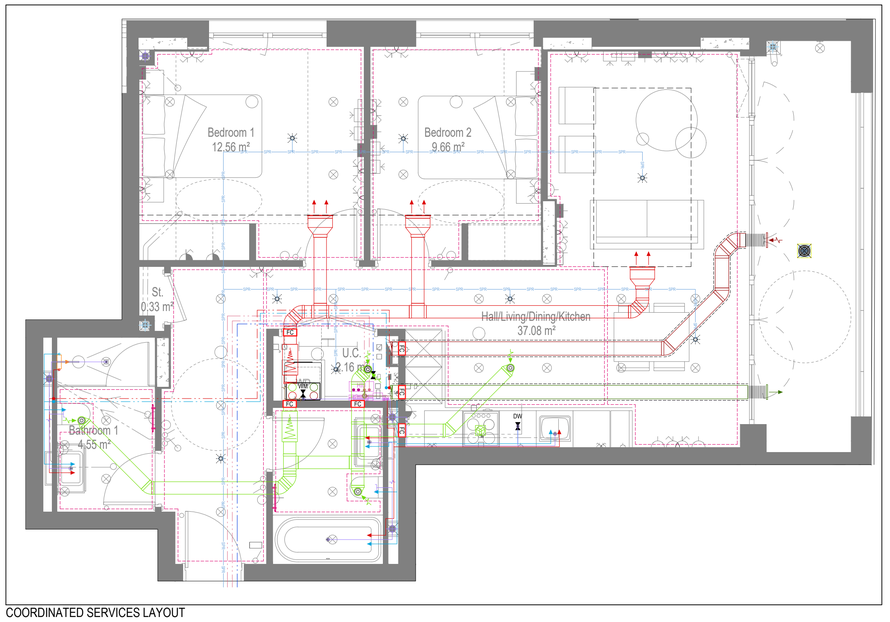
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No.	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1116	C2	04.01.2021

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z1	M1	HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM 1
UF7	Z5	M1	BATHROOM 2

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 1
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 2

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Updated to fire strategy, latest RCP and comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	DALS	EJ
P1	04.02.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 04.02.2020 Drwn: MJ Chkd: JC

WHITECODE CONSULTING

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26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 10

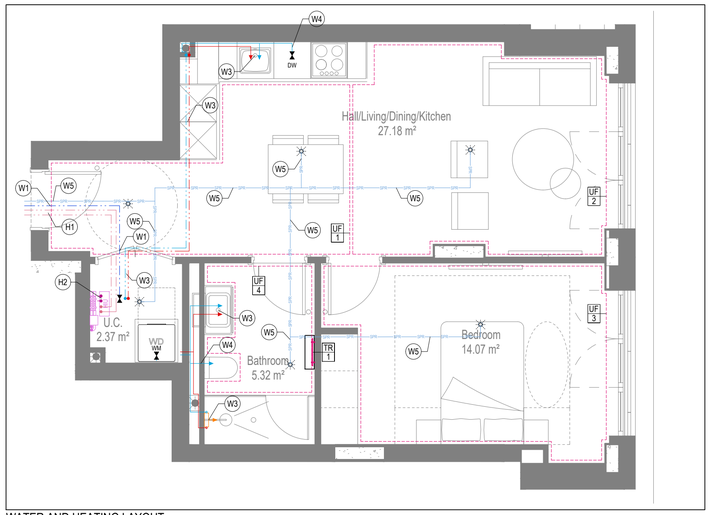
Plots: AS26

Project:
HORNSEY
TOWN HALL

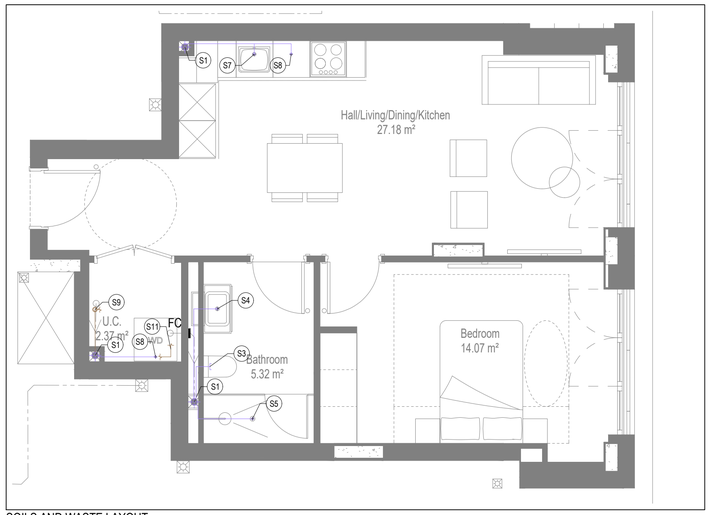
Client: ARDMORE

Dwg Number: 10687-M-03-A-0010

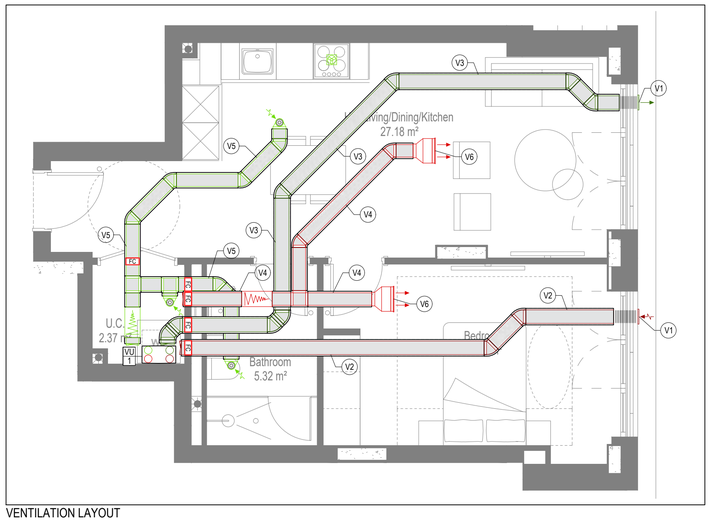
Rev: AB



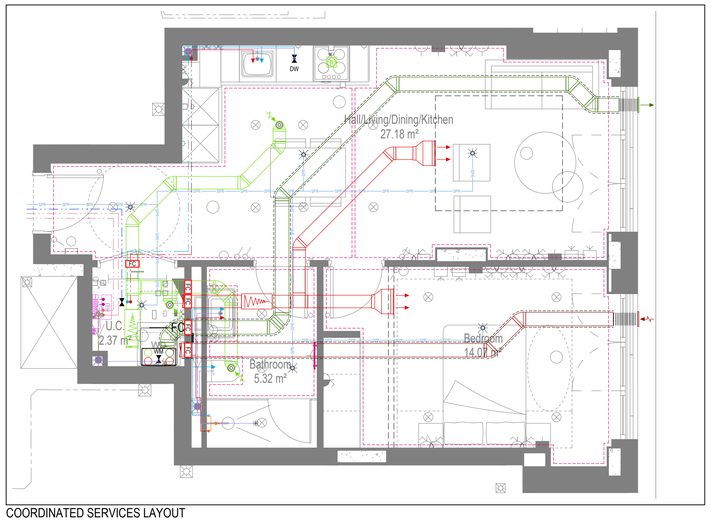
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
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WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
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SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
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S10. RWP from above with access hatch & rodding eye.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
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V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1117	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	DALS	EJ
P1	04.02.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT | Scale: 1:50 | Size: A1

Original Issue Date: 04.02.2020 | Drwn: MJ | Chkd: JC

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BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 11

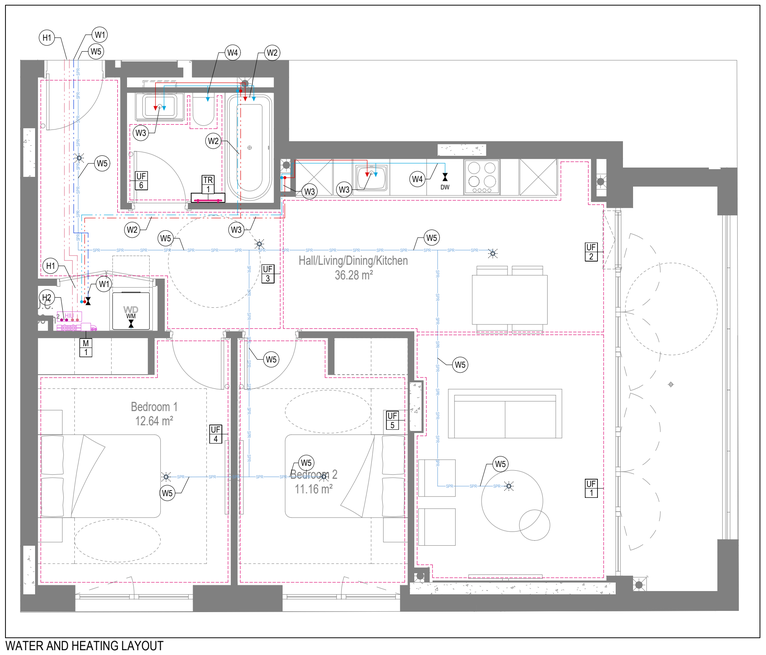
Plots: AS27

Project:
HORNSEY
TOWN HALL

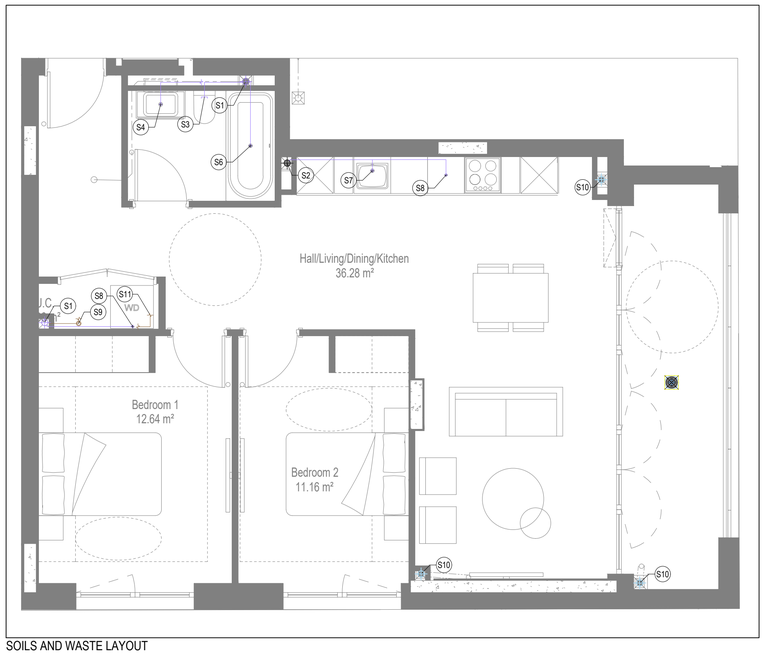
Client: ARDMORE

Dwg Number: 10687-M-03-A-0011

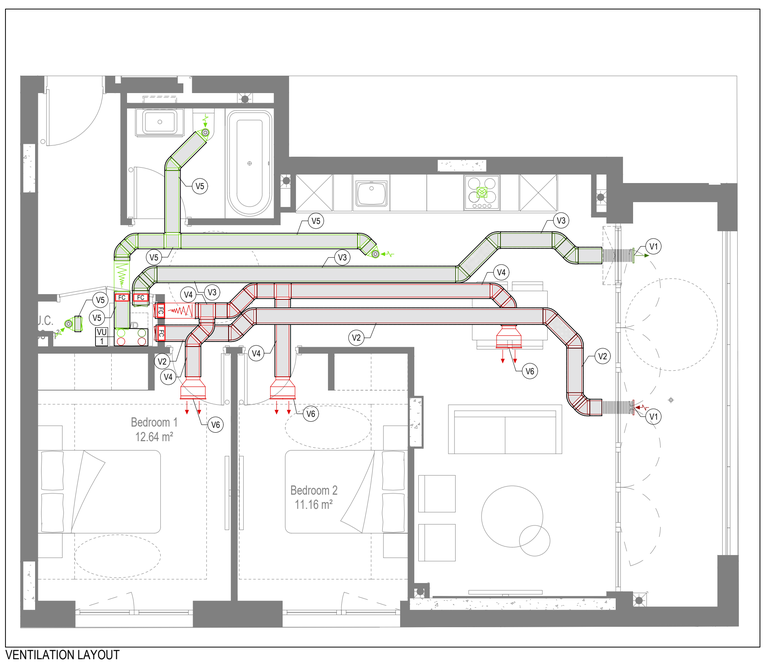
Rev: AB



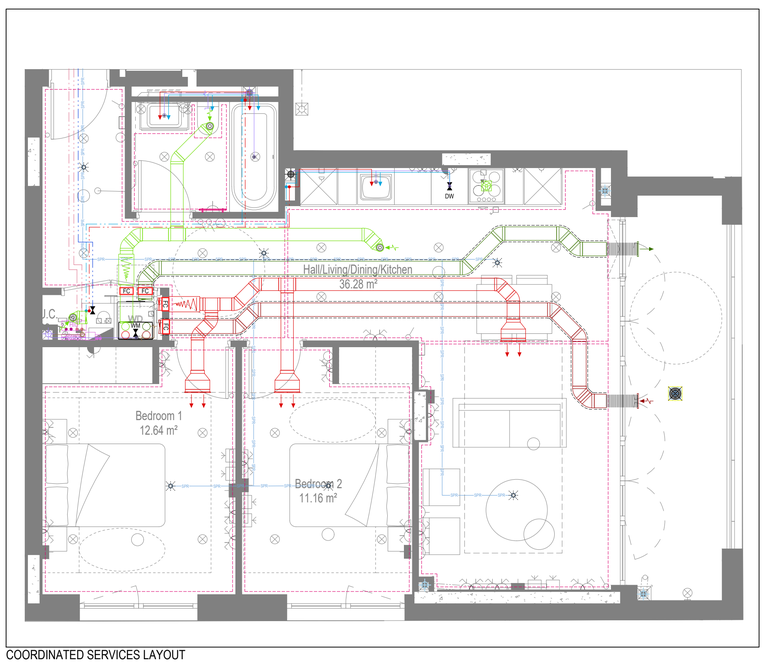
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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H3. Under floor Heating.

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U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING/KITCHEN
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UF3	Z1	M1	HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Triton Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

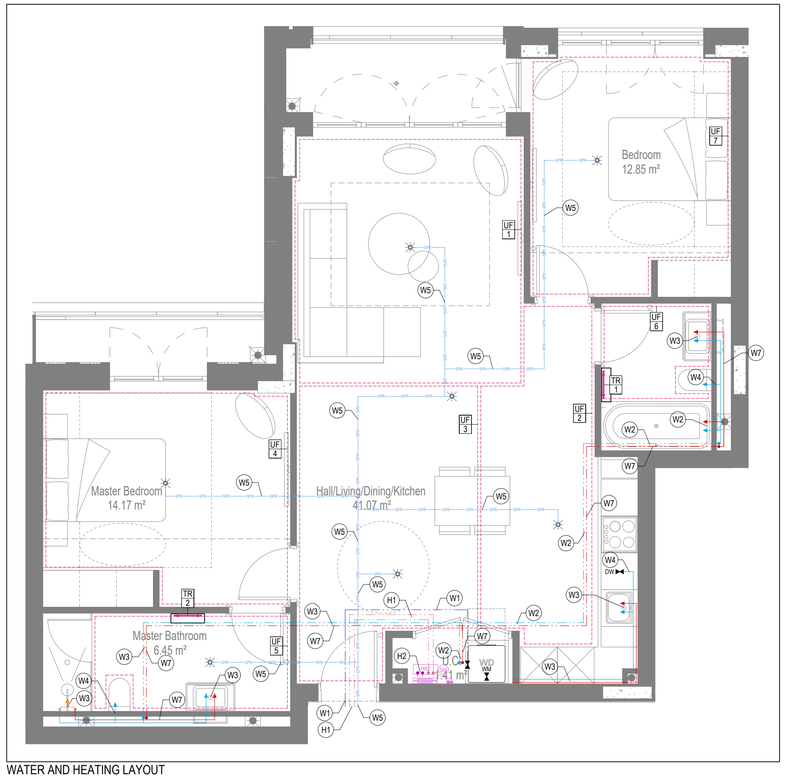
DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1118	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Removed cooling. updated to fire strategy and comments	DALS/ ZM	EJ
C1	11.09.2020	Construction Issue	DALS	EJ
P2	24.03.2020	FCU added to combat overheating	DALS	JC
P1	04.02.2020	Preliminary issue	ZM	JC

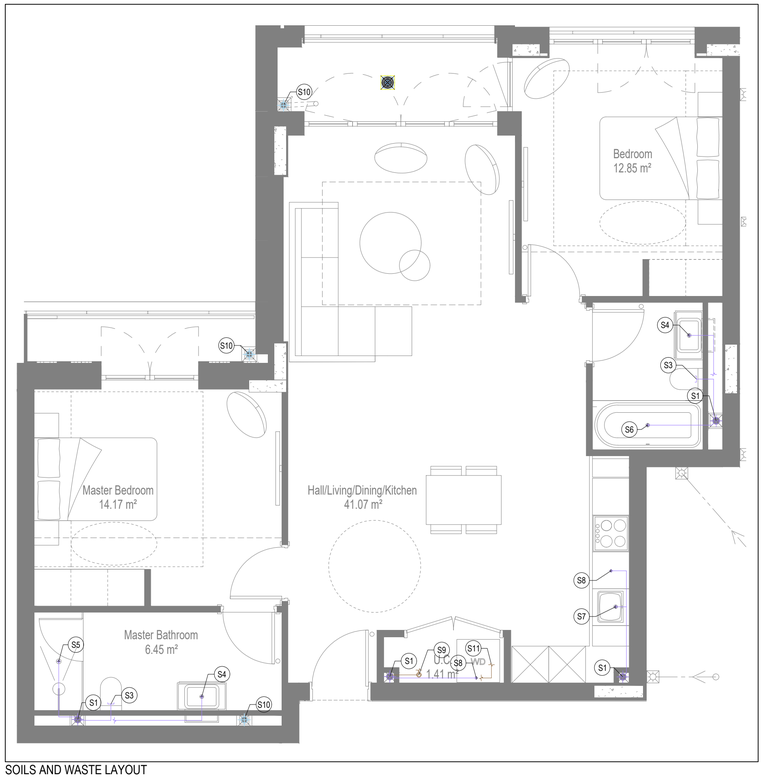
Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 04.02.2020 Drwn: ZM Chkd: JC

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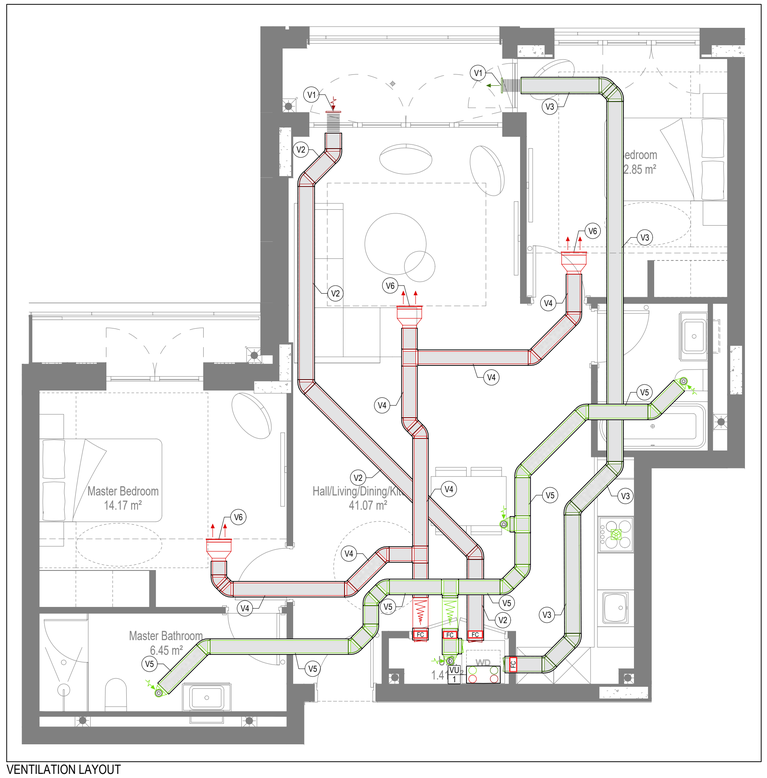
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 12
Plots: AS28
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0012
Rev: AB



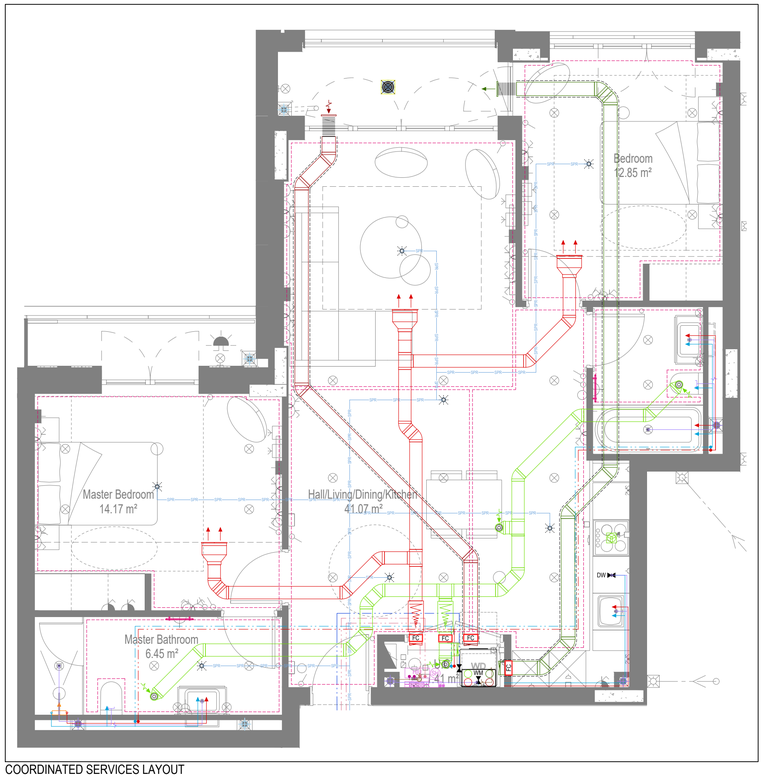
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z1	M1	KITCHEN/HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	ENSUITE
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	BEDROOM 2

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1119	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated to latest RCP, fire strategy and comments	DALS/ ZM	EJ
C1	11.09.2020	Construction Issue	CDS	EJ
P1	04.02.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 04.02.2020 Drwn: MJ Chkd: JC

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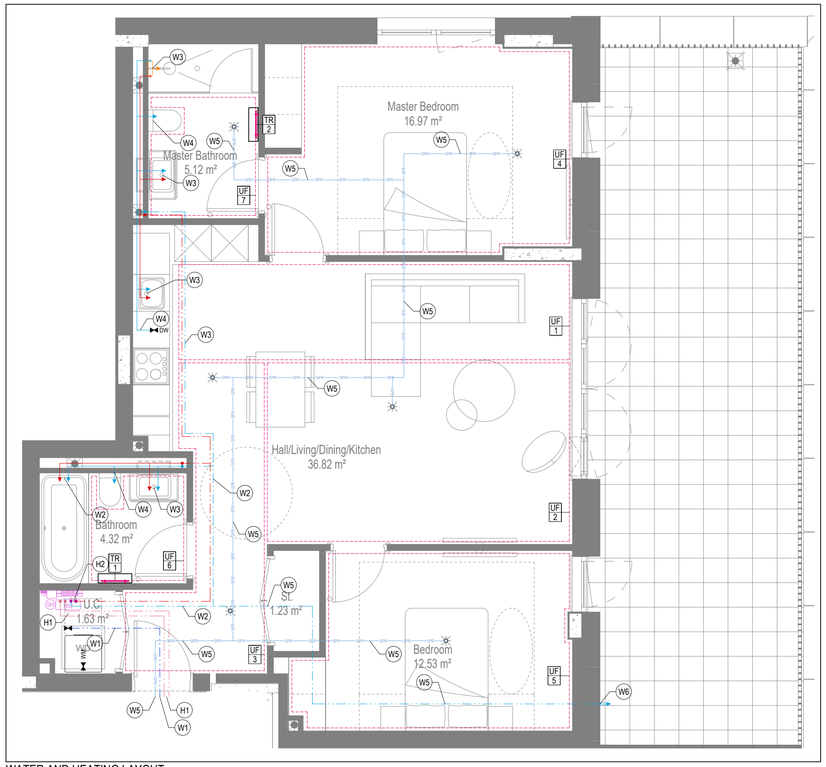
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 13
Plots: AS35

Project: HORNSEY TOWN HALL

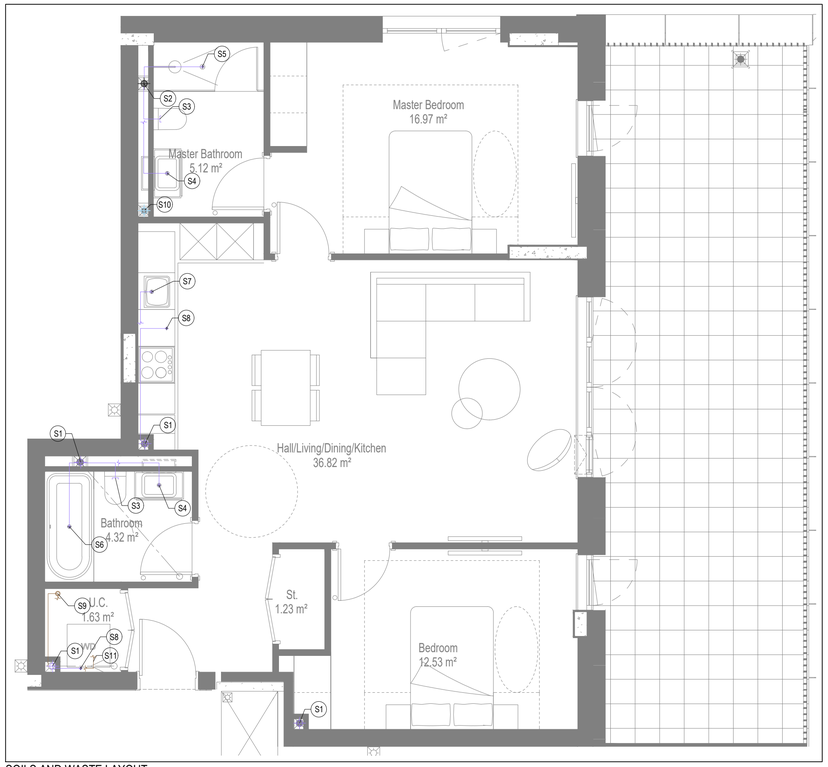
Client: ARDMORE

Dwg Number: 10687-M-03-A-0013

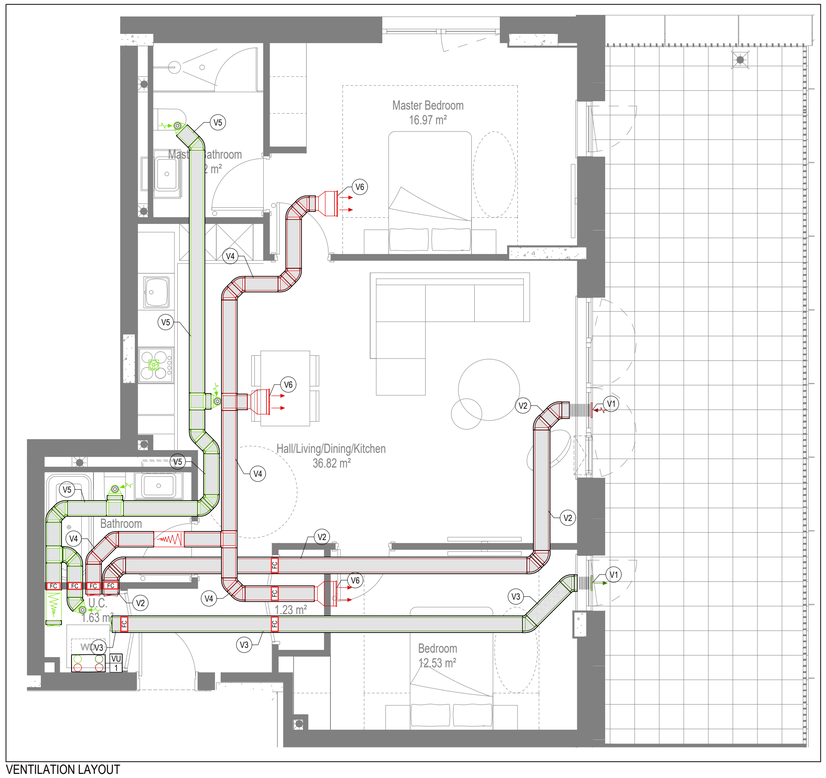
Rev: AB



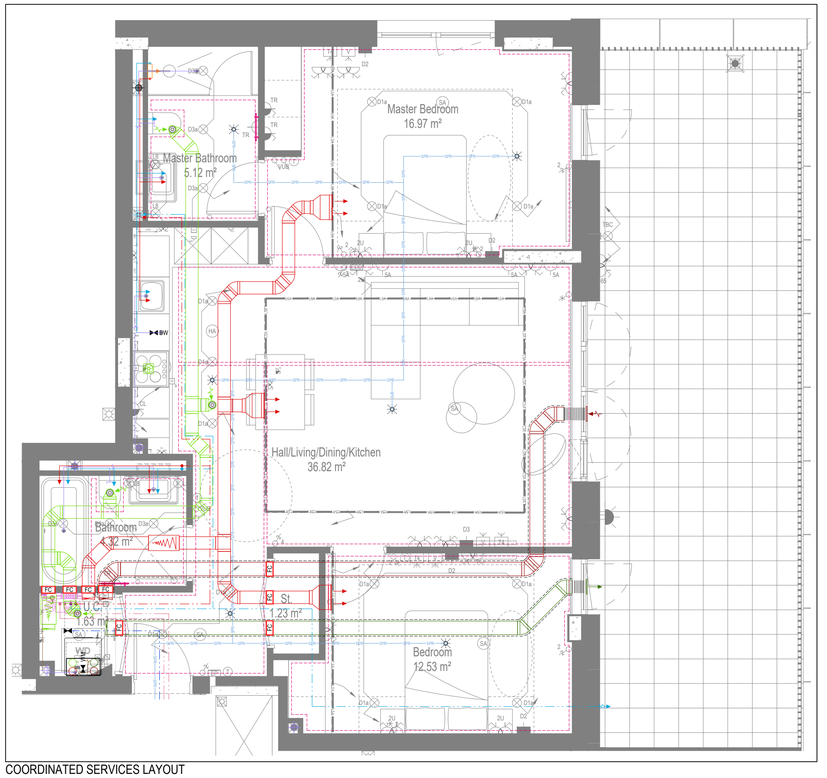
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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- Dimensioned setting out details to be confirmed by architect.
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- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
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WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
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S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- IFC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1120	C1	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C1	29.06.2021	Construction issue	DALS	EJ
P1	17.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 17.03.2020 — Drwn: MJ — Chkd: JC

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z1	M1	HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC B

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T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 14

Plots: AS36

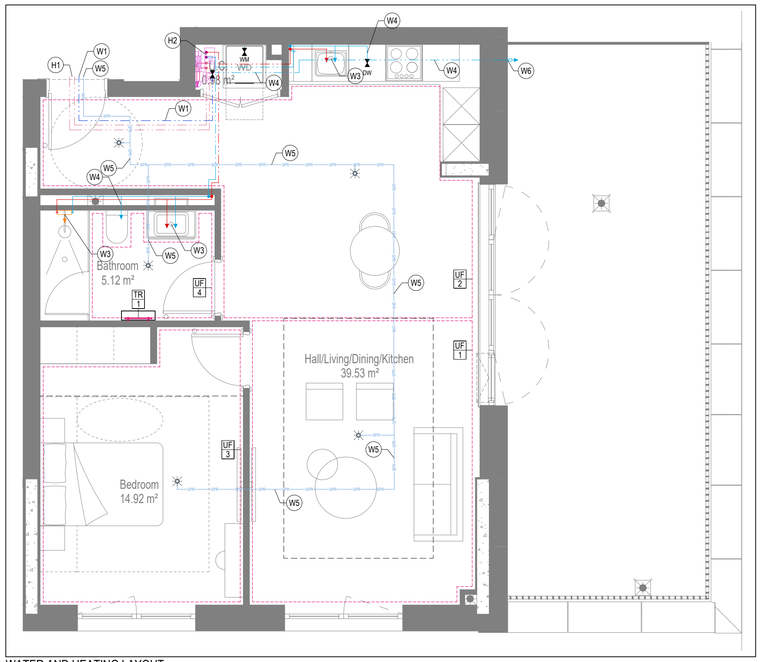
Project: HORNSEY TOWN HALL

Client: ARDMORE

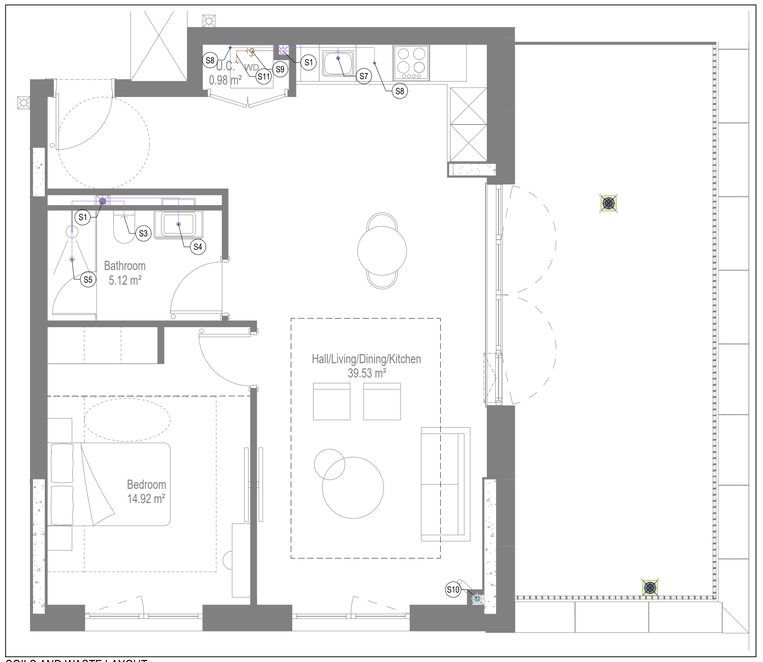
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Rev: AB

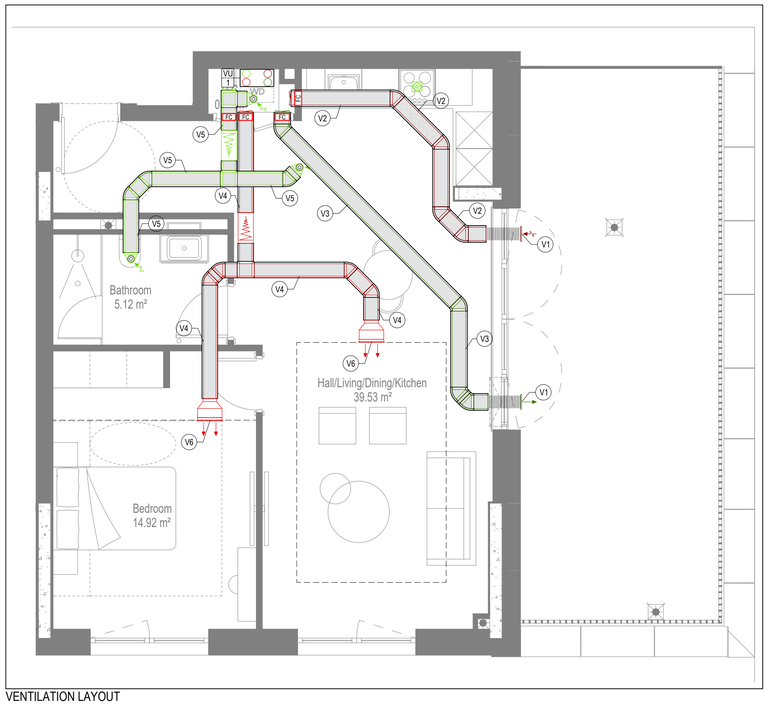
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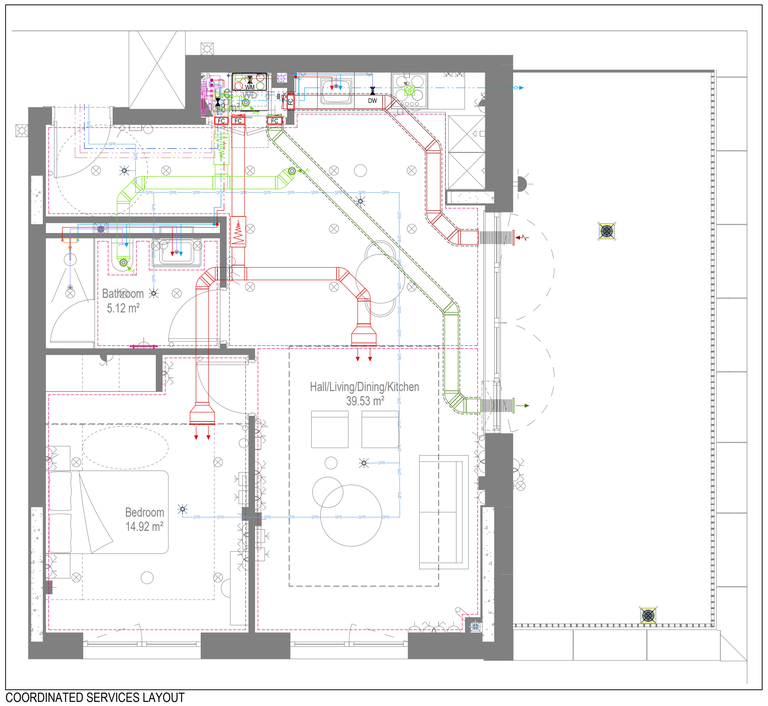
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

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GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
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GENERAL VENTILATION NOTES

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WATER NOTES

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W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
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- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1121	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	06.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	11.09.2020	Construction issue	TN	EJ
P1	17.03.2020	Preliminary issue	ZM	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 17.03.2020 Drwn: ZM Chkd: JC

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	SENTINEL	KINETIC BH

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Kent, DA11 9EU
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Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 15

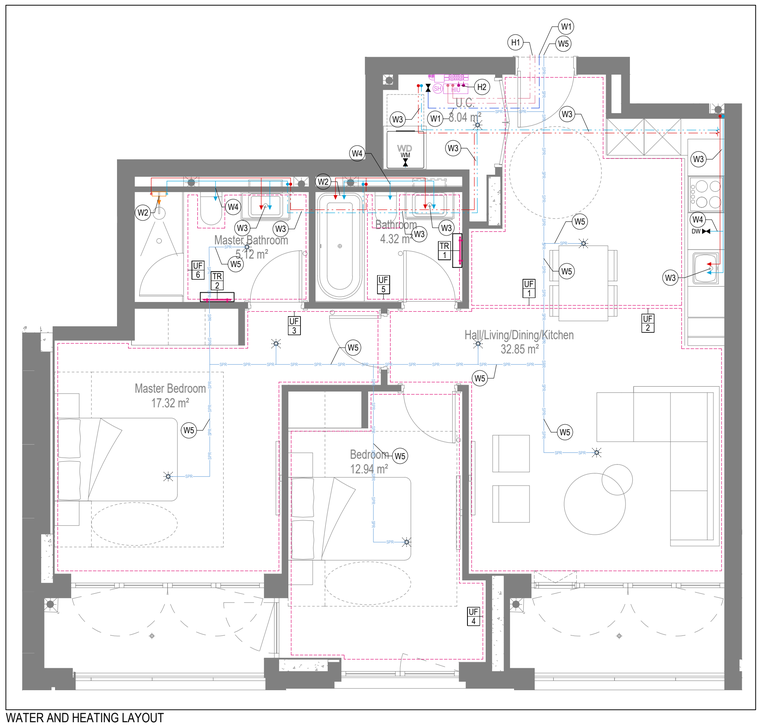
Plots: AS37

Project: HORNSEY TOWN HALL

Client: ARDMORE

Dwg Number: 10687-M-03-A-0015

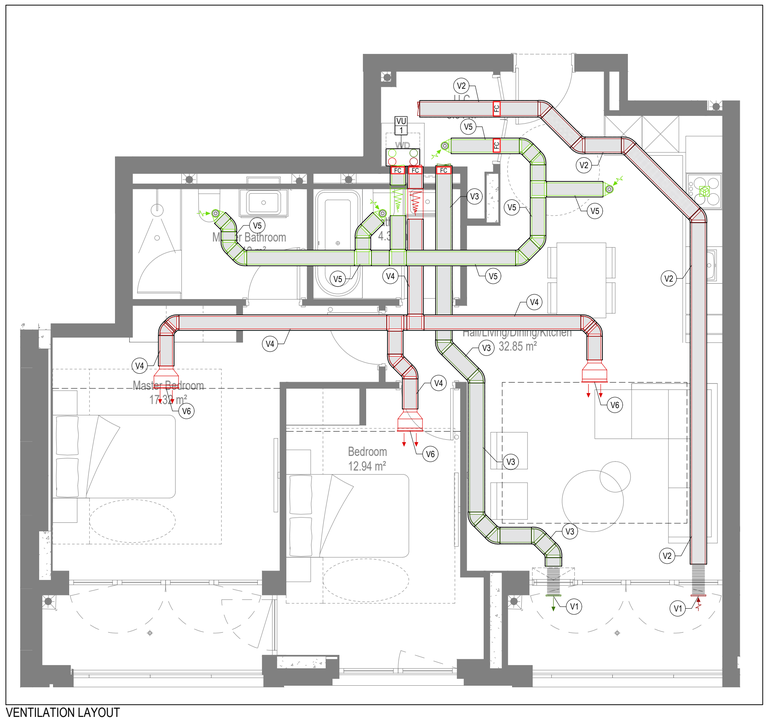
Rev: AB



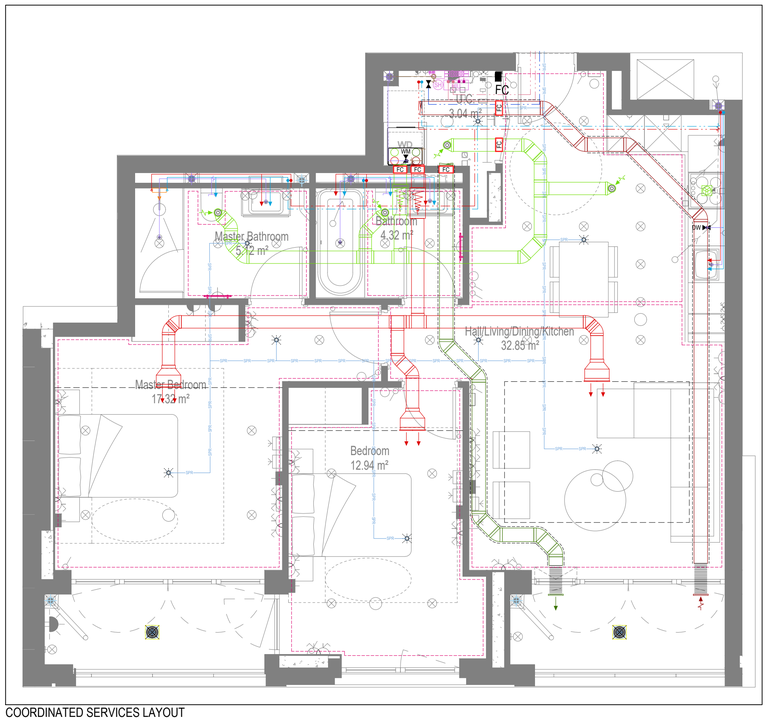
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	BATHROOM
UF6	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

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LEGEND

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- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Tilton Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1122	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	06.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	ZM	EJ
P1	17.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 17.03.2020 — Drwn: MJ — Chkd: JC

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Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 16

Plots: AS42

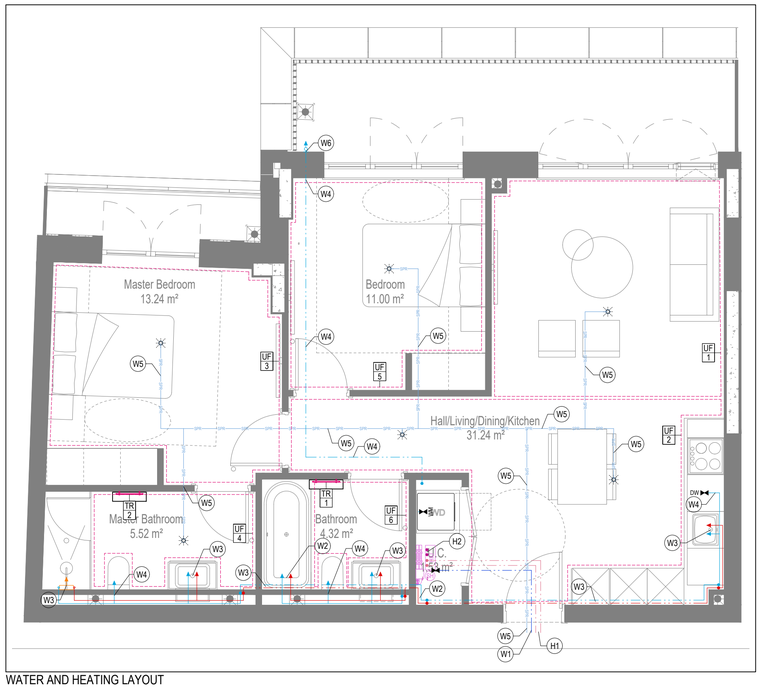
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

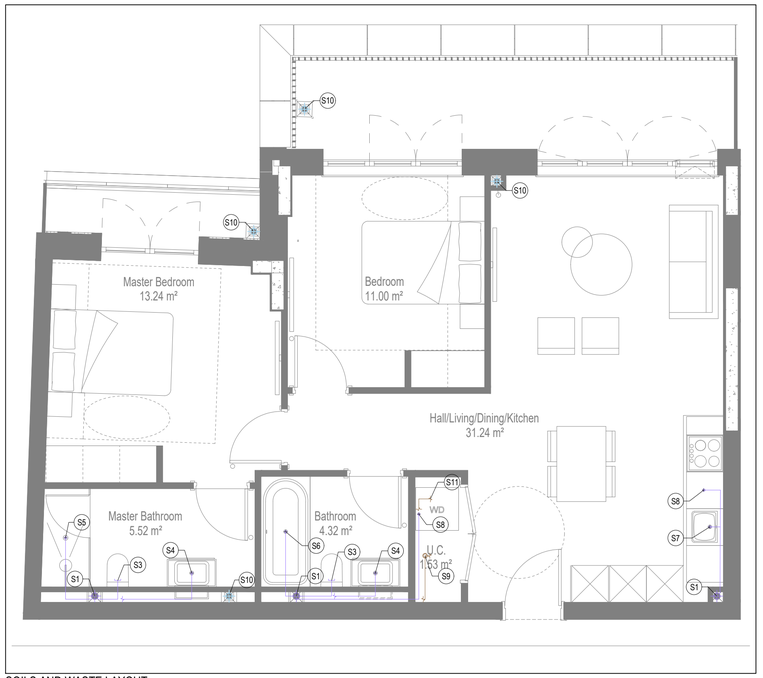
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Rev: AB

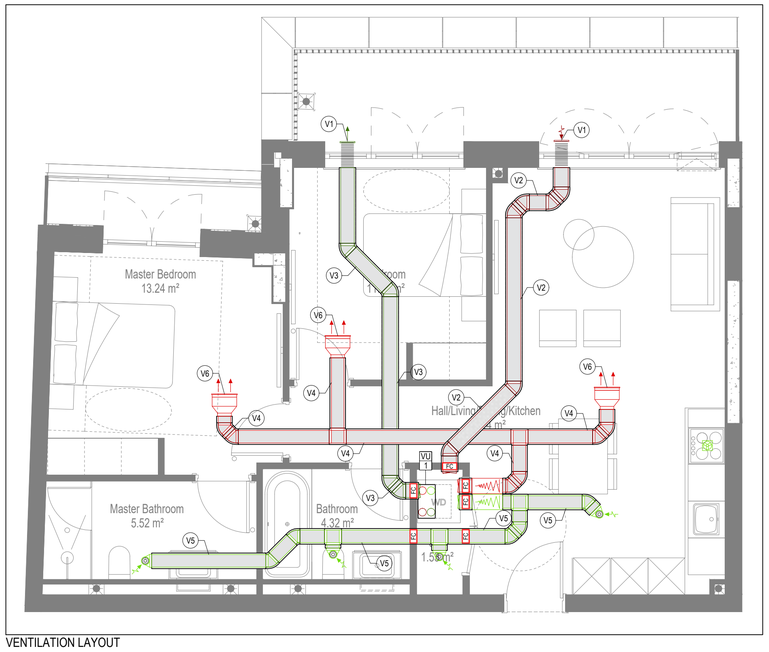
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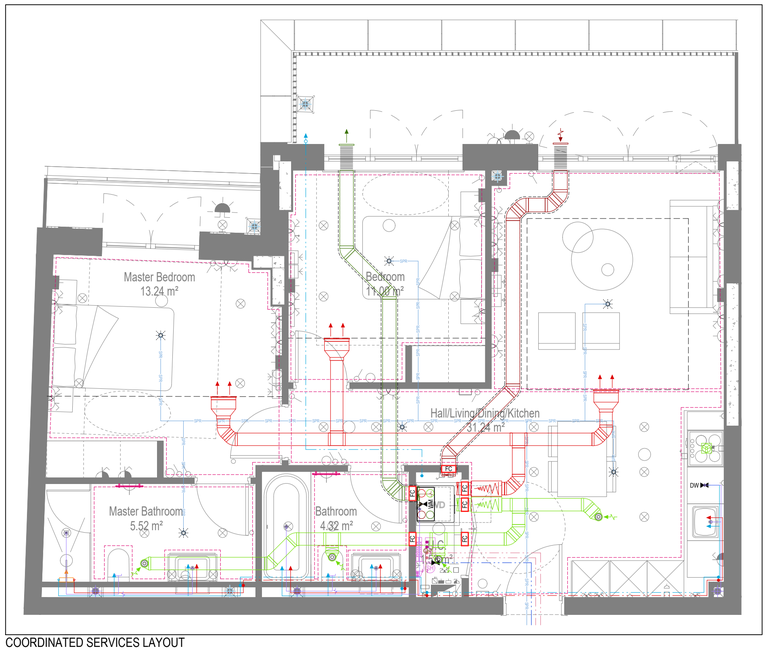
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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GENERAL SOILS NOTES

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- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

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- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

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W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
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HEATING NOTES

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H3. Under floor Heating.

SOILS NOTES

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U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	MASTER BEDROOM
UF4	Z3	M1	MASTER BATHROOM
UF5	Z4	M1	BEDROOM 2
UF6	Z5	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

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- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

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BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1123	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	06.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	ZM	EJ
P1	17.03.2020	Preliminary Issue	ZM	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 17.03.2020 — Drwn: ZM — Chkd: JC

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Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 17

Plots: AS44

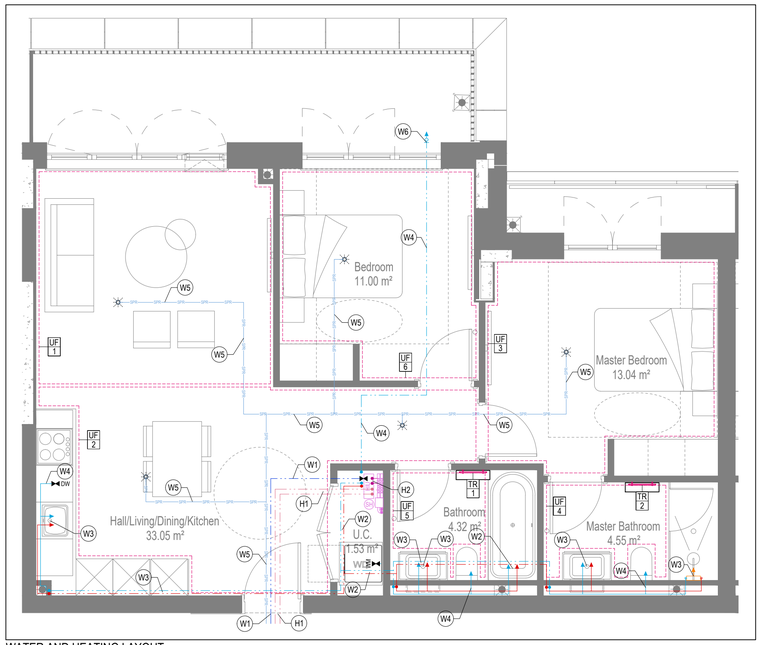
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

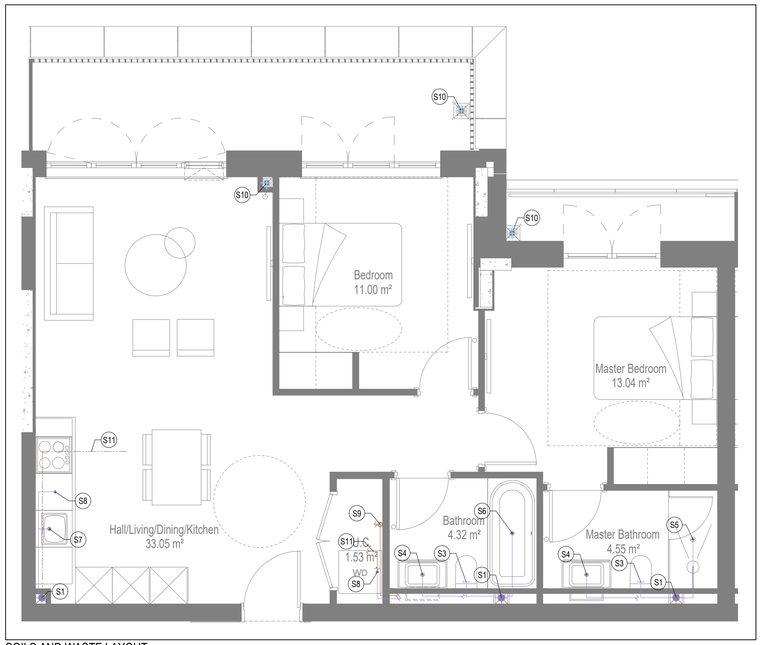
Dwg Number: 10687-M-03-A-0017

Rev: AB

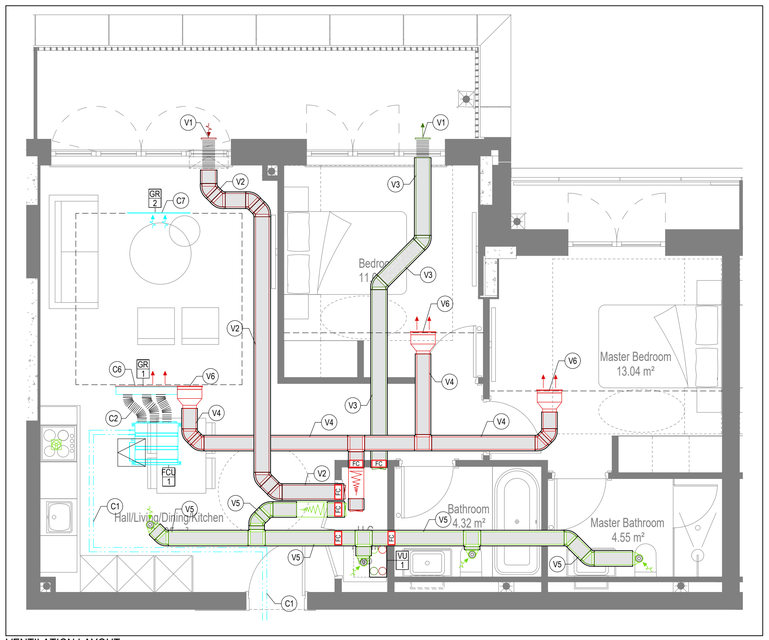
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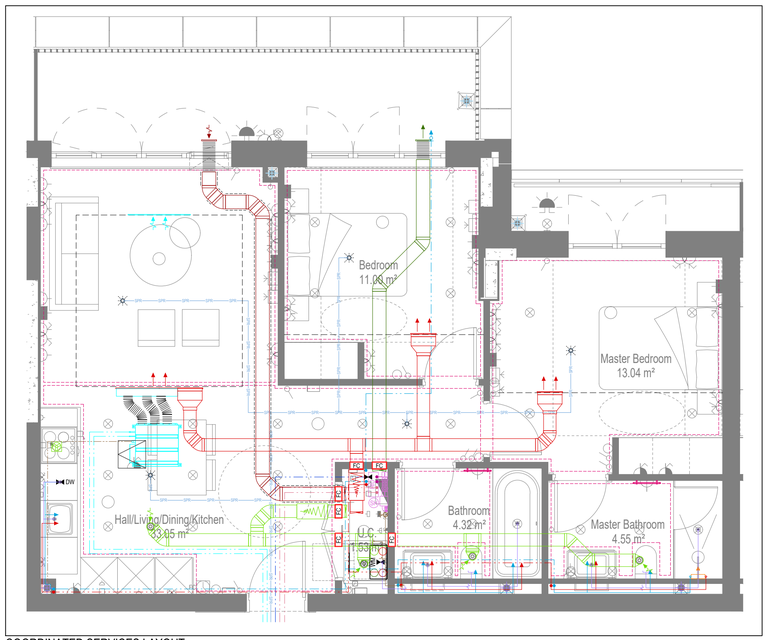
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
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- Dimensioned setting out details to be confirmed by architect.
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GENERAL WATER NOTES

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- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
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S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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LEGEND

- Pipework at high level / within ceiling void or joist space
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- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1124	REVISION: C2	DATE RECEIVED: 04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	06.07.2021	Updated cooling, update to fire strategy and comments	DALS/SP	EJ
C1	11.09.2020	Construction Issue	ZM	EJ
P2	24.03.2020	FCU added to combat overheating	DALS	JC
P1	17.03.2020	Preliminary Issue	ZM	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 17.03.2020 — Drwn: ZM — Chkd: JC

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	MASTER BEDROOM
UF4	Z3	M1	MASTER BATHROOM
UF5	Z3	M1	BATHROOM
UF6	Z4	M1	BEDROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

FCU SCHEDULE					
MANUFACTURER / RANGE:	MITSUBISHI				
REF:	MODEL:		DUCT SIZE:	SERVING ROOM:	
FCU1	PEFY-P20VMS1-E		150Ø	LIVING/KITCHEN/DINING	

FCU GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE L/S	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING/KITCHEN	126	1400	2F	FCU + VENT SUPPLY
GR2	LIVING/DINING/KITCHEN	113	1000	2F	FCU EXTRACT

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BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 18

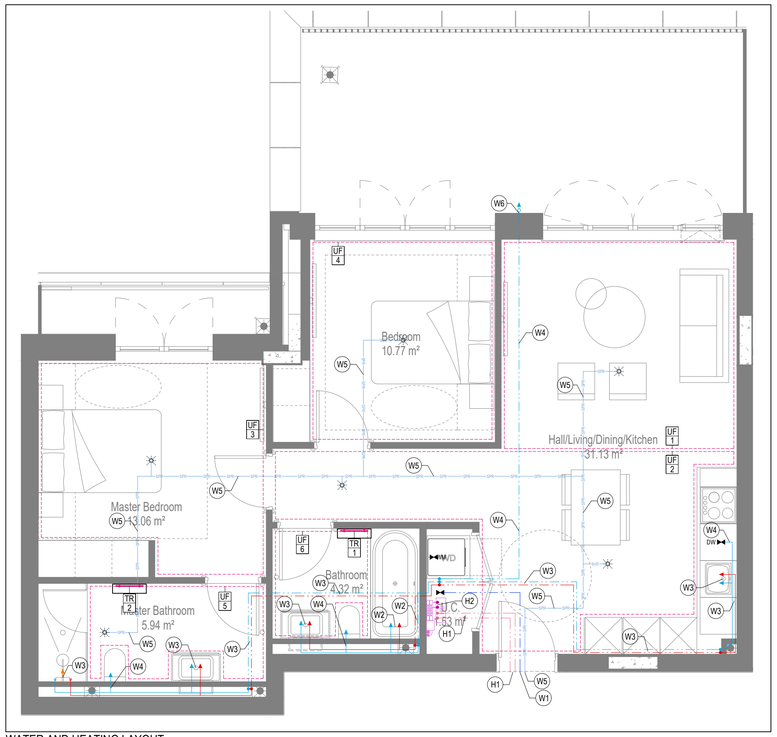
Plots: AS45

Project: HORNSEY TOWN HALL

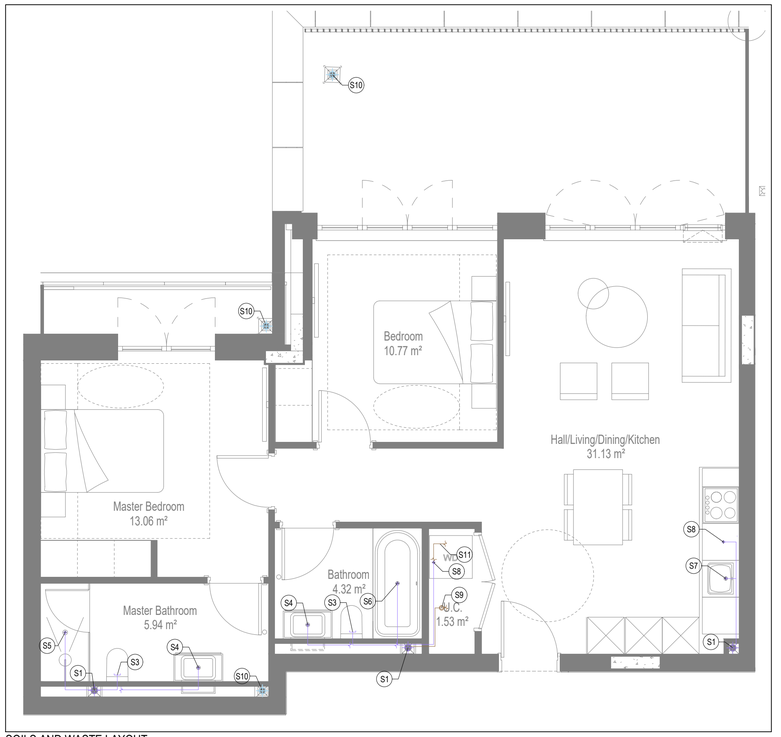
Client: ARDMORE

Dwg Number: 10687-M-03-A-0018

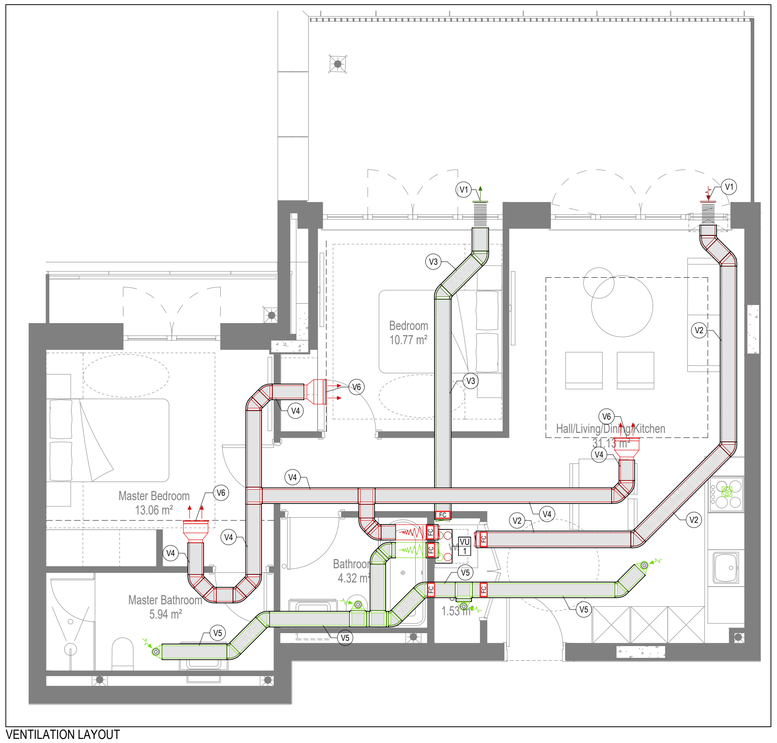
Rev: AB



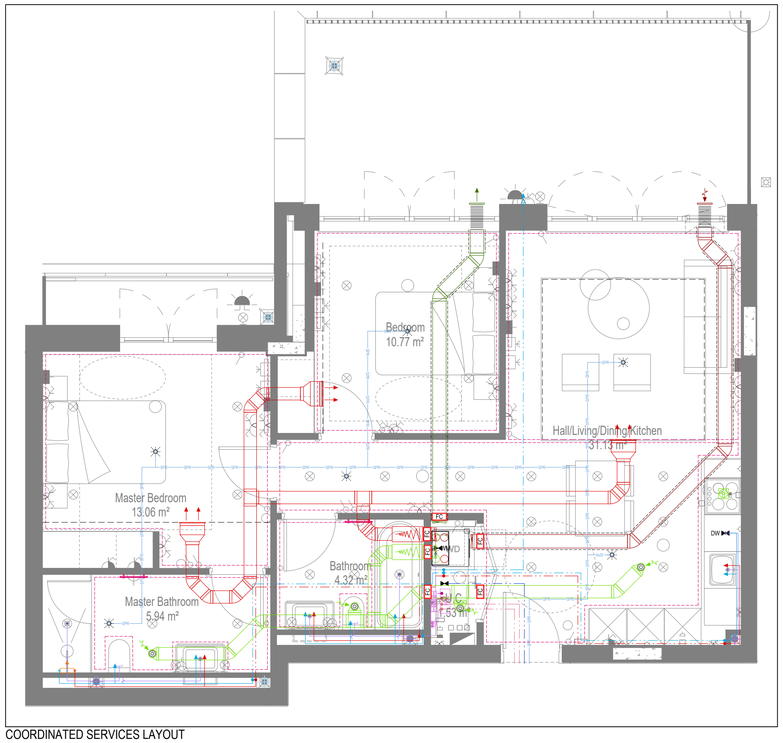
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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W7. Heating tape to be added to hot water supply.

HEATING NOTES

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H2. 22Ø Heating F&R.
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V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	ENSUITE
UF6	Z5	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

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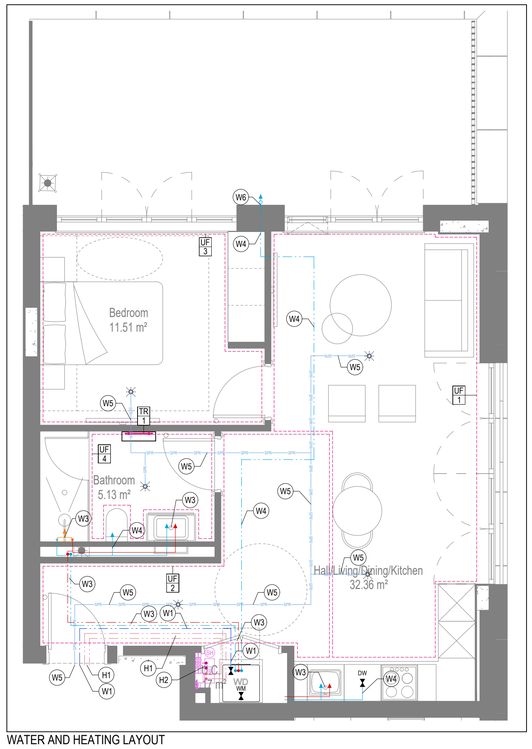
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DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-03-1125	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	06.07.2021	Updated to latest RCP, fire strategy and comments	IV/SP	EJ
C1	02.10.2020	Construction Issue	ZM	EJ
P1	17.03.2020	Preliminary Issue	ZM	JC

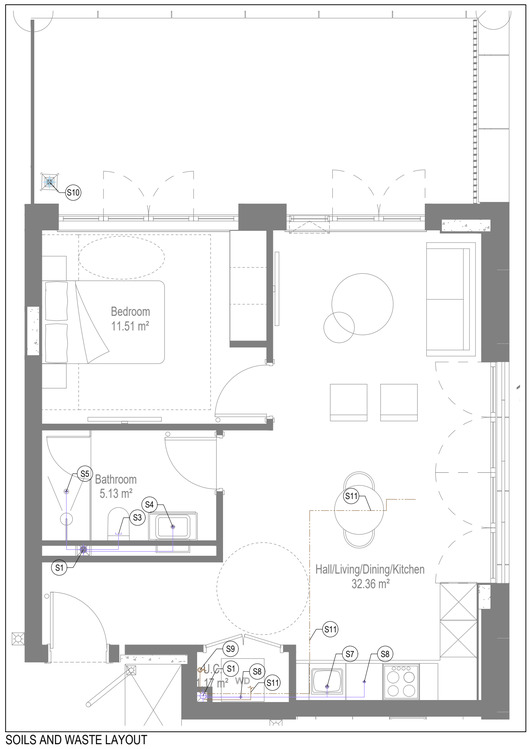
Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 17.03.2020 Drwn: ZM Chkd: JC

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BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

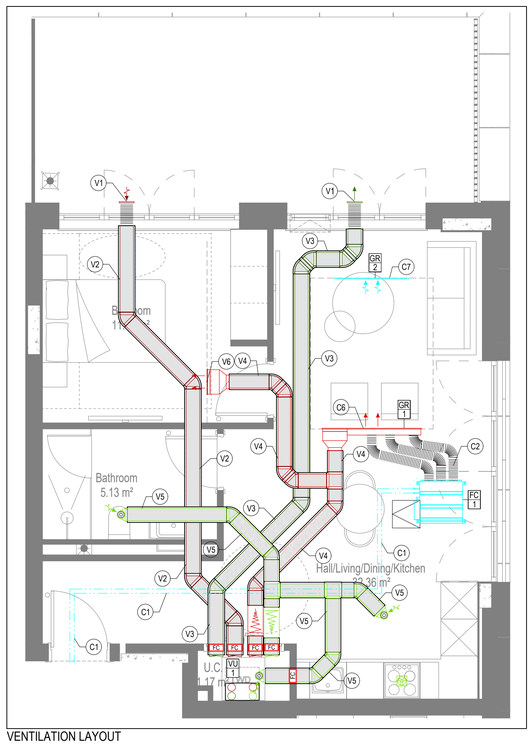
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 19
Plots: AS46
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0019
Rev: AB



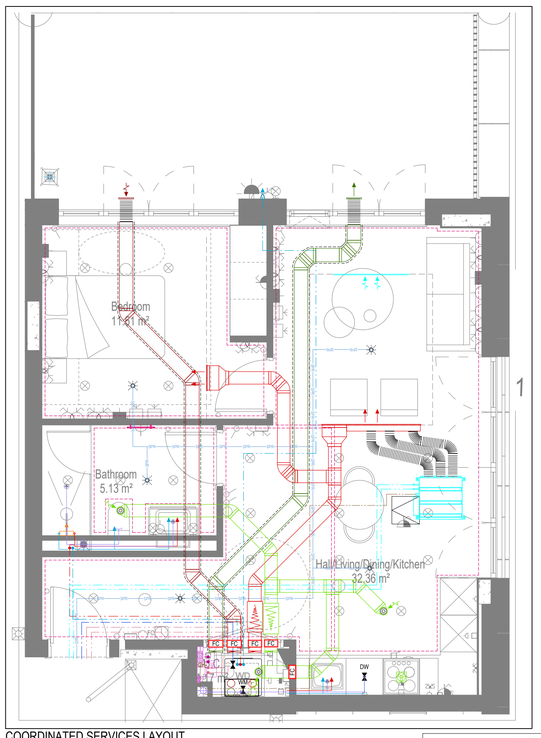
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S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1126	C1	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	06.07.2021	Updated cooling, updated to fire strategy and comments	DALS/ SP	EJ
C1	11.09.2020	Construction Issue	TN	EJ
P2	24.03.2020	Added FCU to combat overheating	DALS	JC
P1	17.03.2020	Preliminary Issue	ZM	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 17.03.2020 Drwn: ZM Chkd: JC

UF HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:	MITSUBISHI		
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-32VMS1-E	150Ø	LIVING/KITCHEN/DINING

FCU GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE L/S	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING/KITCHEN	154	1600	2F	FCU + VENT SUPPLY
GR2	LIVING/DINING/KITCHEN	133	1200	2F	FCU EXTRACT

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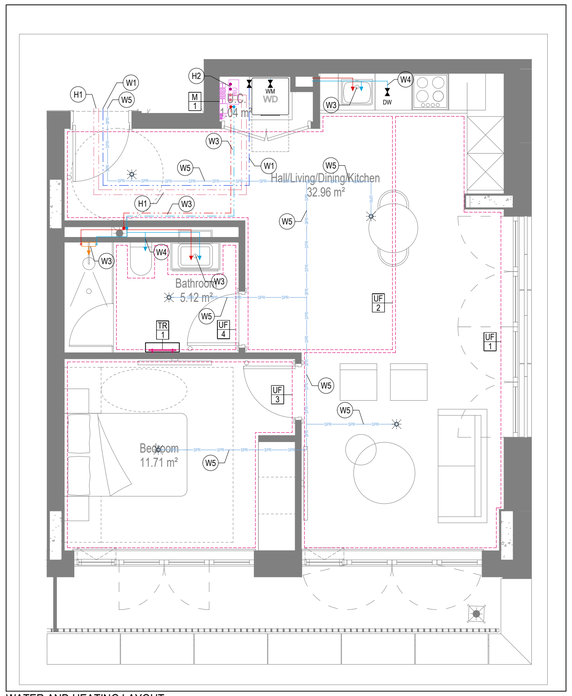
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Plots: AS47

Project: HORNSEY TOWN HALL

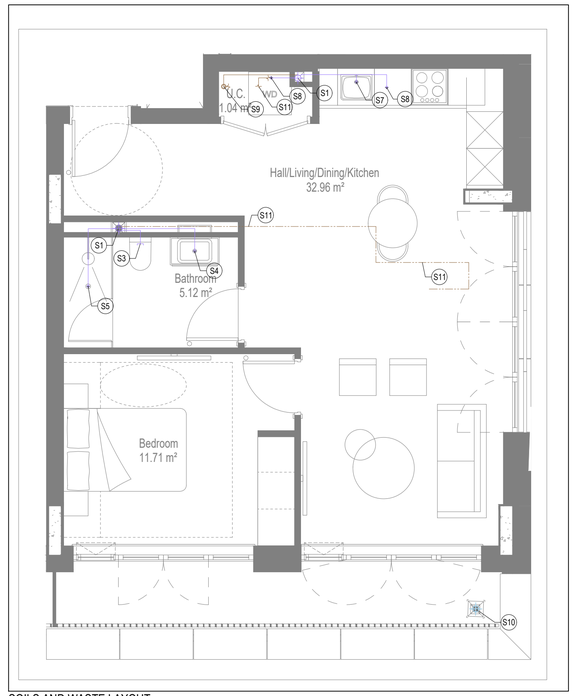
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Dwg Number: 10687-M-03-A-0020

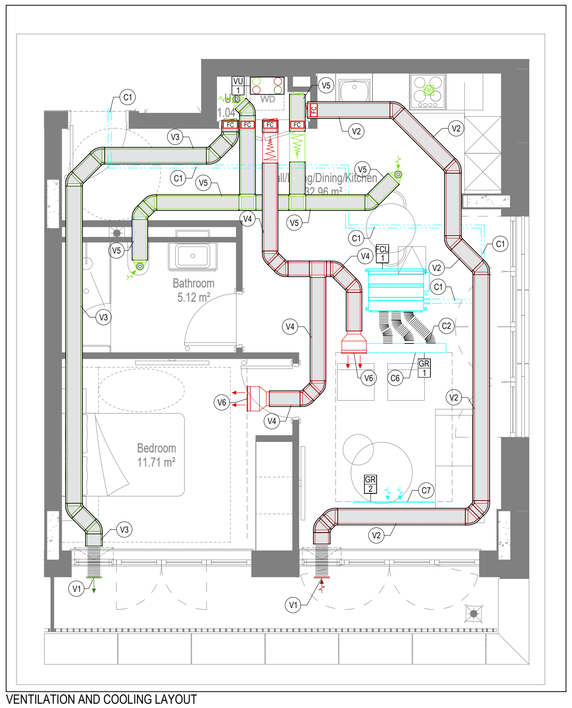
Rev: AB



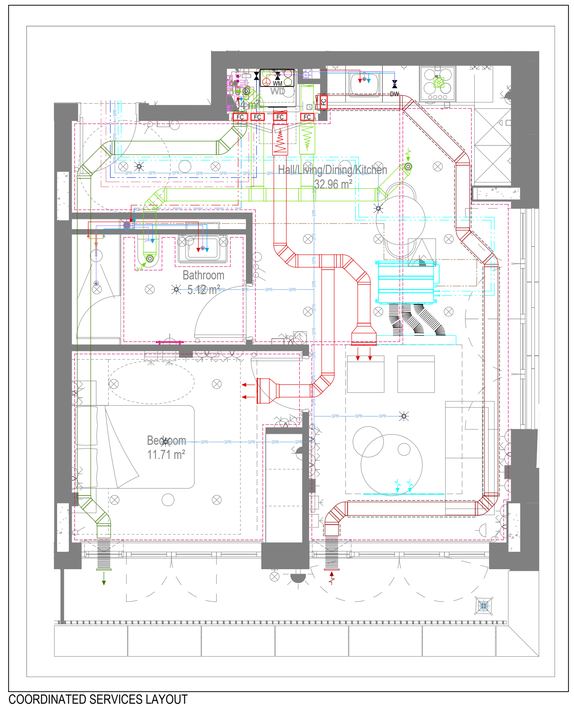
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION AND COOLING LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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LEGEND

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- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-40VMS1-E	150Ø	LIVING/KITCHEN/DINING

FCU GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE L/S	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING/KITCHEN	179	1700	2F	FCU + VENT SUPPLY
GR2	LIVING/DINING/KITCHEN	158	1300	2F	FCU EXTRACT

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1127	C1	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	06.07.2021	Updated to latest RCP, fire strategy and comments	IV/SP	EJ
C1	02.10.2020	Construction Issue	TN	EJ
P2	24.03.2020	Added FCU to combat overheating	DALS	JC
P1	17.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 17.03.2020 Drwn: MJ Chkd: JC

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Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:

MECHANICAL SERVICES LAYOUT FLAT TYPE 21

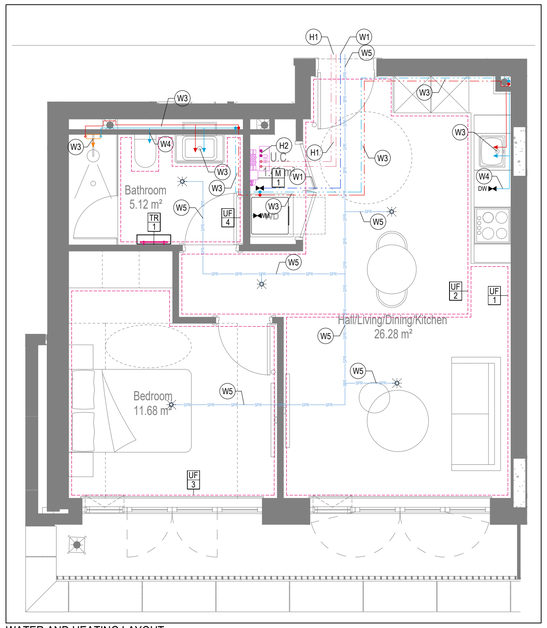
Plots: AS48

Project: HORNSEY TOWN HALL

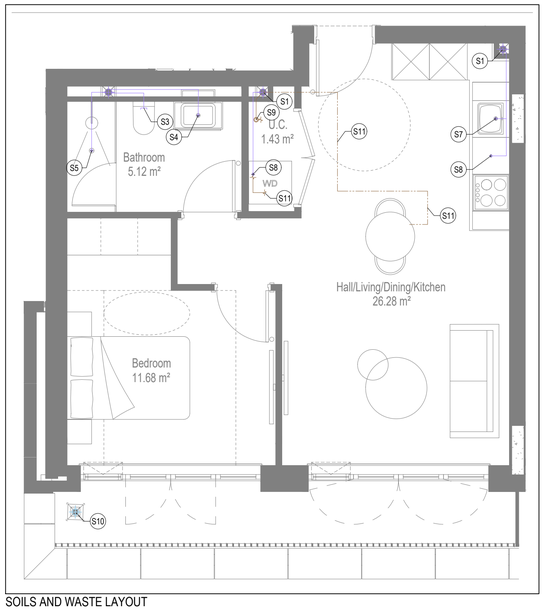
Client: ARDMORE

Dwg Number: 10687-M-03-A-0021

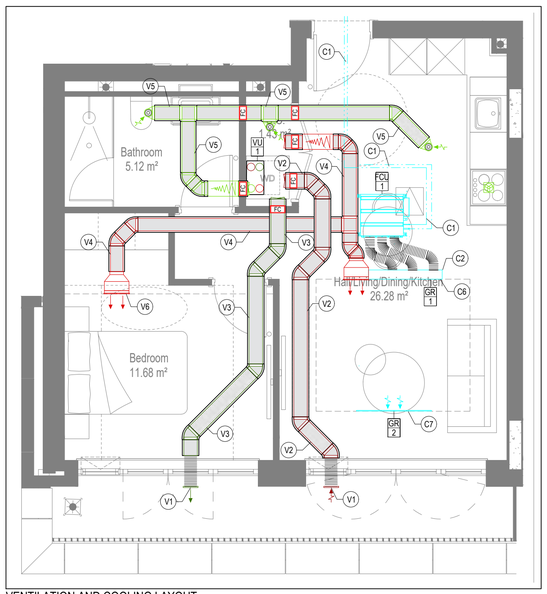
Rev: AB



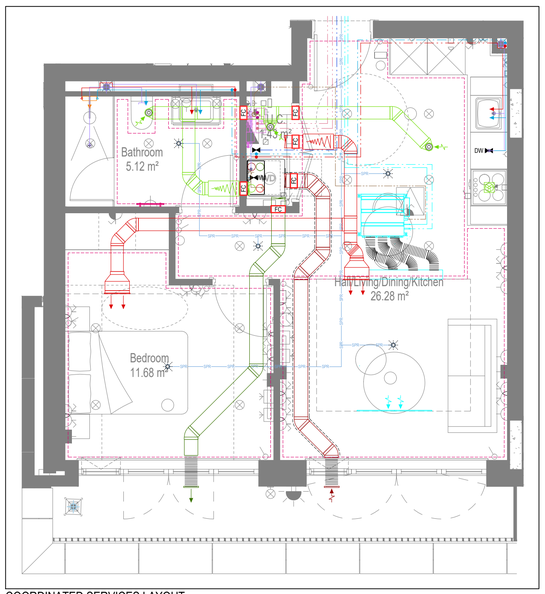
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION AND COOLING LAYOUT



COORDINATED SERVICES LAYOUT

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- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

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GENERAL SOILS NOTES

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- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
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- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

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W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

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V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

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C2. FCU to connect to supply air plenum with duct.
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C4. Return air to FCU via return air grille within ceiling.
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C6. Supply grille mounted on side of bulkhead.
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C8. Dummy grille to make up continuous slot diffuser.

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- Flexible ductwork
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- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
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- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
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- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1128	REVISION: C1	DATE RECEIVED: 04.01.2021

AB	16.09.2022	AS BUILT	JH	EJ
C2	06.07.2021	Updated cooling, updated to fire strategy and comments	DALS/ SP	EJ
C1	02.10.2020	Construction Issue	TN	EJ
P2	24.03.2020	FCU added to combat overheating	DALS	JC
P1	17.03.2020	Preliminary Issue	MJ	JC
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 17.03.2020 Drwn: MJ Chkd: JC

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE

MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-32VMS1-E	150Ø	LIVING/KITCHEN/DINING

FCU GRILLE SCHEDULE

MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE L/S	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING/KITCHEN	154	1600	2F	FCU + VENT SUPPLY
GR2	LIVING/DINING/KITCHEN	133	1200	2F	FCU EXTRACT

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T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 22
Plots: AS49

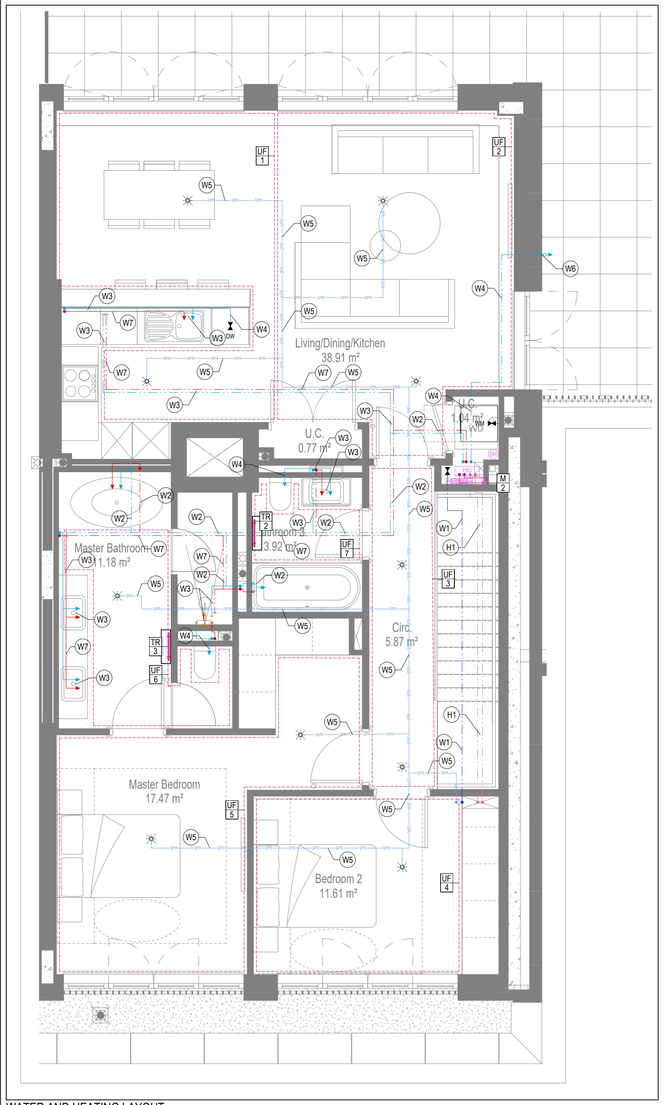
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

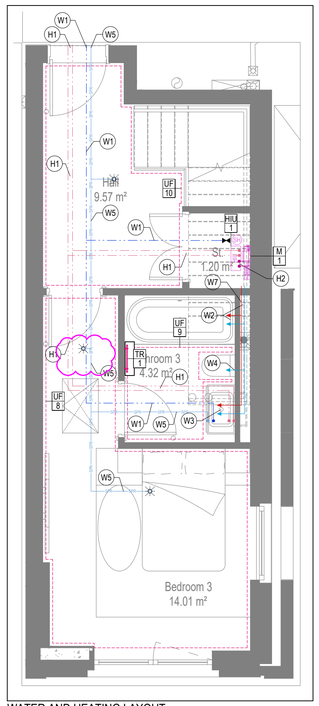
Dwg Number: 10687-M-03-A-0022

Rev: AB

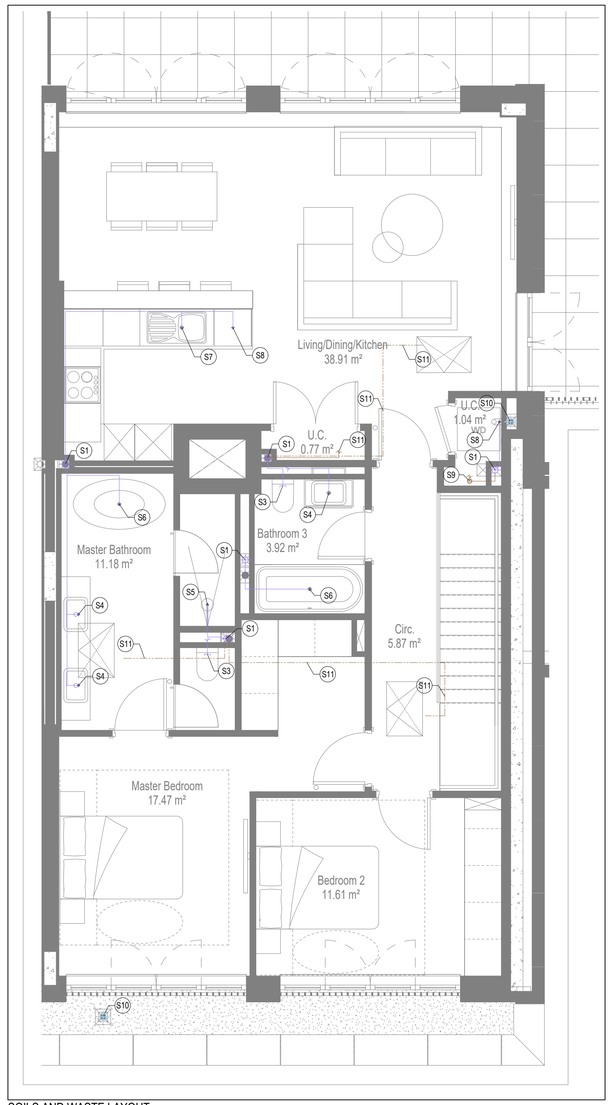
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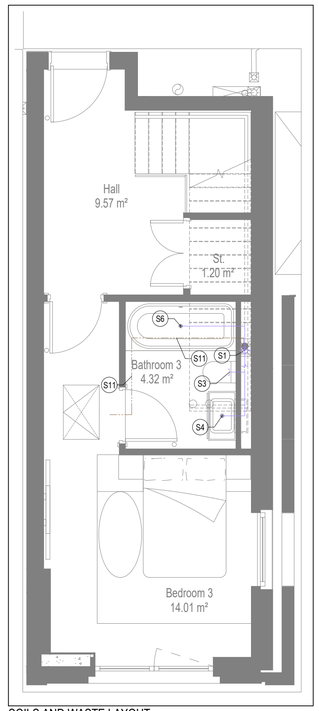
WATER AND HEATING LAYOUT
UPPER FLOOR



WATER AND HEATING LAYOUT
LOWER FLOOR



SOILS AND WASTE LAYOUT
UPPER FLOOR



SOILS AND WASTE LAYOUT
LOWER FLOOR

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- IC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC FH

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/IVING
UF2	Z1	M2	KITCHEN/IVING
UF3	Z2	M2	HALLWAY UPPER
UF4	Z3	M2	BED 2
UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BATHROOM
UF7	Z5	M2	BATHROOM 2
UF8	Z6	M1	BEDROOM 3
UF9	Z7	M1	BATHROOM 1
UF10	Z8	M1	HALLWAY LOWER

HIU SCHEDULE		
MANUFACTURER		YGHP
REF	LOCATION	MODEL
HIU 1	LOWER FLOOR	CAPACITY 1
HIU 2	UPPER FLOOR	CAPACITY 2

FAN COIL UNIT SCHEDULE

MANUFACTURER		MITSUBISHI				
REF	AREA SERVED	MODEL	DIMENSIONS WXDXH	HEATING DUTY [kWh]	COOLING DUTY [kWh]	AIRFLOW [l/s]
FCU1	LIVING ROOM	PEFY-P50VMS1-E	900X700X200	2.34	4.68	188
FCU2	MASTER BEDROOM	PEFY-P25VMS1-E	900X700X200	1.06	2.12	117
FCU3	BEDROOM 2	PEFY-P20VMS1-E	900X700X200	0.7	1.39	117
FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200	0.84	1.68	117

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 1
TR2	Z2	PISA WHITE STRAIGHT 500 x 800	BATHROOM 2
TR3	Z2	PISA WHITE STRAIGHT 500 x 800	ENSUITE

FCU GRILLE SCHEDULE

MANUFACTURER		BROOKE AIR								
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [l/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
GR1	LIVING ROOM	FLOWLINE 2F	FCU SUPPLY	188	1600	27	11	4	150	SIDE ENTRY
GR2	MASTER BEDROOM	FLOWLINE 2F	FCU & VENT SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR3	BEDROOM 2	FLOWLINE 2F	FCU & VENT SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR4	BEDROOM 3	FLOWLINE 2F	FCU & VENT SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR5	LIVING ROOM	FLOWLINE 2F	RETURN	188	1600	N/A	N/A	N/A	N/A	N/A
GR6	MASTER BEDROOM	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR7	BEDROOM 2	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR8	BEDROOM 3	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A

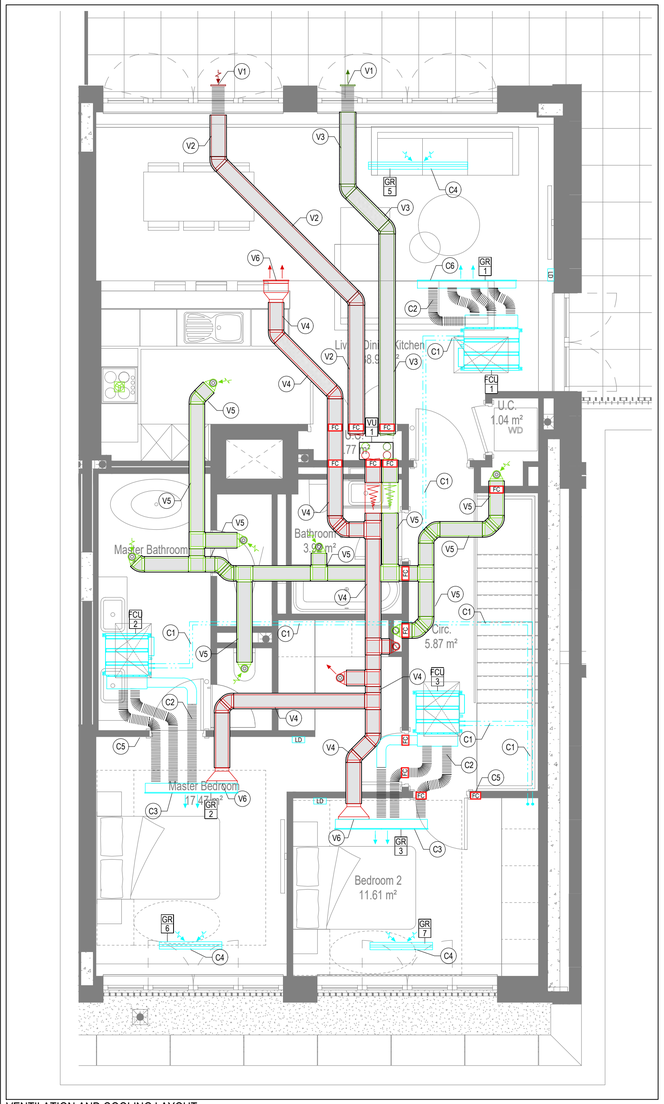
BACKGROUND PLAN AS PER: KDS
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1129 | REVISION: C3 | DATE RECEIVED: 28.01.2022

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C3	27.06.2022	Updated to new background	JH	EJ
C2	11.01.2022	Updated bath tap locations	JH	EJ
C1	20.08.2021	Construction issue	DALS	EJ
P1	20.03.2020	Preliminary issue	ZM	JC

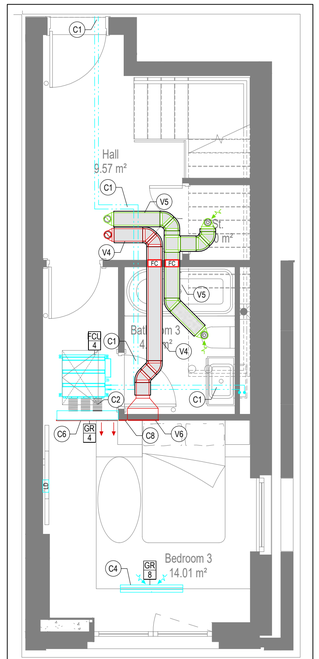
Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 20.03.2020 | Drwn: ZM | Chkd: JC

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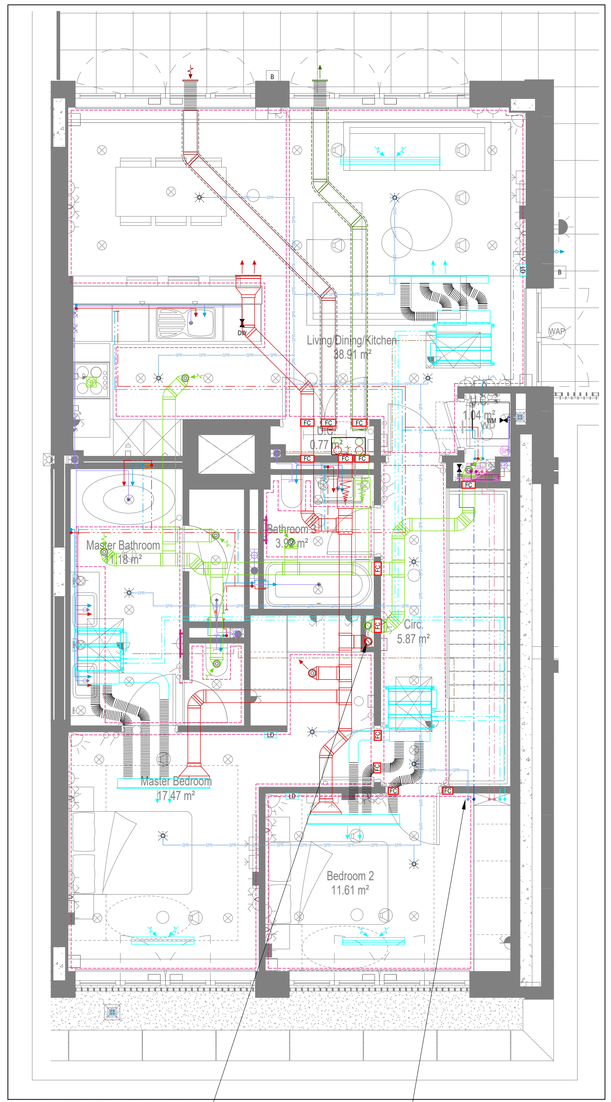
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 23 (SHEET 1 OF 2)
Plots: AS41
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0023(1)
Rev: AB



VENTILATION AND COOLING LAYOUT
UPPER FLOOR



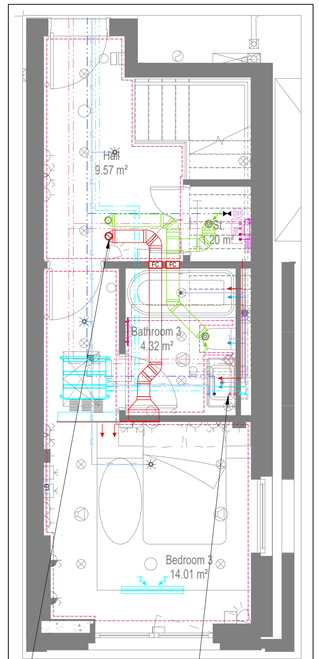
VENTILATION AND COOLING LAYOUT
LOWER FLOOR



COORDINATED SERVICES LAYOUT
UPPER FLOOR

SERVICES IN RISER:
SUPPLY & EXTRACT DUCTS TB

SERVICES IN RISER:
SPRINKLER FB
BCWS FB
DISTRICT HEATING FB
LTHW FB
VRF PIPEWORK FA TB



COORDINATED SERVICES LAYOUT
LOWER FLOOR

SERVICES IN RISER:
SUPPLY & EXTRACT DUCTS TB

SERVICES IN RISER:
SPRINKLER FB
BCWS FB
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VRF PIPEWORK FA TB

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC FH

HIU SCHEDULE		
MANUFACTURER		YGHP
REF	LOCATION	MODEL
HIU 1	LOWER FLOOR	CAPACITY 1
HIU 2	UPPER FLOOR	CAPACITY 2

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/IVING
UF2	Z1	M2	KITCHEN/IVING
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UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BATHROOM
UF7	Z5	M2	BATHROOM 2
UF8	Z6	M1	BEDROOM 3
UF9	Z7	M1	BATHROOM 1
UF10	Z8	M1	HALLWAY LOWER

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 1
TR2	Z2	PISA WHITE STRAIGHT 500 x 800	BATHROOM 2
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FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200	0.84	1.68	117

FCU GRILLE SCHEDULE

MANUFACTURER		BROOKE AIR							
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [l/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
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GR2	MASTER BEDROOM	FLOWLINE 2F	FCU & VENT SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR3	BEDROOM 2	FLOWLINE 2F	FCU & VENT SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR4	BEDROOM 3	FLOWLINE 2F	FCU & VENT SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
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GR6	MASTER BEDROOM	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR7	BEDROOM 2	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR8	BEDROOM 3	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A

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- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
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- Trace heating to be provided to all hot water pipework to within 3m of appliances.
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GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

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- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
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- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be trough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS.
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Tilton Attenuator
- Tilton Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING NO:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1129	C3	28.01.2022

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C3	27.06.2022	Updated to new background	JH	EJ
C2	11.01.2022	Added shower room extract	JH	EJ
C1	20.08.2021	Construction issue	DALS	EJ
P1	20.03.2020	Preliminary issue	ZM	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 20.03.2020 Drwn: ZM Chkd: JC

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Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 23 (SHEET 2 OF 2)

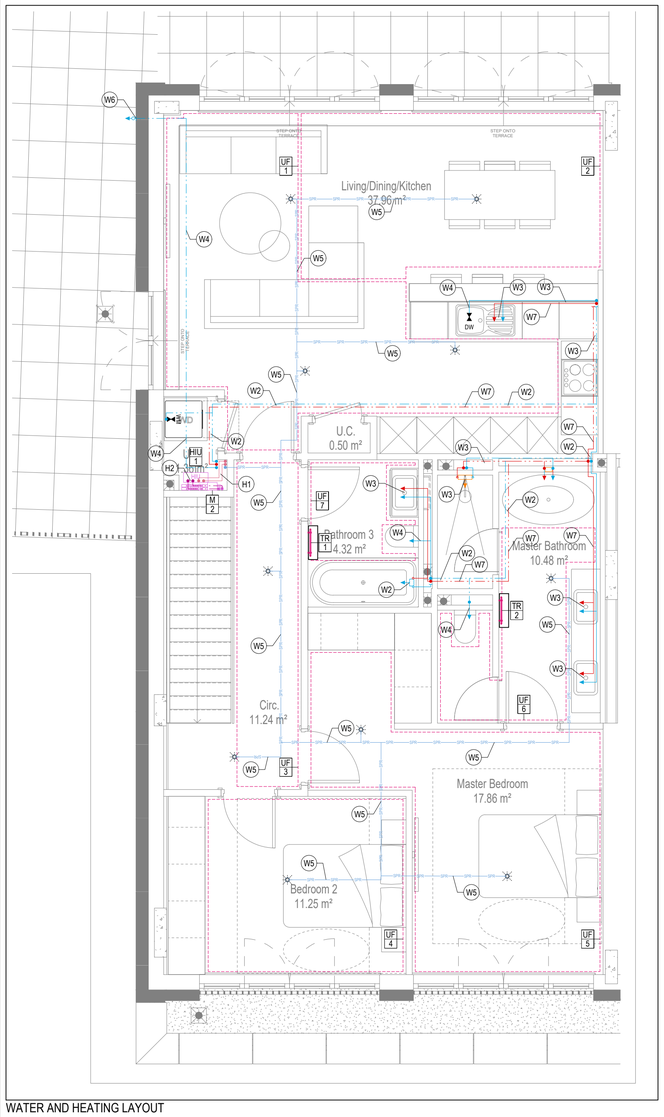
Plots: AS41

Project: HORNSEY TOWN HALL

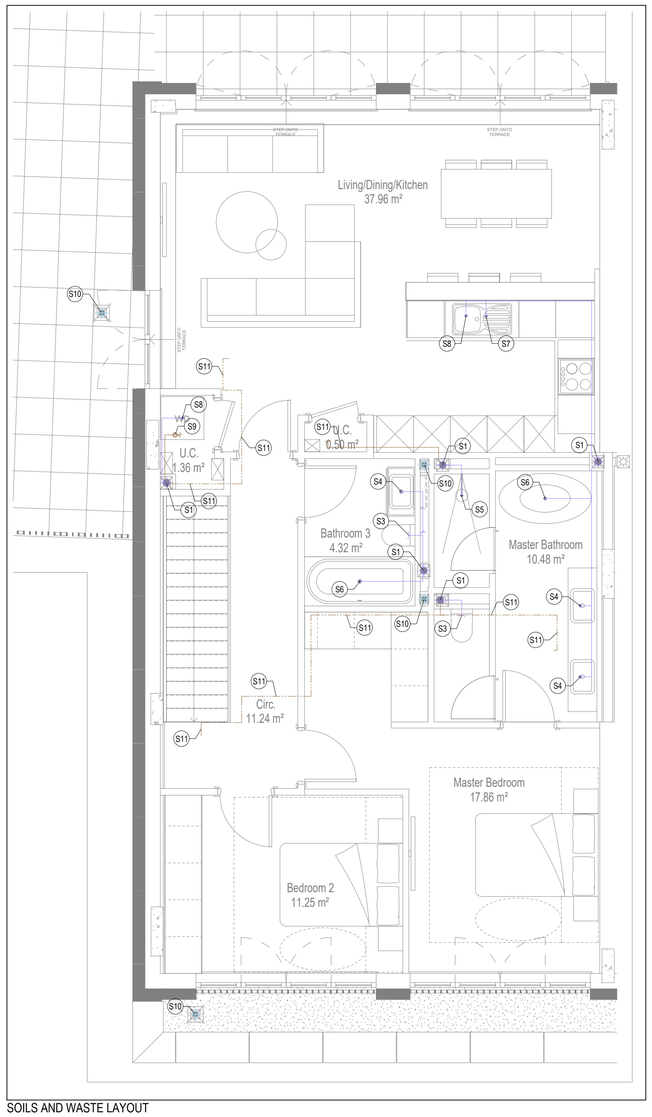
Client: ARDMORE

Rev: AB

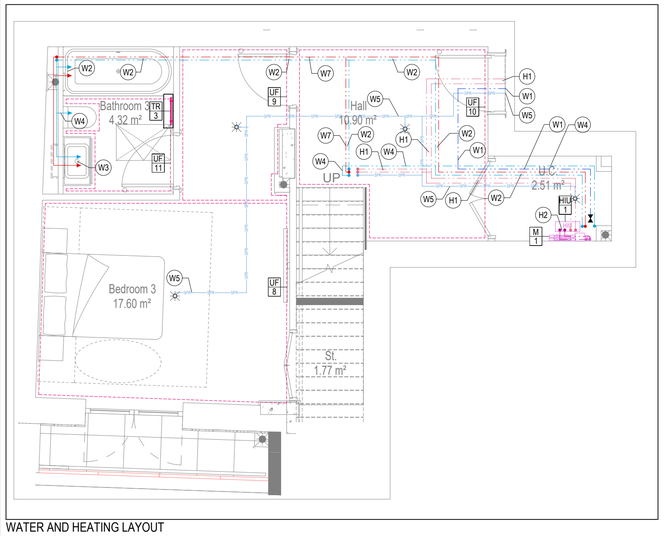
Dwg Number: 10687-M-03-A-0023(2)



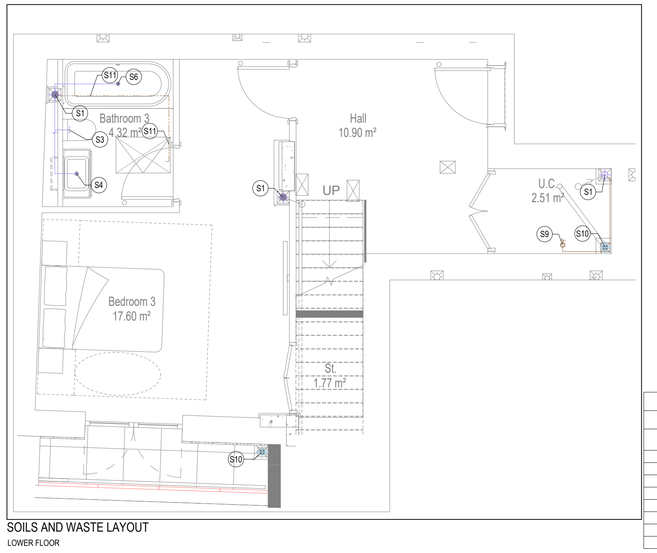
WATER AND HEATING LAYOUT
UPPER FLOOR



SOILS AND WASTE LAYOUT
UPPER FLOOR



WATER AND HEATING LAYOUT
LOWER FLOOR



SOILS AND WASTE LAYOUT
LOWER FLOOR

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
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W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
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S3. 100Ø soil pipe from pan to SVP/SS.
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COOLING NOTES

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LEGEND

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- Thermostatic Shower Mixer
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- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1130	REVISION: C2	DATE RECEIVED: 28.01.2022

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/IVING
UF2	Z1	M2	KITCHEN/IVING
UF3	Z2	M2	HALLWAY TOP
UF4	Z3	M2	BED2
UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BATHROOM
UF7	Z2	M2	BATHROOM
UF8	Z1	M1	BED3
UF9	Z1	M1	BED3
UF10	Z2	M1	HALLWAY BOTTOM
UF11	Z1	M1	ENSUITE

HIU SCHEDULE		
MANUFACTURER		YGHP
REF	LOCATION	MODEL
HIU 1	LOWER FLOOR	CAPACITY 1
HIU 2	UPPER FLOOR	CAPACITY 2

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	MASTER BATHROOM
TR3	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC ADVANCE S

FAN COIL UNIT SCHEDULE

MANUFACTURER		MITSUBISHI				
REF	AREA SERVED	MODEL	DIMENSIONS WXDXH	HEATING DUTY [kWh]	COOLING DUTY [kWh]	AIRFLOW [l/s]
FCU1	LIVING ROOM	PEFY-P50VMS1-E	900X700X200	2.28	4.56	188
FCU2	MASTER BEDROOM	PEFY-P25VMS1-E	900X700X200	1.08	2.15	117
FCU3	BEDROOM 2	PEFY-P20VMS1-E	900X700X200	0.68	1.35	117
FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200	1.07	2.13	117

FCU GRILLE SCHEDULE

MANUFACTURER		BROOKE AIR								
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [l/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
GR1	LIVING ROOM	FLOWLINE 2F	FCU SUPPLY	188	1600	27	11	4	150	SIDE ENTRY
GR2	MASTER BEDROOM	FLOWLINE 2F	VENT + FCU SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR3	BEDROOM 2	FLOWLINE 2F	VENT + FCU SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR4	BEDROOM 3	FLOWLINE 2F	VENT + FCU SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR5	LIVING ROOM	FLOWLINE 2F	FCU RETURN	188	1600	N/A	N/A	N/A	N/A	N/A
GR6	MASTER BEDROOM	FLOWLINE 2F	FCU RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR7	BEDROOM 2	FLOWLINE 2F	FCU RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR8	BEDROOM 3	FLOWLINE 2F	FCU RETURN	117	1000	N/A	N/A	N/A	N/A	N/A

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C4	27.06.2022	Updated to new background	JH	EJ
C3	11.01.2022	Updated bath tap locations	JH	EJ
C2	19.08.2021	Updated for changes to cooling and updated to comments	DALS/ SP	EJ
C1	01.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 20.03.2020 — Drwn: MJ — Chkd: JC

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26-27 The Hill, Northfleet, Gravesend Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT FLAT TYPE 24 (SHEET 1 OF 2)

Plots: AS43

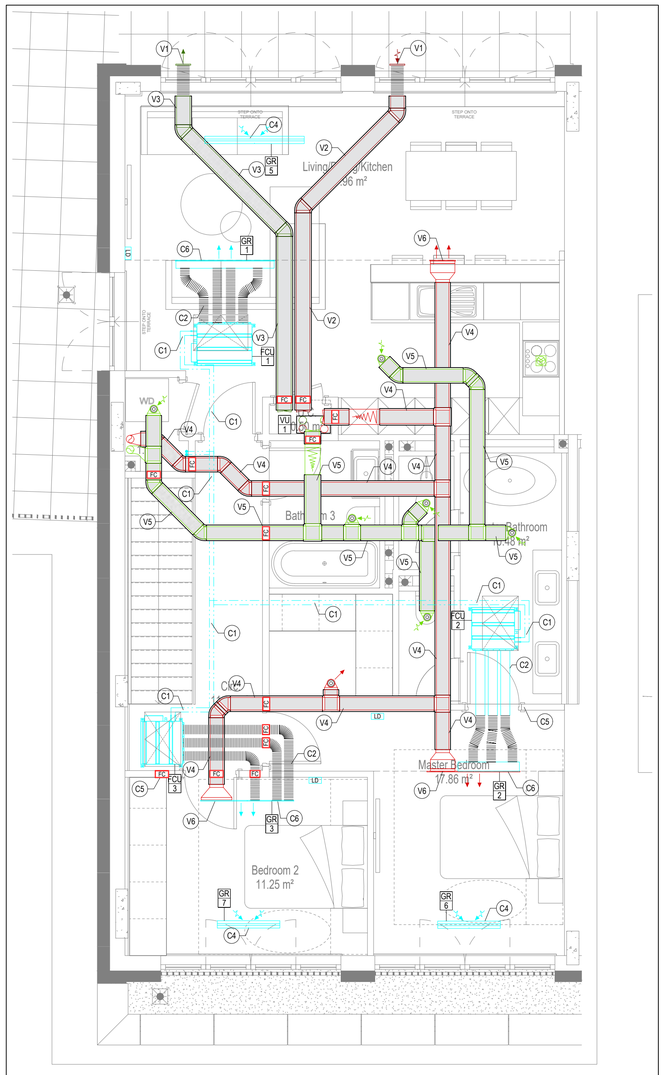
Project:
HORNSEY TOWN HALL

Client: ARDMORE

Dwg Number: 10687-M-03-A-0024(1)

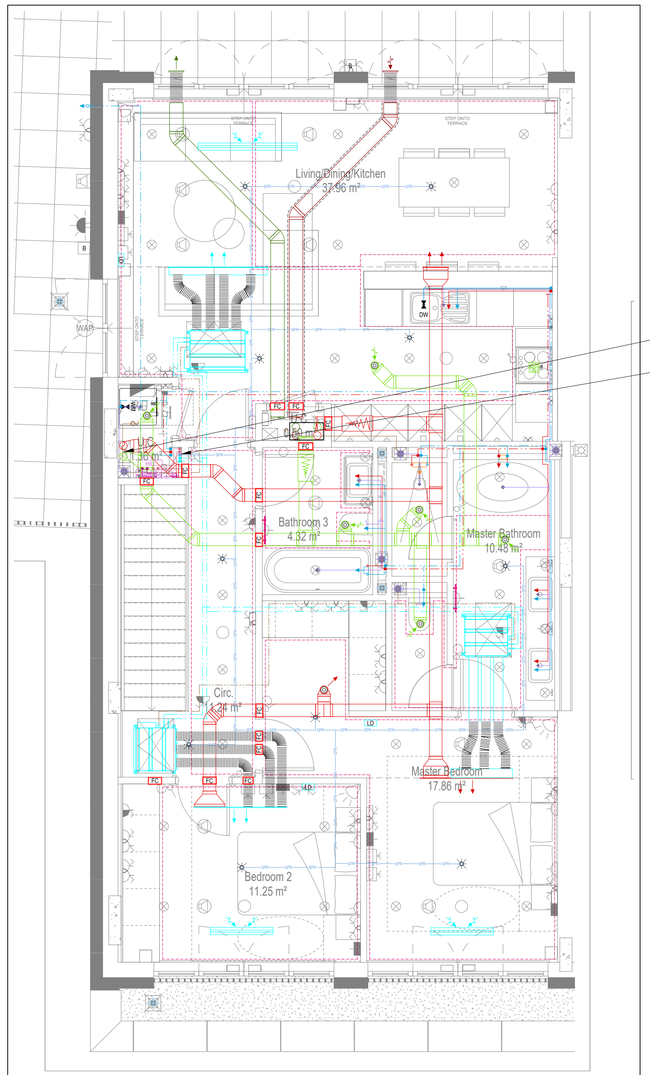
Rev: AB

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VENTILATION + COOLING LAYOUT

UPPER FLOOR

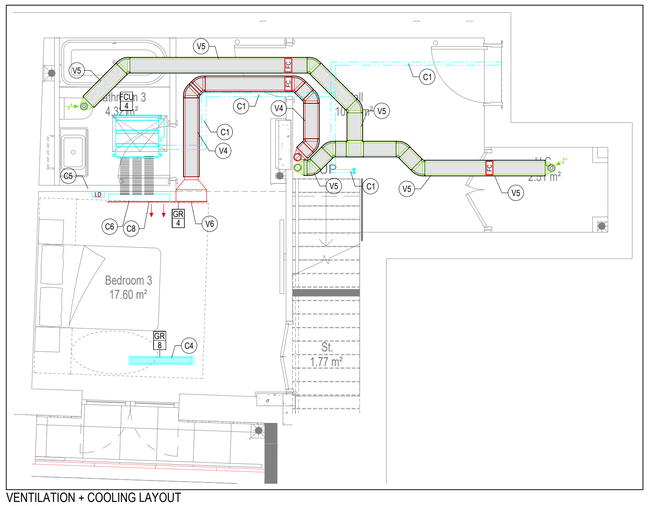


COORDINATED SERVICES LAYOUT

UPPER FLOOR

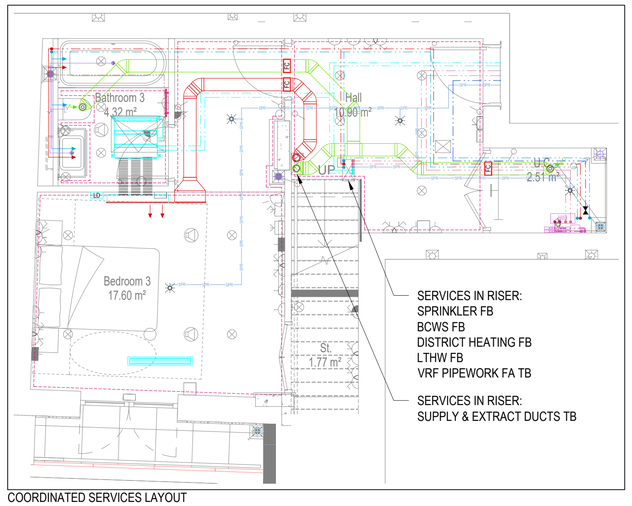
SERVICES IN RISER:
SUPPLY & EXTRACT DUCTS TB

SERVICES IN RISER:
SPRINKLER FB
BCWS FB
DISTRICT HEATING FB
LTHW FB
VRF PIPEWORK FA TB



VENTILATION + COOLING LAYOUT

LOWER FLOOR



SERVICES IN RISER:
SPRINKLER FB
BCWS FB
DISTRICT HEATING FB
LTHW FB
VRF PIPEWORK FA TB

SERVICES IN RISER:
SUPPLY & EXTRACT DUCTS TB

COORDINATED SERVICES LAYOUT

LOWER FLOOR

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- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
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- Ventilation unit to be installed with anti-vibration mounts.
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WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
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COOLING NOTES

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U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/IVING
UF2	Z1	M2	KITCHEN/IVING
UF3	Z2	M2	HALLWAY TOP
UF4	Z3	M2	BED2
UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BATHROOM
UF7	Z2	M2	BATHROOM
UF8	Z1	M1	BED3
UF9	Z1	M1	BED3
UF10	Z2	M1	HALLWAY BOTTOM
UF11	Z1	M1	ENSUITE

HIU SCHEDULE

MANUFACTURER		YGHP
REF	LOCATION	MODEL
HIU 1	LOWER FLOOR	CAPACITY 1
HIU 2	UPPER FLOOR	CAPACITY 2

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	MASTER BATHROOM
TR3	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC ADVANCE S

FAN COIL UNIT SCHEDULE

MANUFACTURER		MITSUBISHI				
REF	AREA SERVED	MODEL	DIMENSIONS WXDXH	HEATING DUTY [kWh]	COOLING DUTY [kWh]	AIRFLOW [l/s]
FCU1	LIVING ROOM	PEFY-P50VMS1-E	900X700X200	2.28	4.56	188
FCU2	MASTER BEDROOM	PEFY-P25VMS1-E	900X700X200	1.08	2.15	117
FCU3	BEDROOM 2	PEFY-P20VMS1-E	900X700X200	0.68	1.35	117
FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200	1.07	2.13	117

FCU GRILLE SCHEDULE

MANUFACTURER		BROOKE AIR								
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [l/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
GR1	LIVING ROOM	FLOWLINE 2F	FCU SUPPLY	188	1600	27	11	4	150	SIDE ENTRY
GR2	MASTER BEDROOM	FLOWLINE 2F	VENT + FCU SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR3	BEDROOM 2	FLOWLINE 2F	VENT + FCU SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR4	BEDROOM 3	FLOWLINE 2F	VENT + FCU SUPPLY	146	1500	27	11	3	150	BOTTOM ENTRY
GR5	LIVING ROOM	FLOWLINE 2F	FCU RETURN	188	1600	N/A	N/A	N/A	N/A	N/A
GR6	MASTER BEDROOM	FLOWLINE 2F	FCU RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR7	BEDROOM 2	FLOWLINE 2F	FCU RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR8	BEDROOM 3	FLOWLINE 2F	FCU RETURN	117	1000	N/A	N/A	N/A	N/A	N/A

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
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- Pipework beneath floor / within floor screed / hidden
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- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING NO:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1130	C2	28.01.2022

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C4	27.06.2022	Updated to new background	JH	EJ
C3	11.01.2022	Added utility room and shower room extract	JH	EJ
C2	19.08.2021	Updated coolivg, updated to fire strategy, RCP's and comments	DALS/ SP	EJ
C1	01.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 20.03.2020 — Drwn: MJ — Chkd: JC

WHITECODE CONSULTING

BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:

MECHANICAL SERVICES LAYOUT
FLAT TYPE 24 (SHEET 2 OF 2)

Plots: AS43

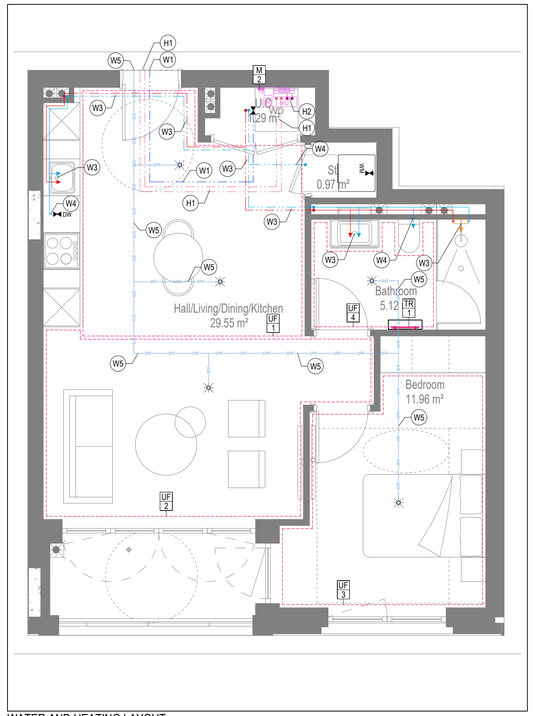
Project:

HORNSEY
TOWN HALL

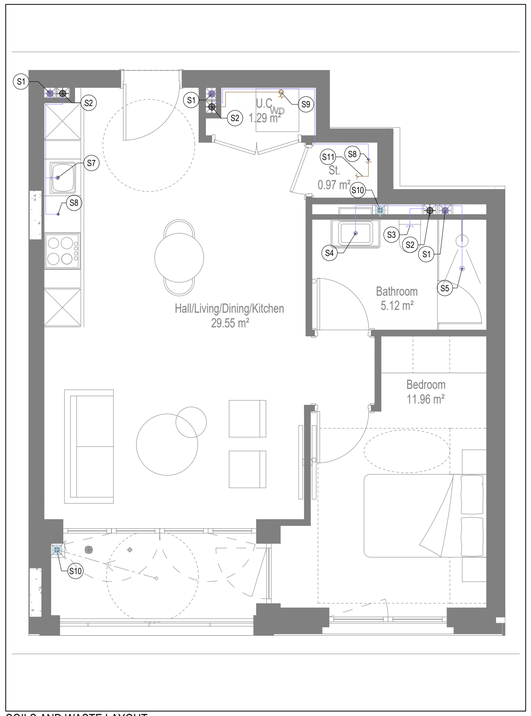
Client: ARDMORE

Dwg Number: 10687-M-03-A-0024(2)

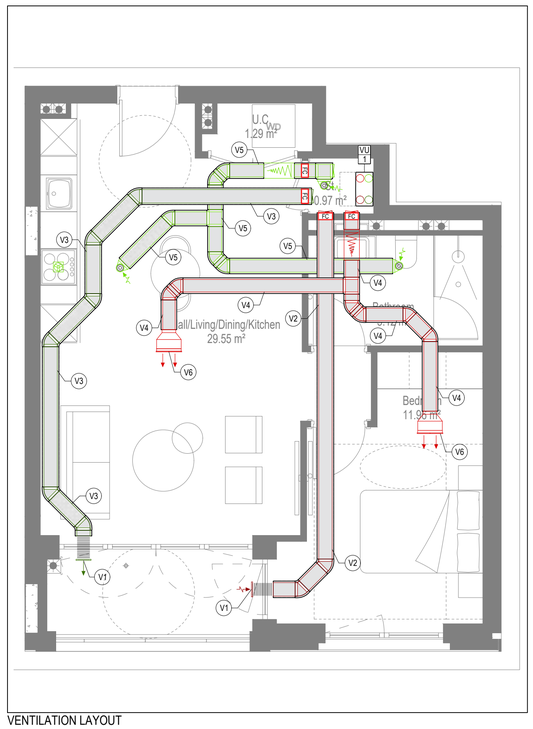
Rev: AB



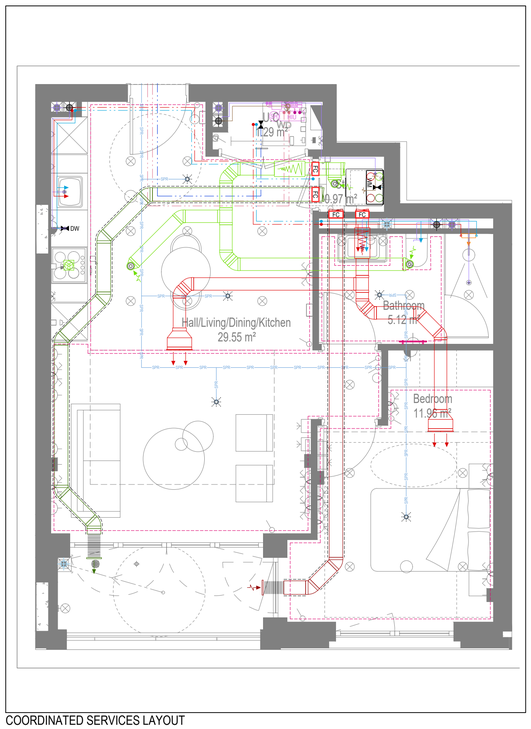
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x90 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

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BACKGROUND PLAN AS PER: KDS

DRAWING NO:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1131	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C4	06.07.2021	Updated to fire strategy and comment	DALS/ ZM	EJ
C3	05.05.2021	Updated to latest RCP	DALS	EJ
C2	25.02.2021	Cupboard updated.	IV	JM
C1	11.09.2020	Construction Issue	TN	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 20.03.2020 | Drwn: MJ | Chkd: JC

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BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 25
Plots: AN01, AN11, AN21

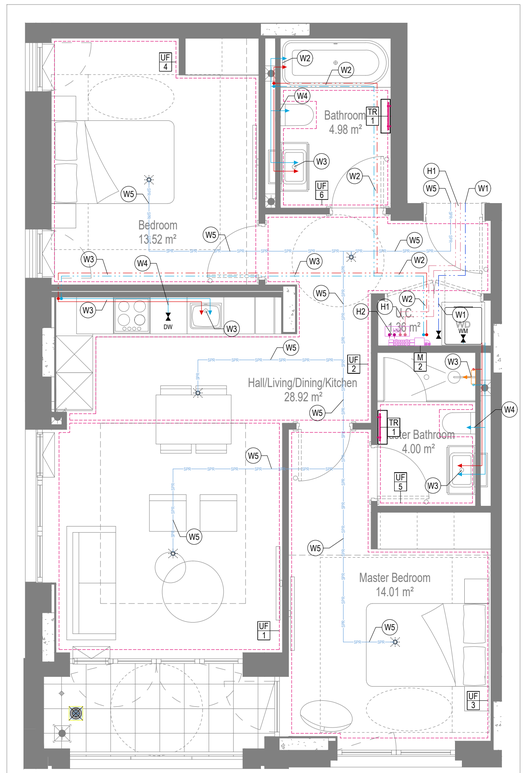
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

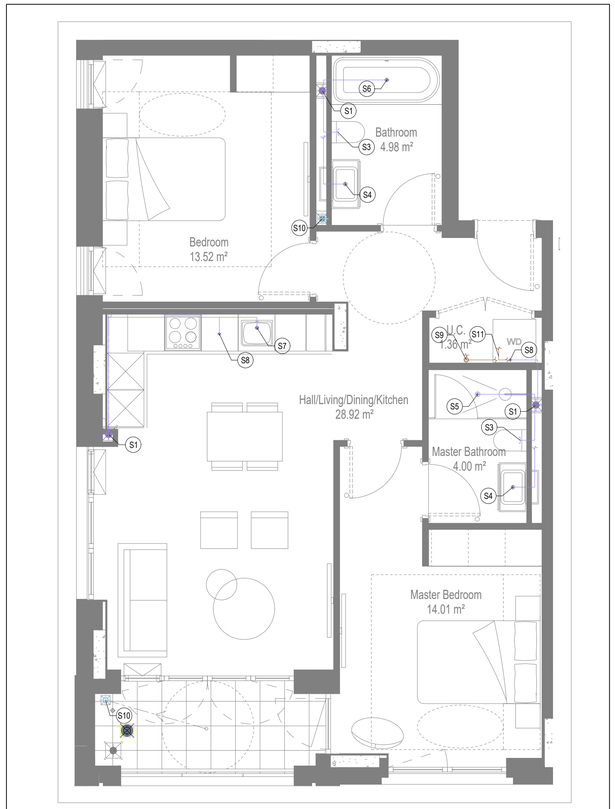
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Rev: AB

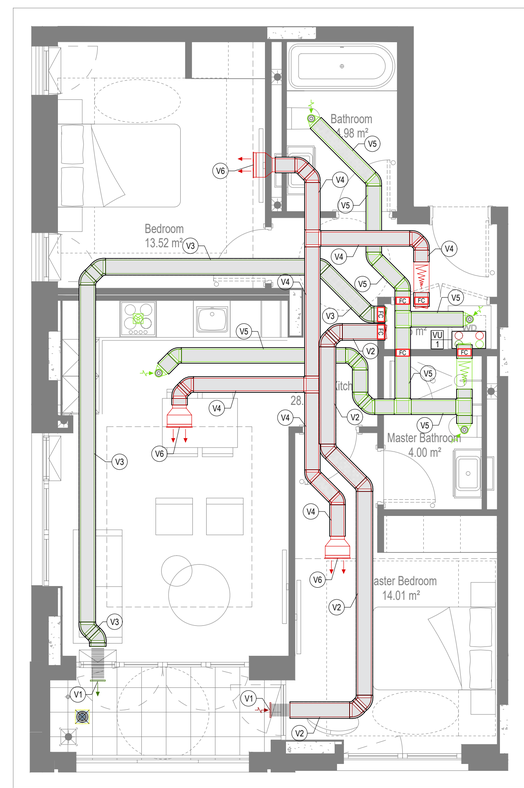
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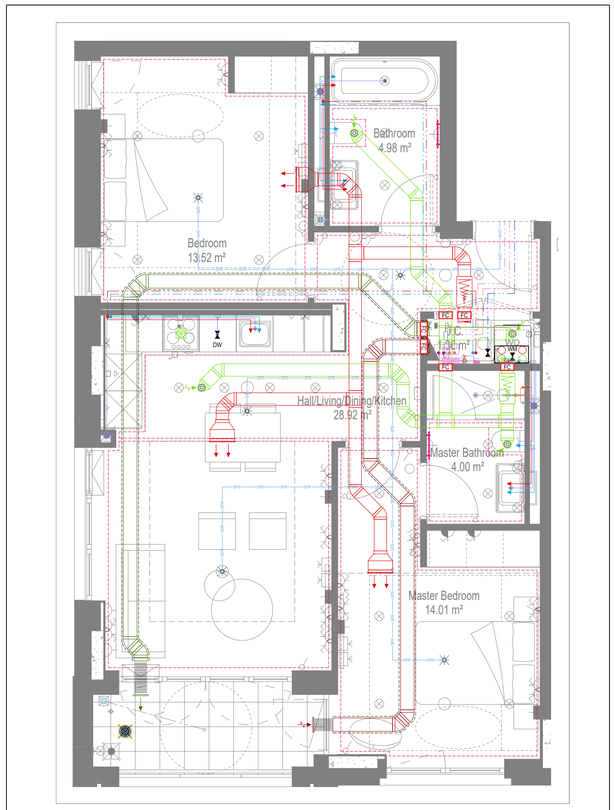
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- EX — Hot Water Expansion Vessel
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- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Triton Attenuator

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	HALLWAY/KITCHEN
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	ENSUITE
UF6	Z5	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1132	C5	28.06.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C3	07.07.2021	Updated to fire strategy and comments	DALS/ ZM	EJ
C2	05.05.2021	Removed cooling	IV	EJ
C1	11.09.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 20.03.2020 | Drwn: MJ | Chkd: JC

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Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 26
Plots: AN02, AN12, AN22

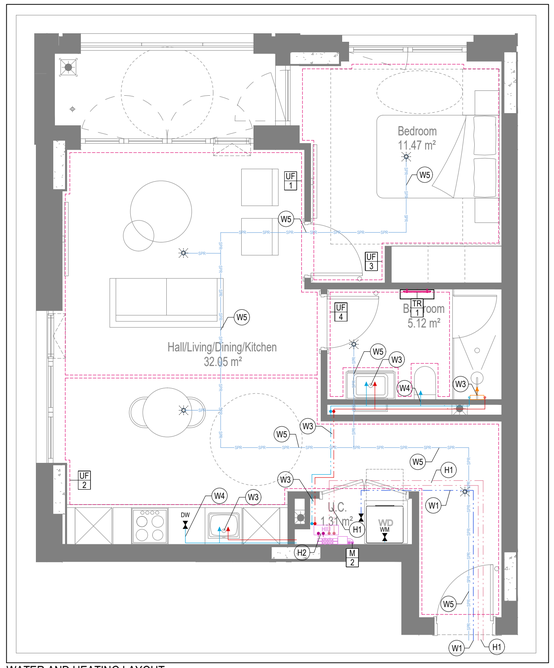
Project: HORNSEY TOWN HALL

Client: ARDMORE

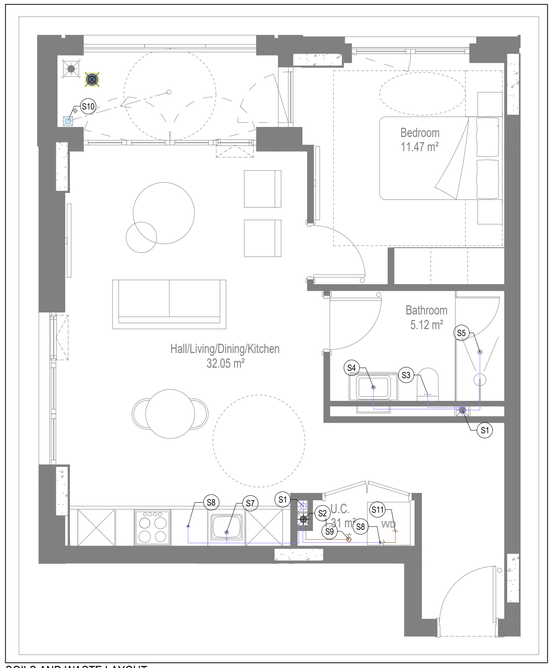
Dwg Number: 10687-M-03-A-0026

Rev: AB

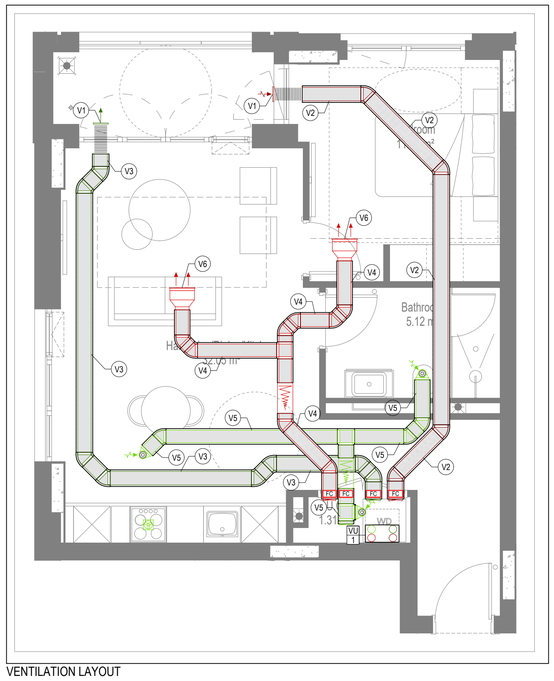
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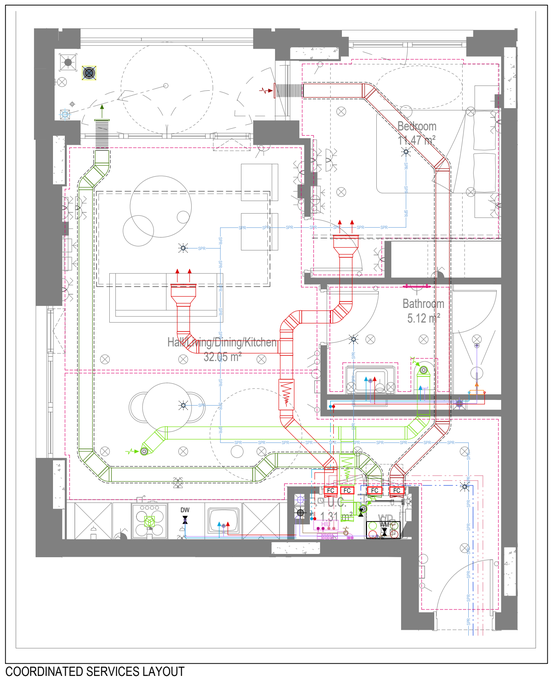
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	KITCHEN/HALLWAY
UF3	Z2	M1	BEDROOM
UF4	Z3	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Triton Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1133	C3	28.06.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C3	07.07.2021	Updated to fire strategy and comments	DALS/ ZM	EJ
C2	05.05.2021	Updated to latest RCP.	IV	EJ
C1	11.09.2020	Construction issue	TN	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 20.03.2020 — Drwn: MJ — Chkd: JC

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Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 27

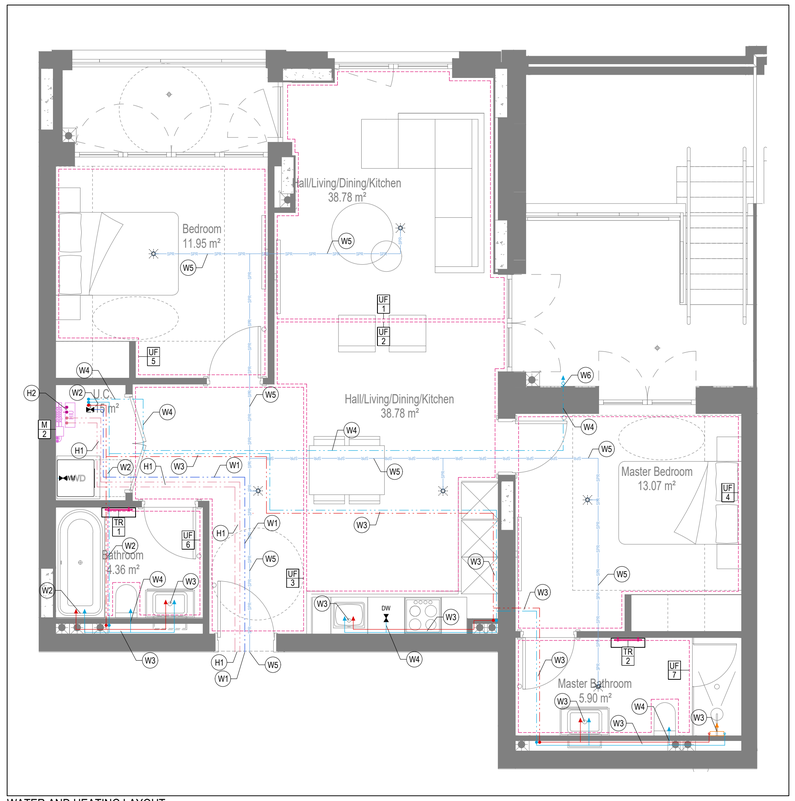
Plots: AN03, AN13, AN23

Project:
HORNSEY
TOWN HALL

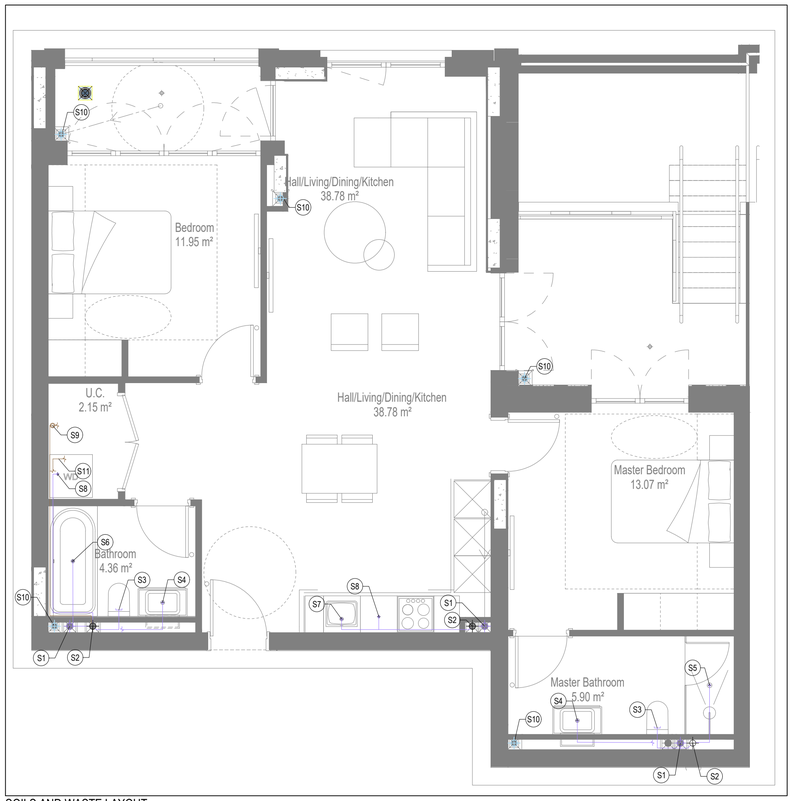
Client: ARDMORE

Dwg Number: 10687-M-03-A-0027

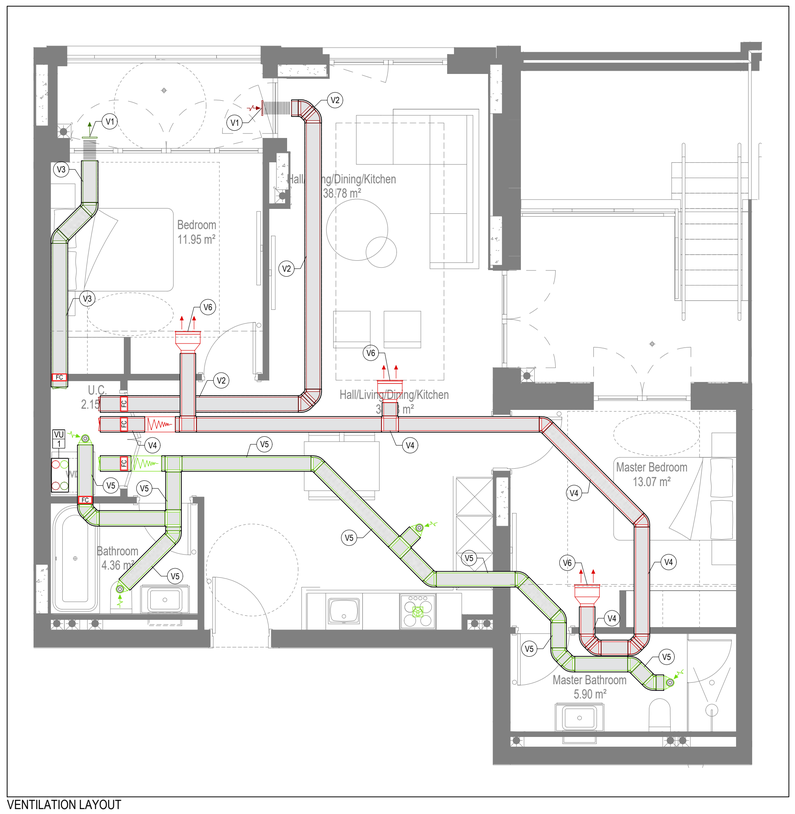
Rev: AB



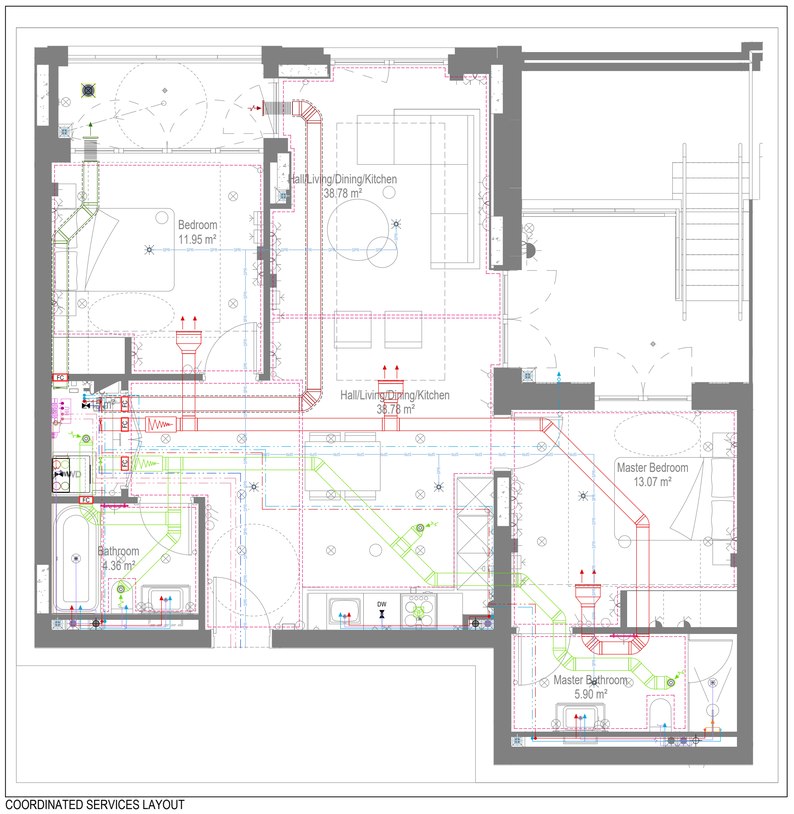
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
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- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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GENERAL HEATING NOTES

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GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
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W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
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SOILS NOTES

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S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
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V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
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- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING/KITCHEN
UF2	Z1	M1	LIVING/KITCHEN
UF3	Z1	M1	HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1134	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C3	07.07.2021	Updated to fire strategy and comments	DALS/ ZM	EJ
C2	05.05.2021	Updated to latest RCP	IV	EJ
C1	11.09.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 20.03.2020 Drwn: MJ Chkd: JC

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www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 28

Plots: A04

Project:
HORNSEY
TOWN HALL

Client: ARDMORE

Dwg Number: 10687-M-03-A-0028

Rev: AB

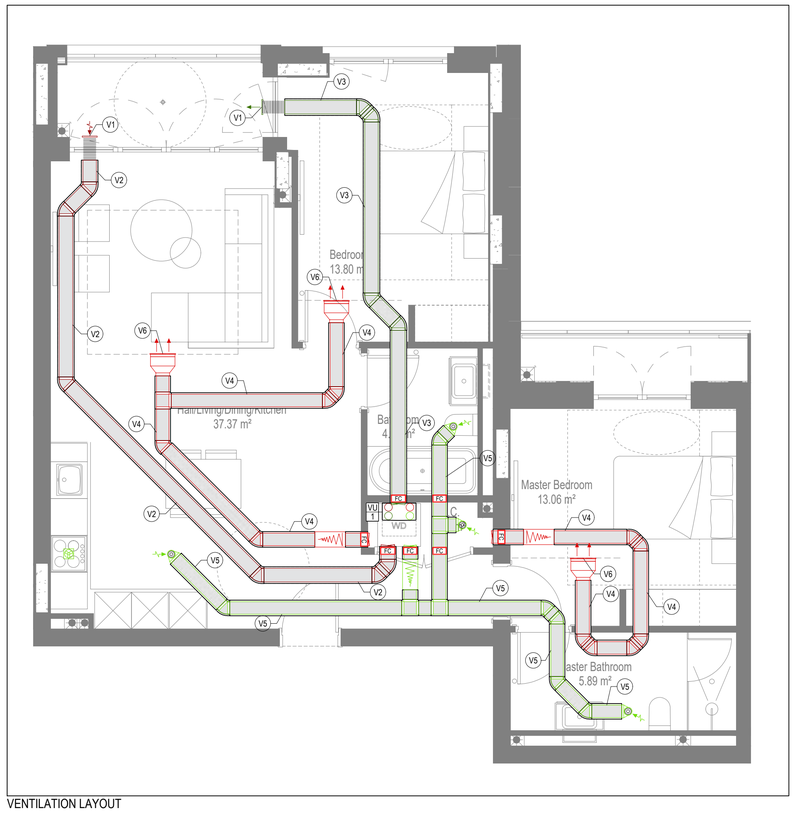
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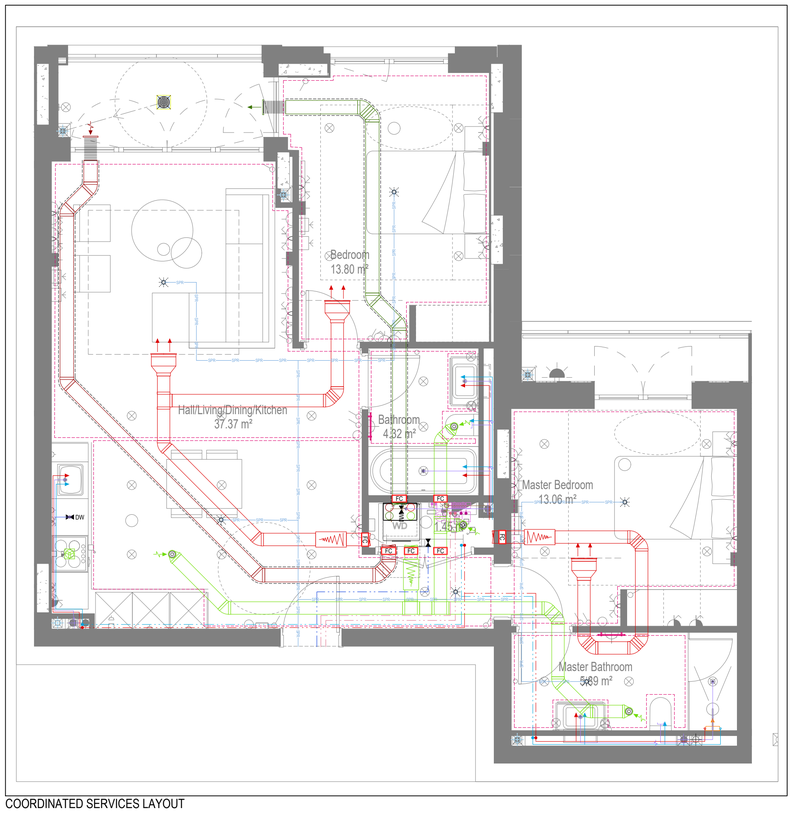
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

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V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING/KITCHEN
UF2	Z1	M1	LIVING/KITCHEN
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	BATHROOM
UF6	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1141	C2	04.01.2021

AB	16.09.2022	AS BUILT	JH	EJ
C2	07.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	03.12.2020	Construction Issue	IV	JM
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 03.12.2020 Drwn: IV Chkd: JM

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T: 01322 289977 E: design@whitecode.co.uk

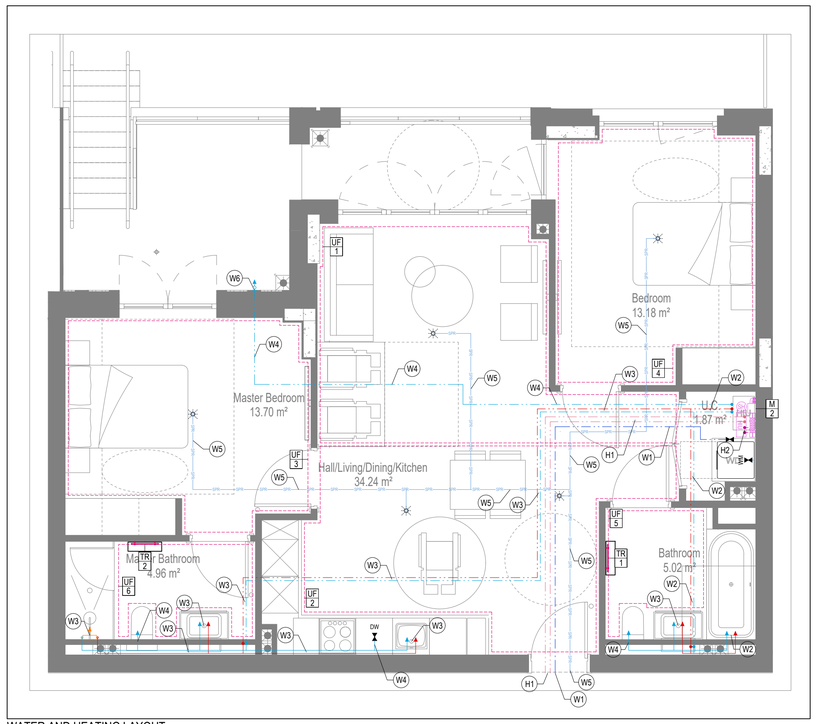
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 28B
Plots: AN14, AN24

Project:
HORNSEY
TOWN HALL

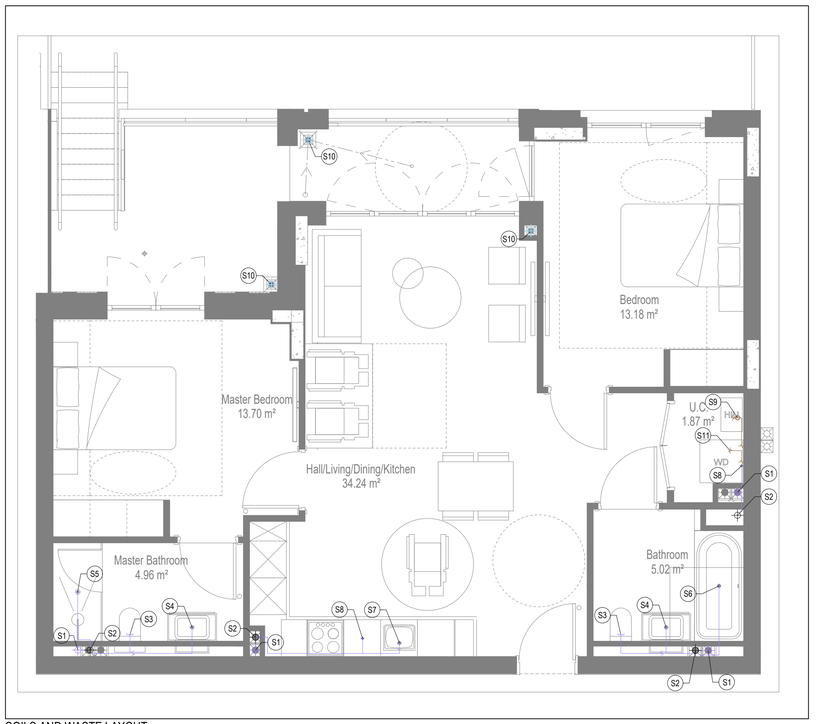
Client: ARDMORE

Dwg Number: 10687-M-03-A-0028B

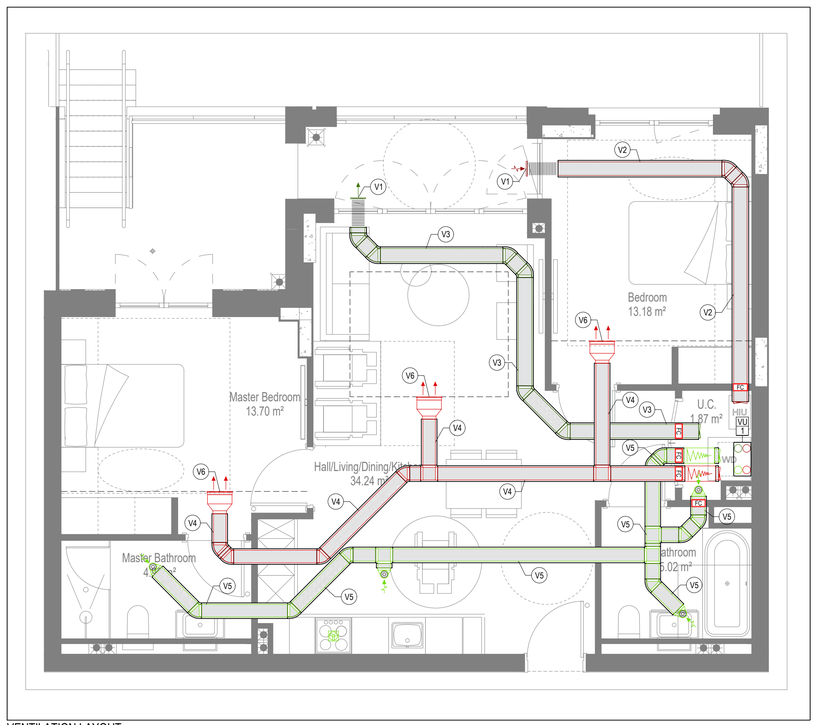
Rev: AB



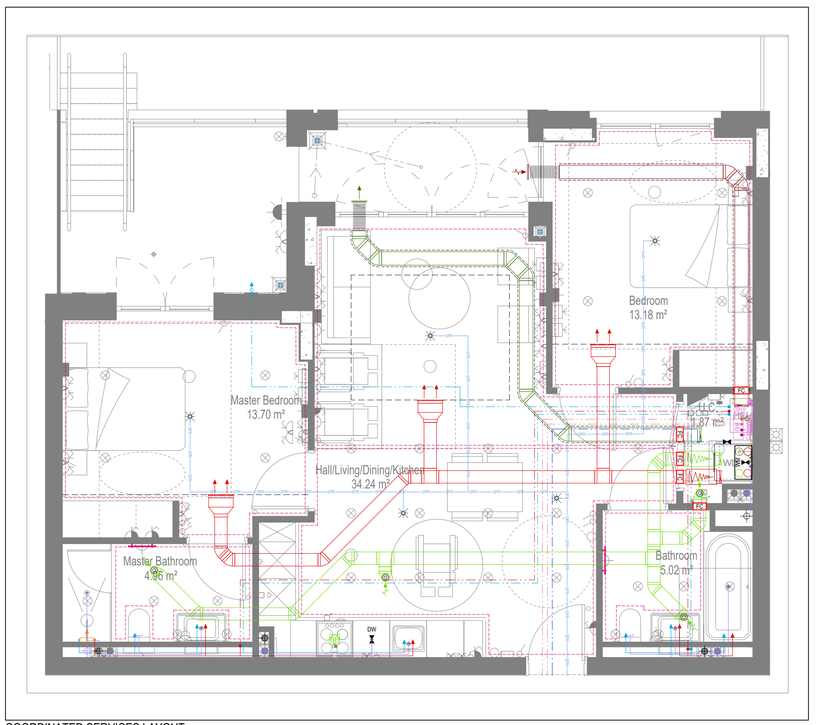
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

UF HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM/KITCHEN
UF2	Z1	M1	LIVING ROOM/KITCHEN
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	BATHROOM
UF6	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FSC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1135	C3	04.01.2020

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	20.08.2021	Updated cooling and to comments	CDS/ZM	EJ
C1	02.12.2020	Construction Issue	CDS/ZM	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 20.03.2020 Drwn: MJ Chkd: JC

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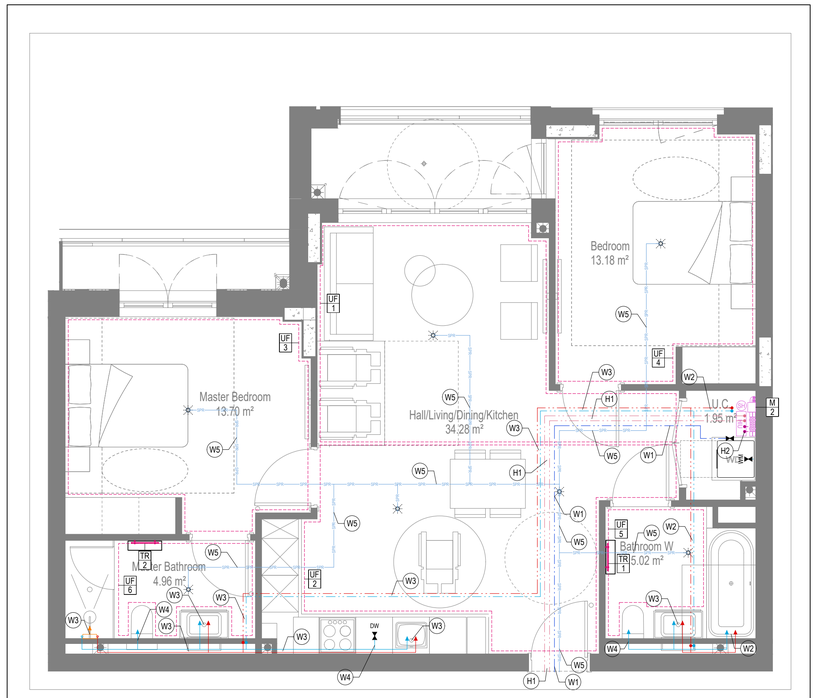
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 29
Plots: AN05

Project:
HORNSEY
TOWN HALL

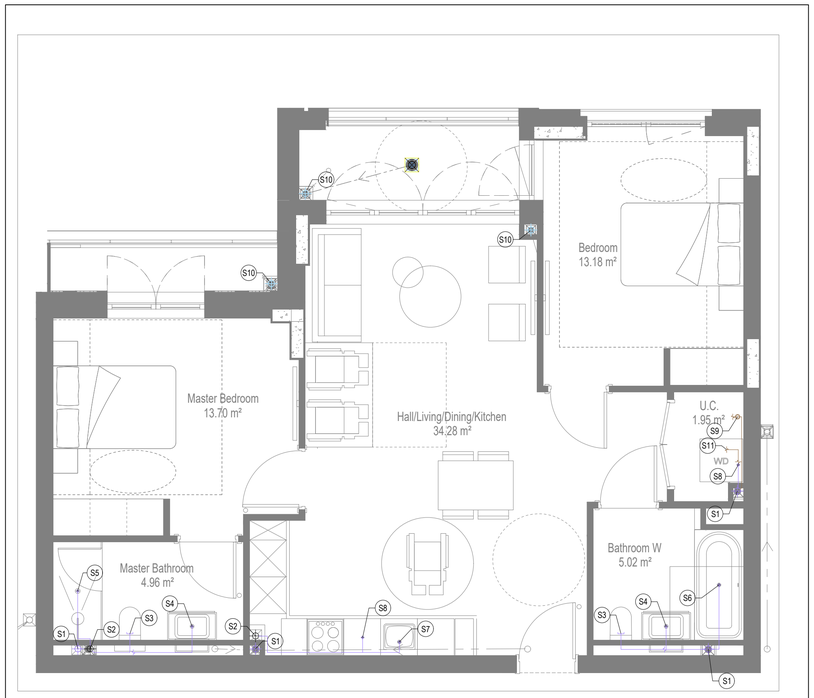
Client: ARDMORE

Dwg Number: 10687-M-03-A-0029

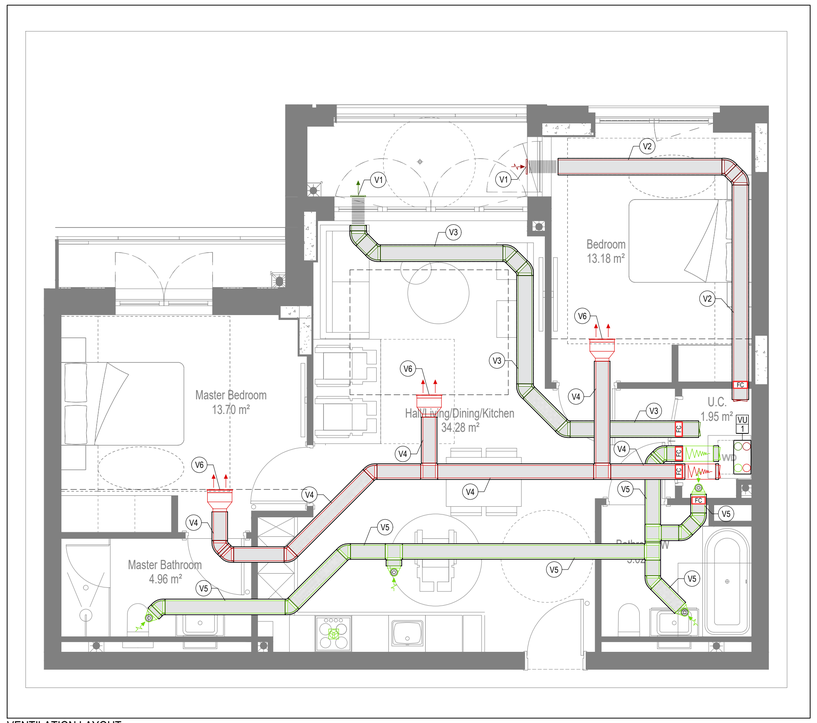
Rev: AB



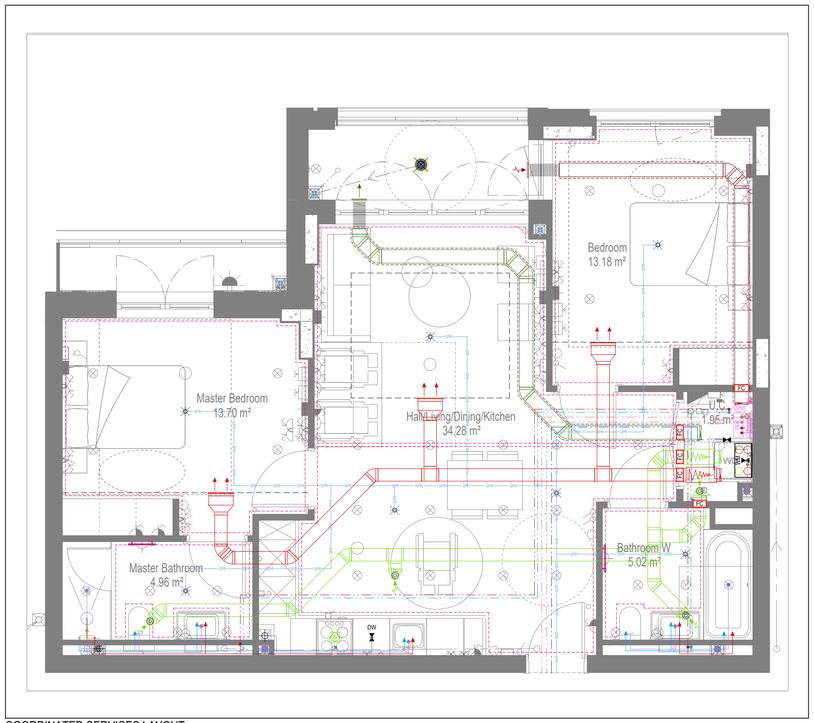
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
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- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

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GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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VENTILATION NOTES

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V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM/KITCHEN
UF2	Z1	M1	LIVING ROOM/KITCHEN
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	BATHROOM
UF6	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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- Circular ductwork / SVP
- Flexible ductwork
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- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1142	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	07.07.2021	Updated to latest RCP, fire strategy and comments	DALS/ ZM	EJ
C1	02.10.2020	Construction Issue	MDJ	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 20.03.2020 | Drwn: MJ | Chkd: JC

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www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 29B
Plots: AN15, AN25, AN33

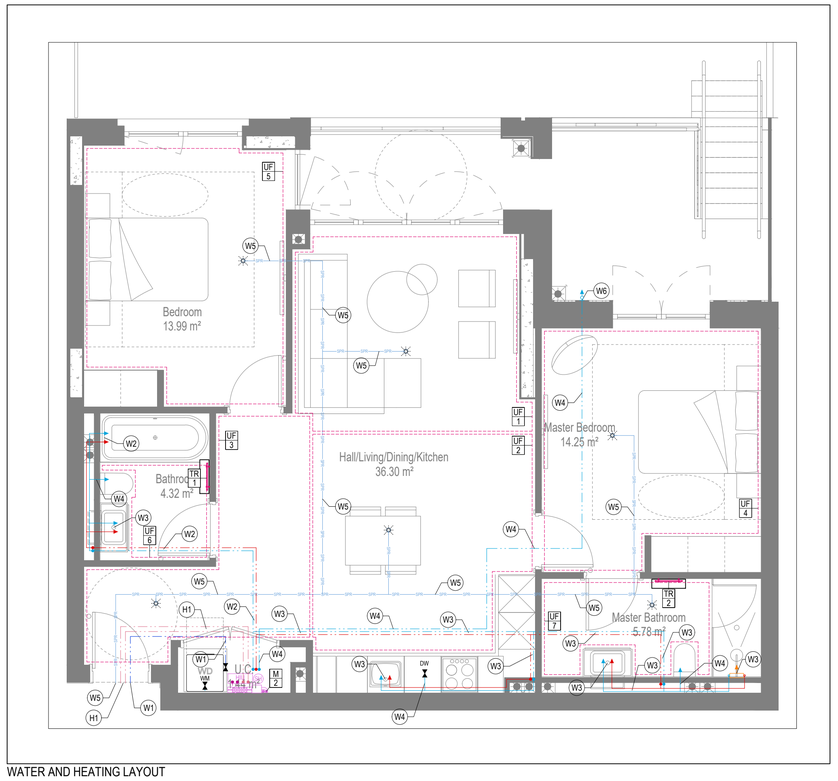
Project: HORNSEY TOWN HALL

Client: ARDMORE

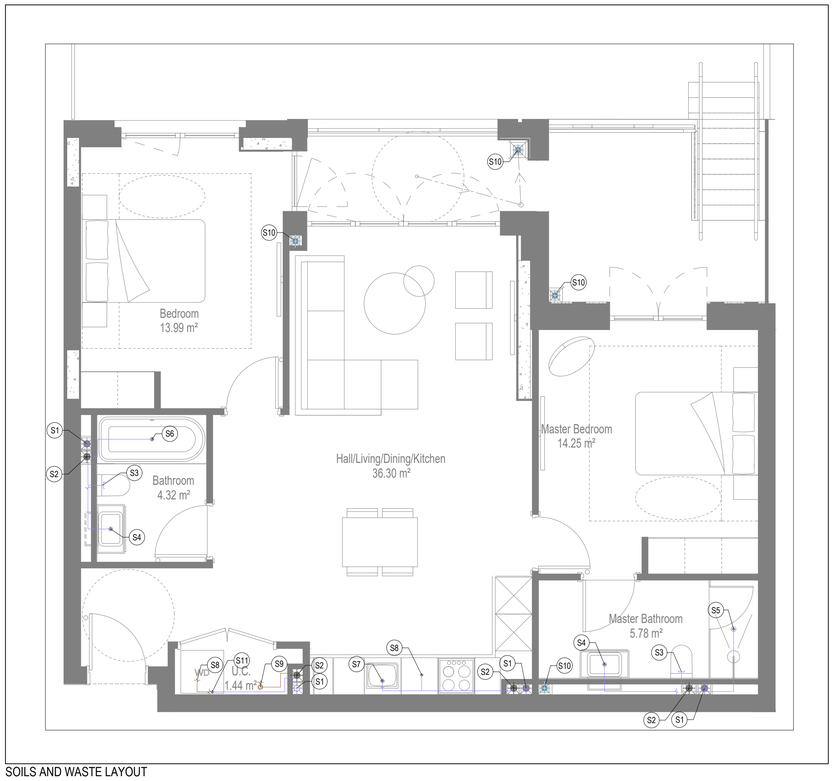
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Rev: AB

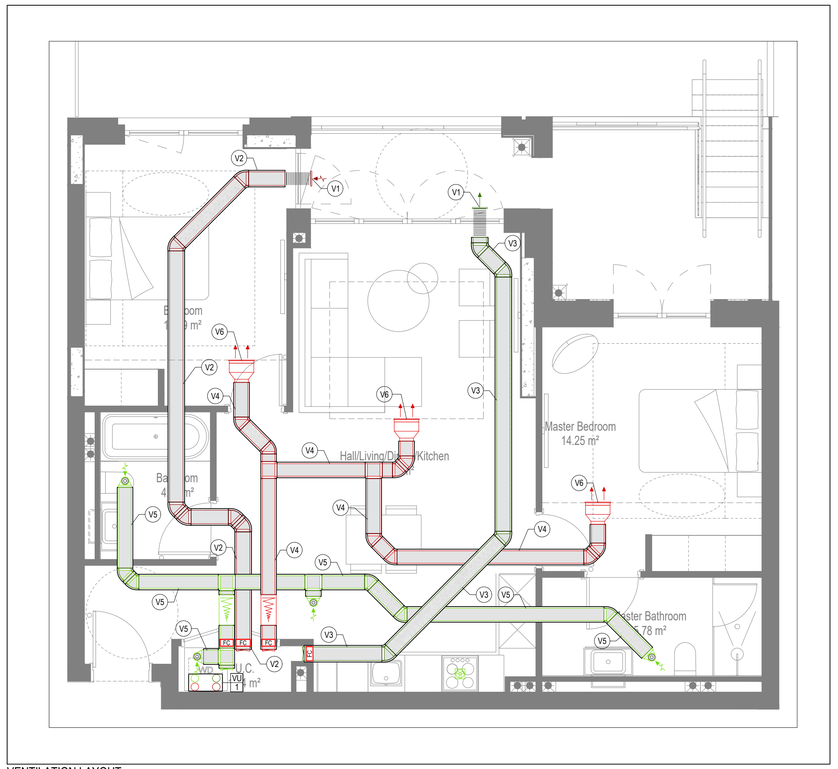
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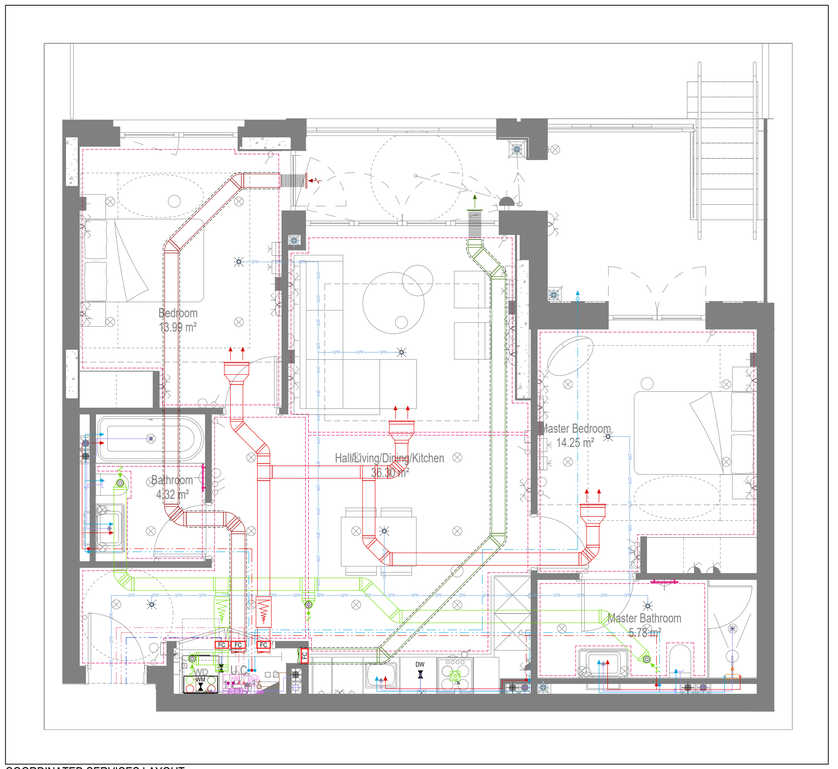
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

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- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R
H3. Under floor Heating.

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S1. 100Ø SVP from above with rodding eye and access hatch.
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S3. 100Ø soil pipe from pan to SVP/SS.
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V2. 220x90 Insulated Intake duct.
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V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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LEGEND

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- Pipework beneath floor / within floor screed / hidden
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- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
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- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

UF HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM/KITCHEN
UF2	Z1	M1	LIVING ROOM/KITCHEN
UF3	Z1	M1	HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1136	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	07.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 20.03.2020 Drwn: MJ Chkd: JC

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26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 30

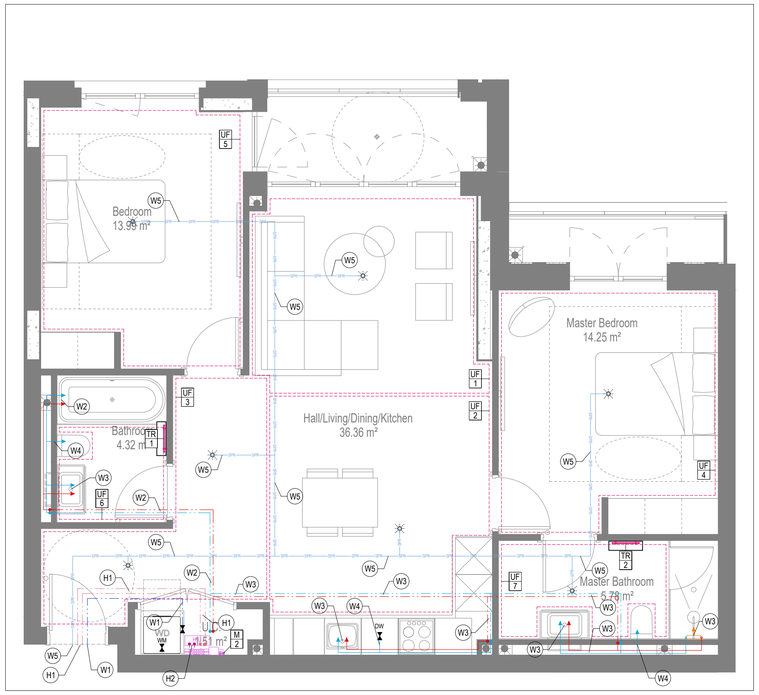
Plots: AN06

Project:
HORNSEY
TOWN HALL

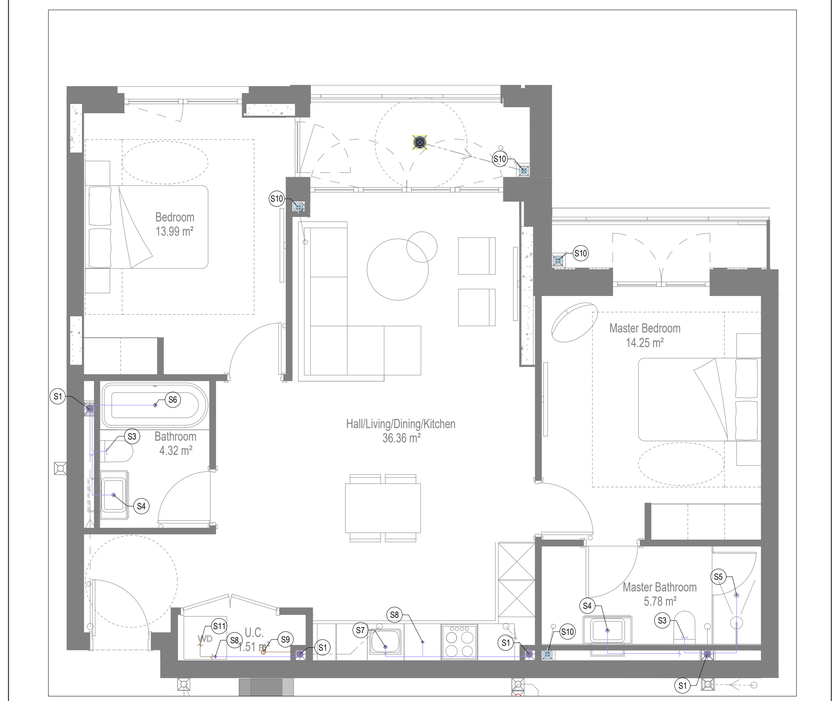
Client: ARDMORE

Rev: AB

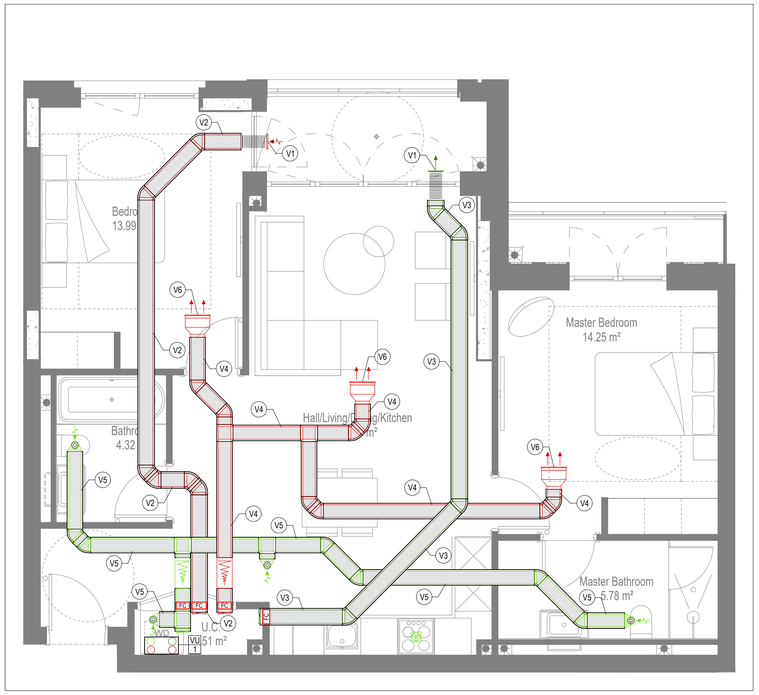
Dwg Number: 10687-M-03-A-0030



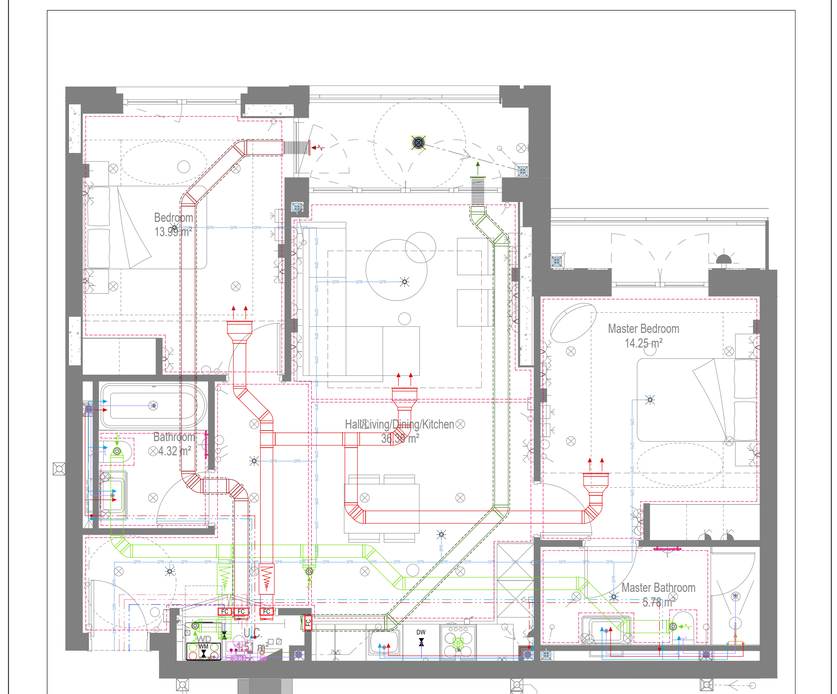
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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VENTILATION NOTES

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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
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- Triton Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1143	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	07.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	02.10.2020	Construction Issue	MDJ	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 20.03.2020 — Drwn: MJ — Chkd: JC

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www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 30B
Plots: AN16, AN26, AN34
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0030B
Rev: AB

U/F HEATING SCHEDULE

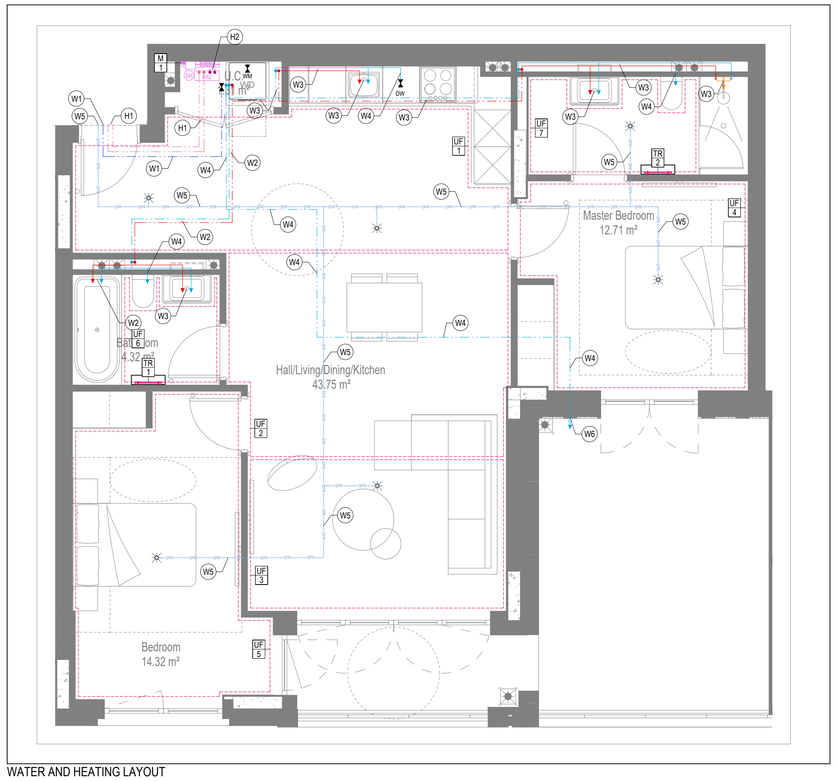
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM/KITCHEN
UF2	Z1	M1	LIVING ROOM/KITCHEN
UF3	Z1	M1	HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE

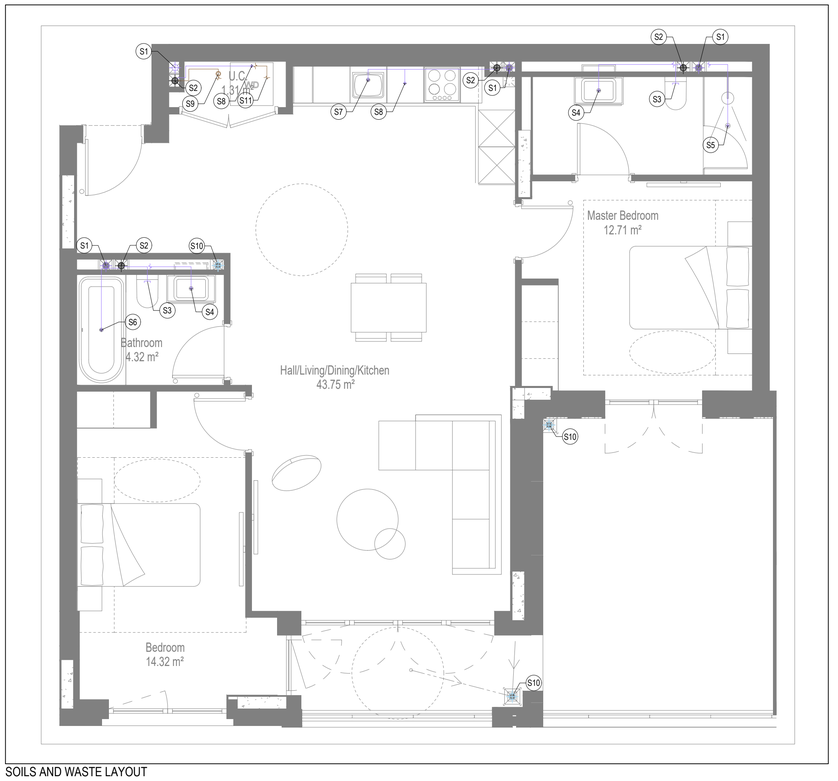
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

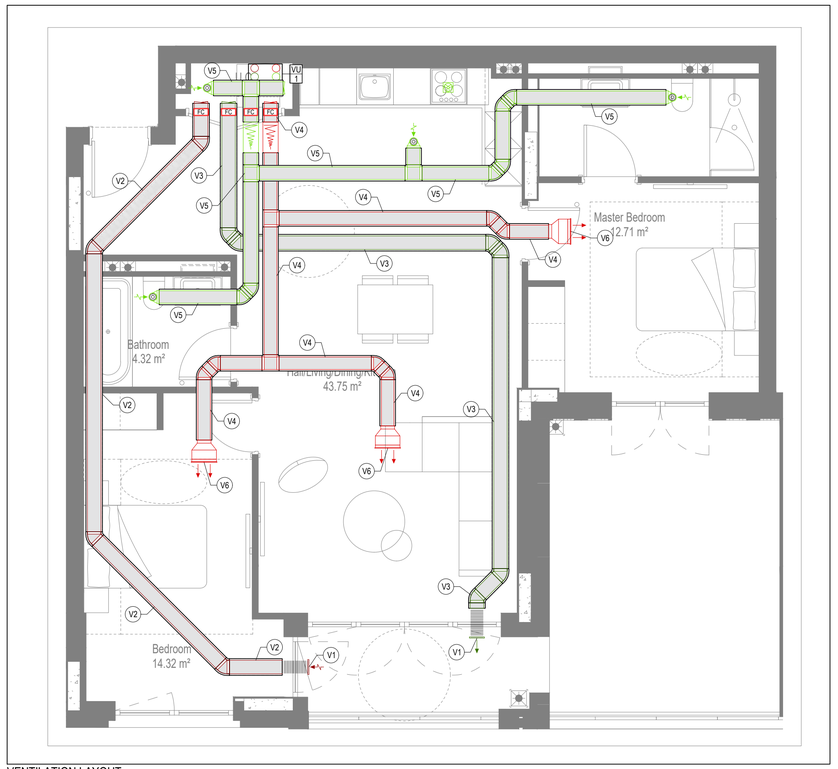
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH



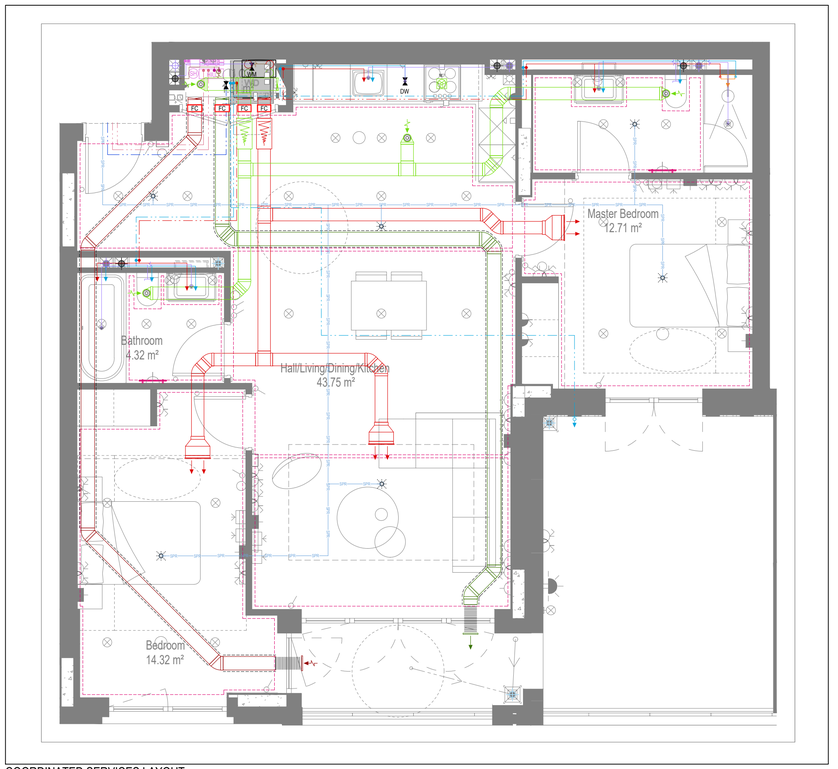
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MANUFACTURER:		POLYPIPE	
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UF1	Z1	M1	LIVING ROOM/KITCHEN
UF2	Z1	M1	LIVING ROOM/KITCHEN
UF3	Z1	M1	LIVING ROOM/KITCHEN
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- IC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Tilton Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

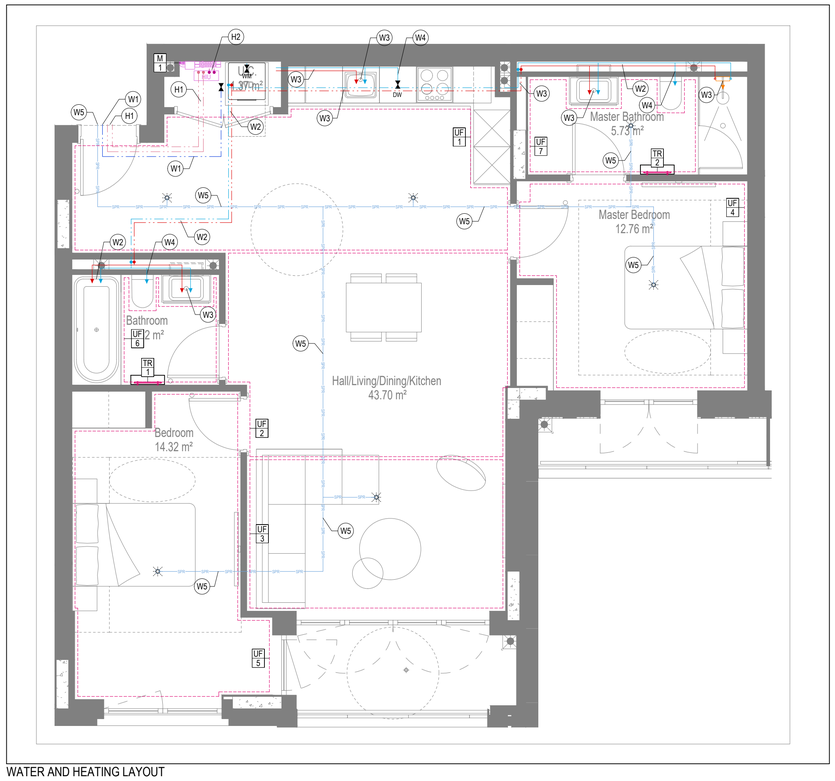
DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1137	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

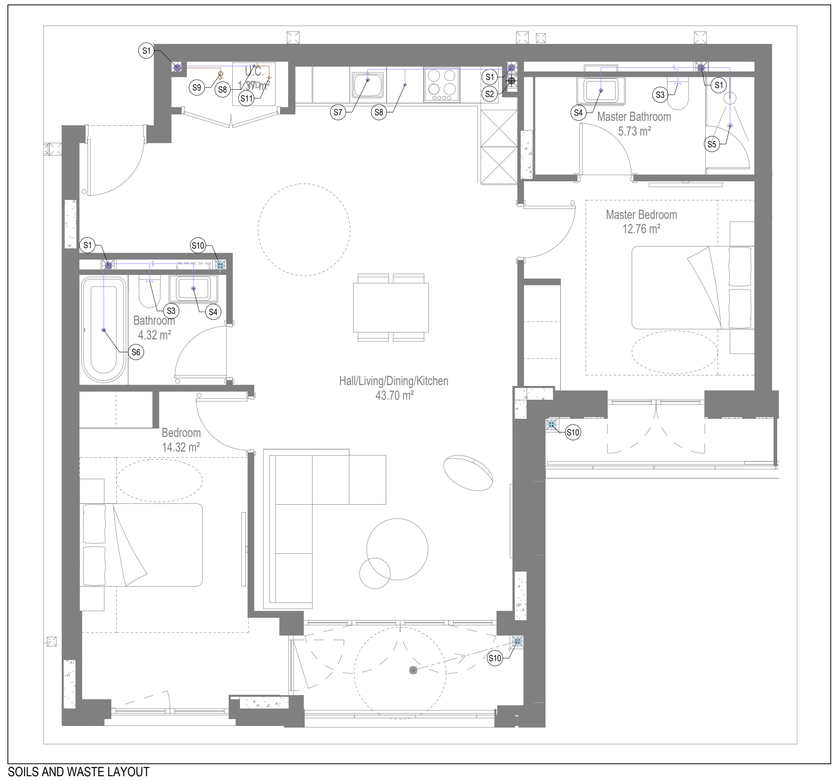
Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 20.03.2020 — Drwn: MJ — Chkd: JC

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26-27 The Hill, Northfleet, Gravesend Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

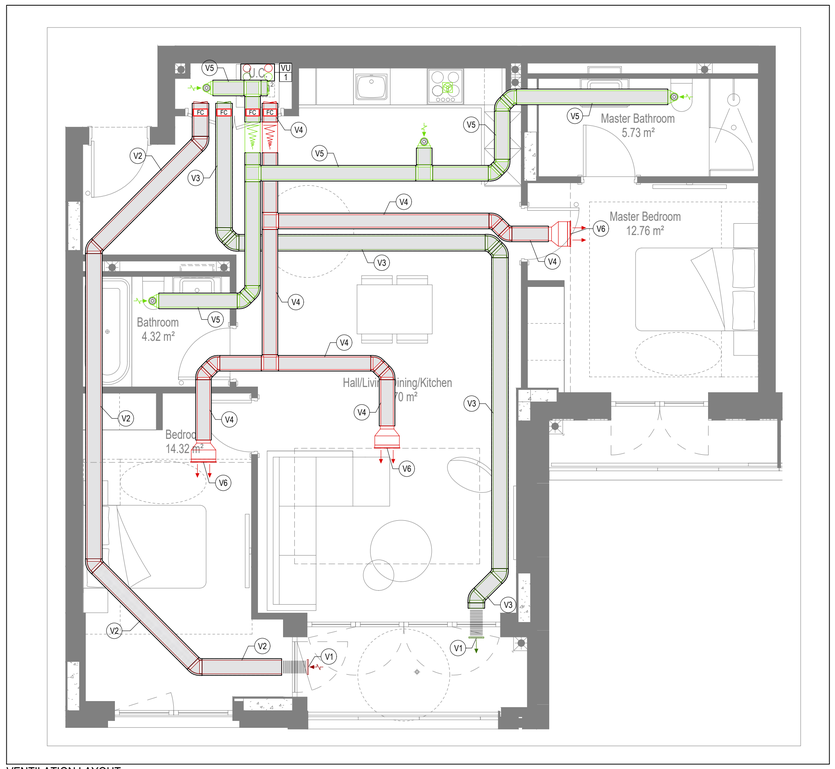
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 31
Plots: AN07
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0031
Rev: AB



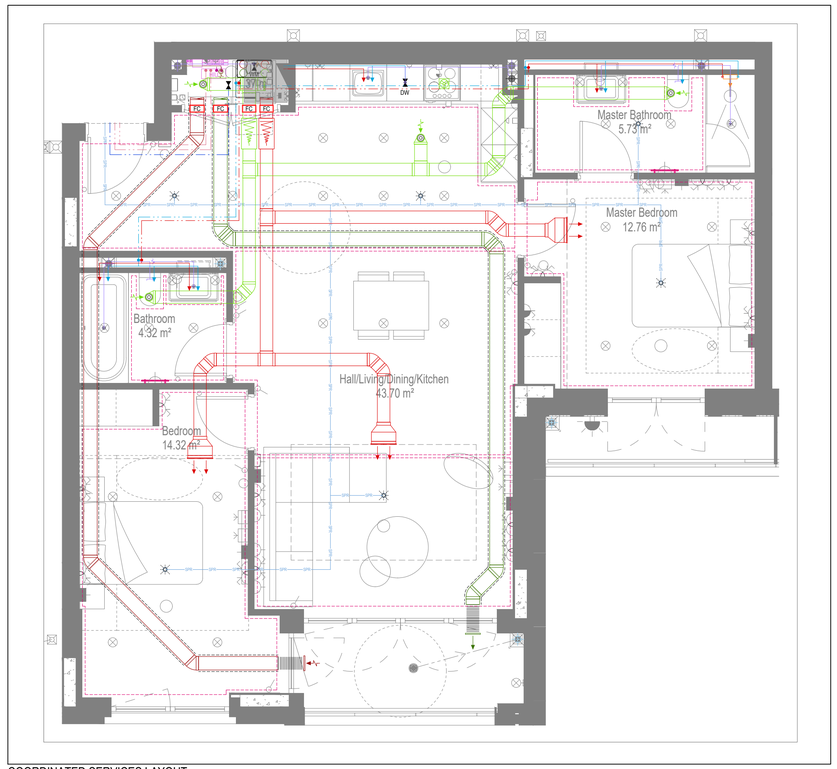
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- EC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Tilton Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1144	C2	04.01.2021

UF HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM/KITCHEN
UF2	Z1	M1	LIVING ROOM/KITCHEN
UF3	Z1	M1	LIVING ROOM/KITCHEN
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated to latest RCP and fire strategy and comments	IV/SP	EJ
C1	01.10.2020	Construction Issue	TN	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 20.03.2020 | Drwn: MJ | Chkd: JC

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Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 31B
Plots: AN17, AN27, AN35

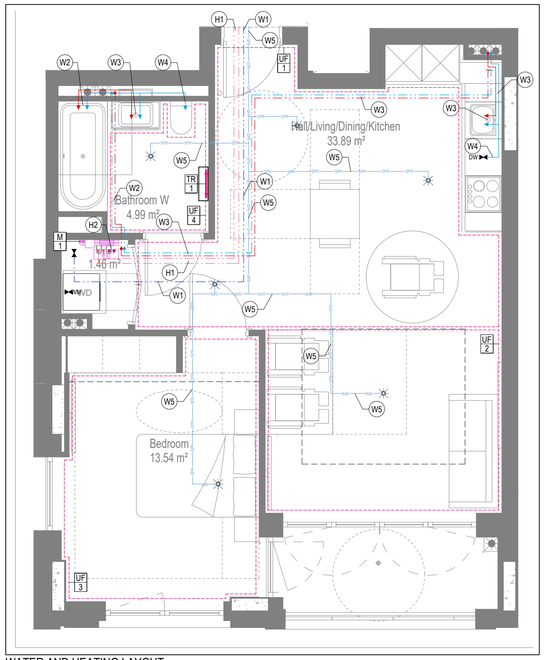
Project: HORNSEY TOWN HALL

Client: ARDMORE

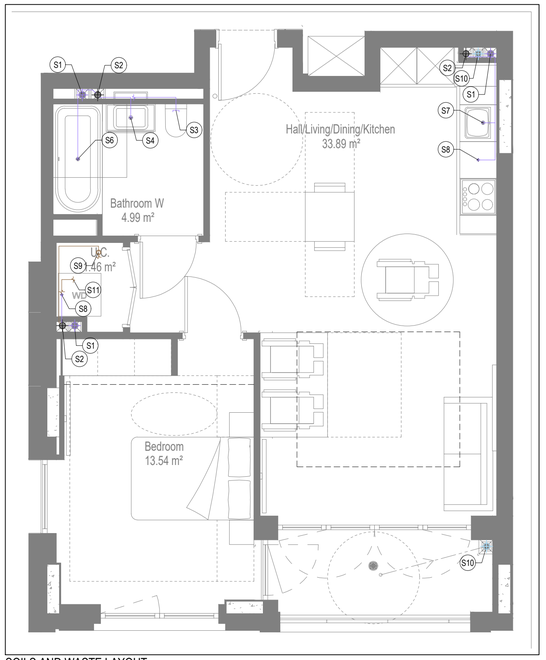
Dwg Number: 10687-M-03-A-0031B

Rev: AB

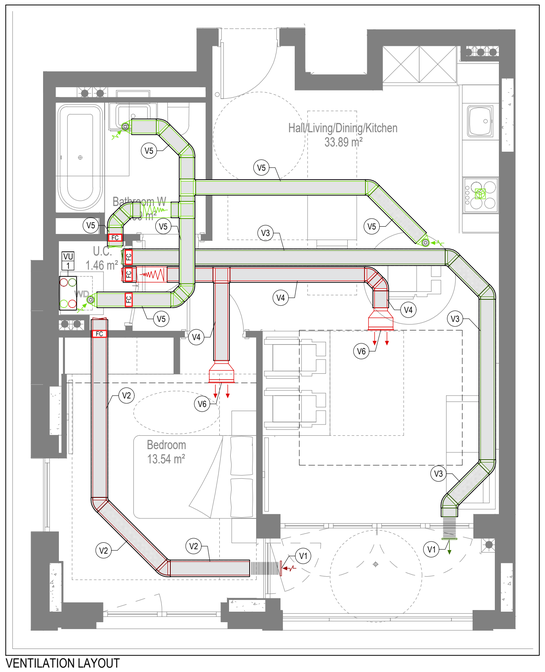
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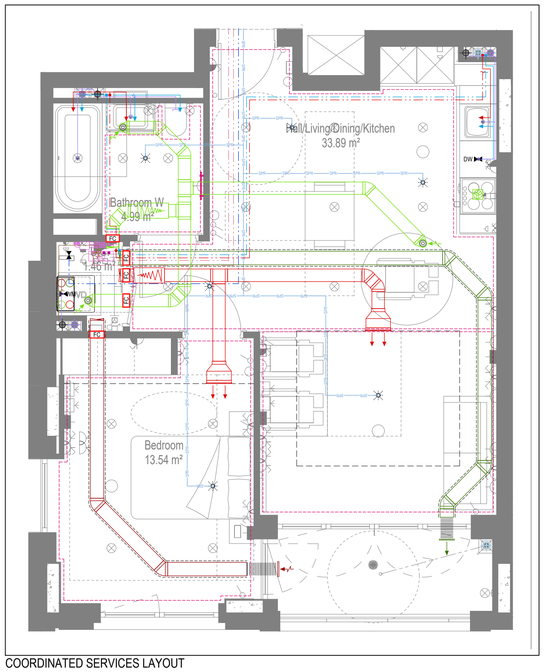
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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- This drawing is to be read in conjunction with all schematics, details and specification documents.
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GENERAL WATER NOTES

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- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

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GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

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- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BOWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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S6. 40Ø bath waste to run to SVP/SS .
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S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- IFC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Triton Attenuator

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/DINING ROOM
UF2	Z1	M1	LIVING ROOM
UF3	Z2	M1	BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1138	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated to latest RCP, fire strategy and comments	IV/SP	EJ
C1	02.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 20.03.2020 Drwn: MJ Chkd: JC

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Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 32 (WCH)

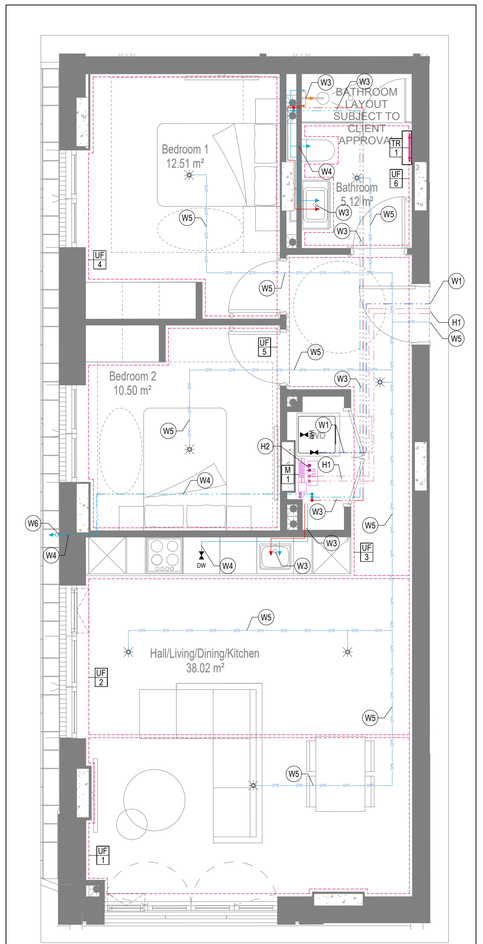
Plots: AN08, AN18, AN28, AN36

Project: HORNSEY TOWN HALL

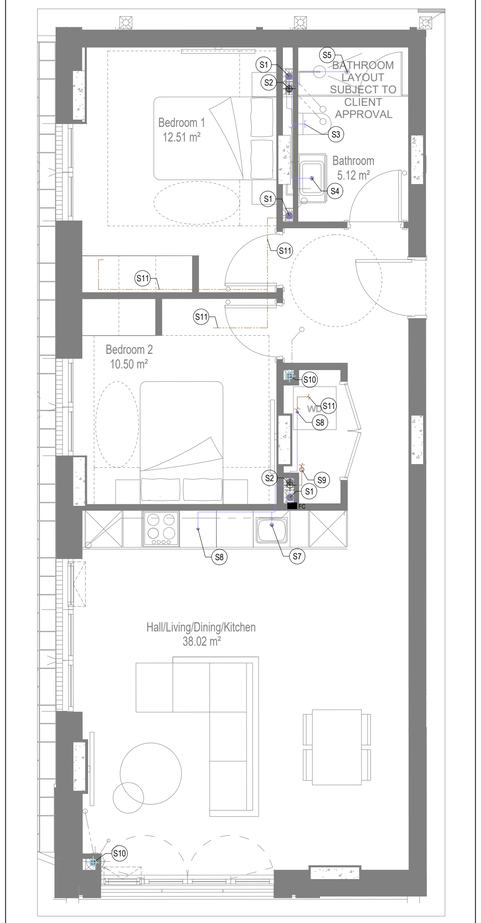
Client: ARDMORE

Dwg Number: 10687-M-03-A-0032

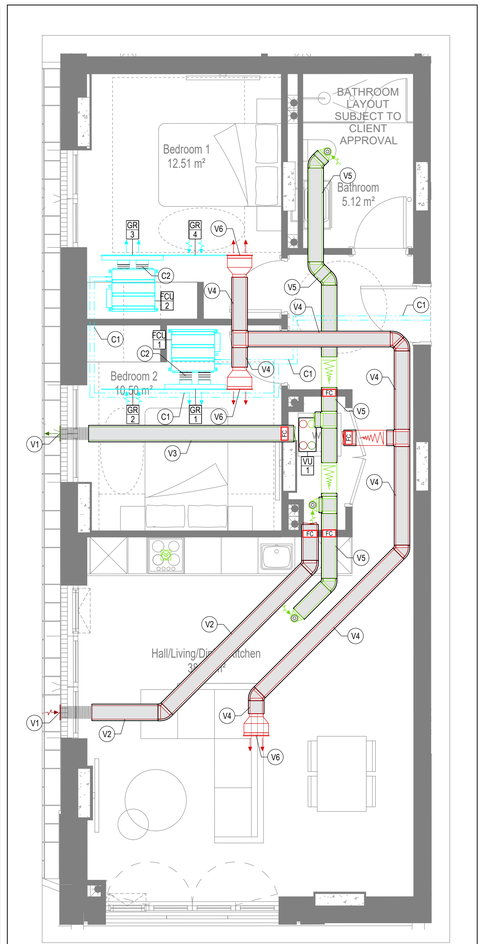
Rev: AB



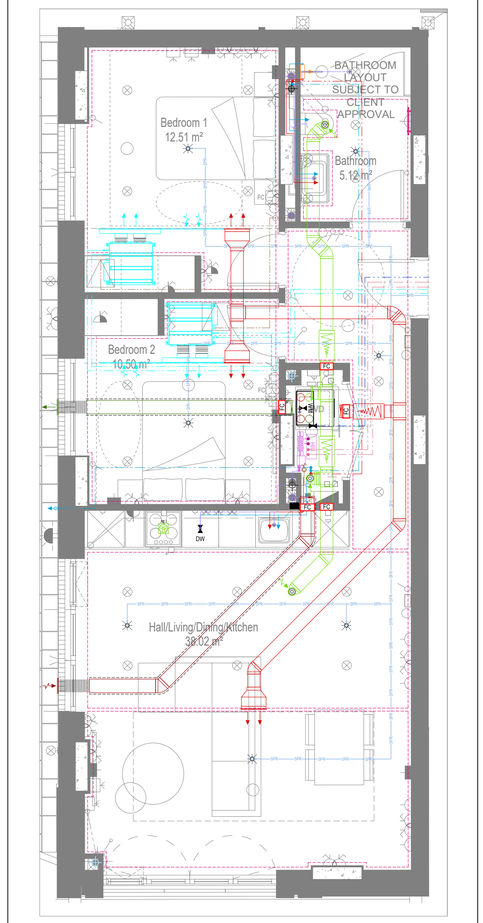
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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- Dimensioned setting out details to be confirmed by architect.
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GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
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- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
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V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	KITCHEN/HALLWAY
UF4	Z3	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-15VMS1-E	200Ø	BEDROOM 1
FCU2	PEFY-15VMS1-E	200Ø	BEDROOM 2

FCU GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE L/S	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	BEDROOM 1	120	1400	2F	FCU + VENT SUPPLY
GR2	BEDROOM 1	100	1000	2F	FCU RETURN
GR3	BEDROOM 2	100	1000	2F	FCU SUPPLY
GR4	BEDROOM 2	100	1000	2F	FCU RETURN

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
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- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

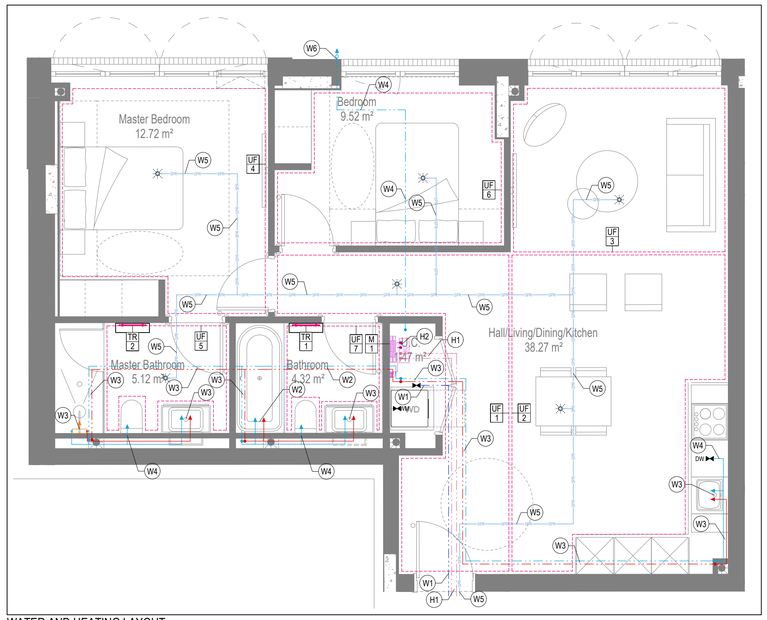
DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1139	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
C4	15.09.2022	AS BUILT	JH	EJ
C3	19.08.2021	Updated to fire strategy, RCP's and comments	DALS/SP	EJ
C2	05.05.2021	Added cooling	IV	EJ
C1	02.10.2020	Construction Issue	TN	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC

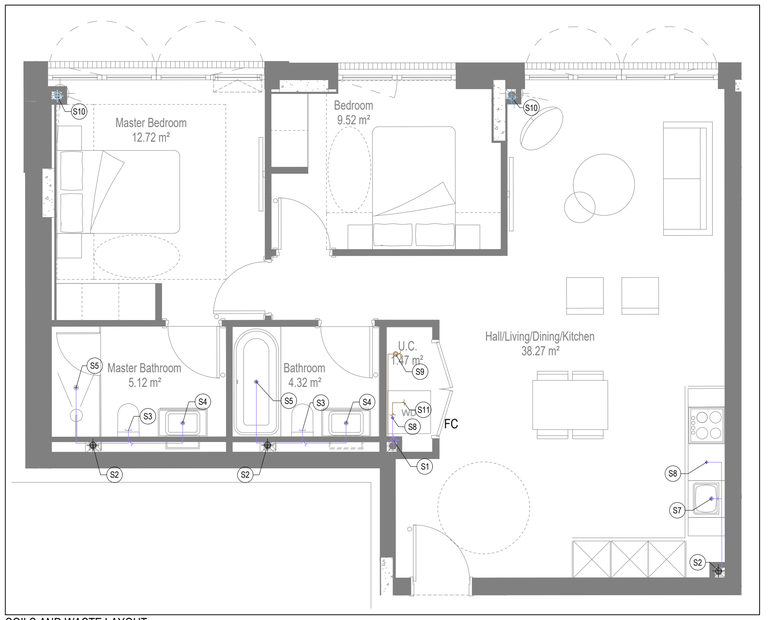
Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 20.03.2020 Drwn: MJ Chkd: JC

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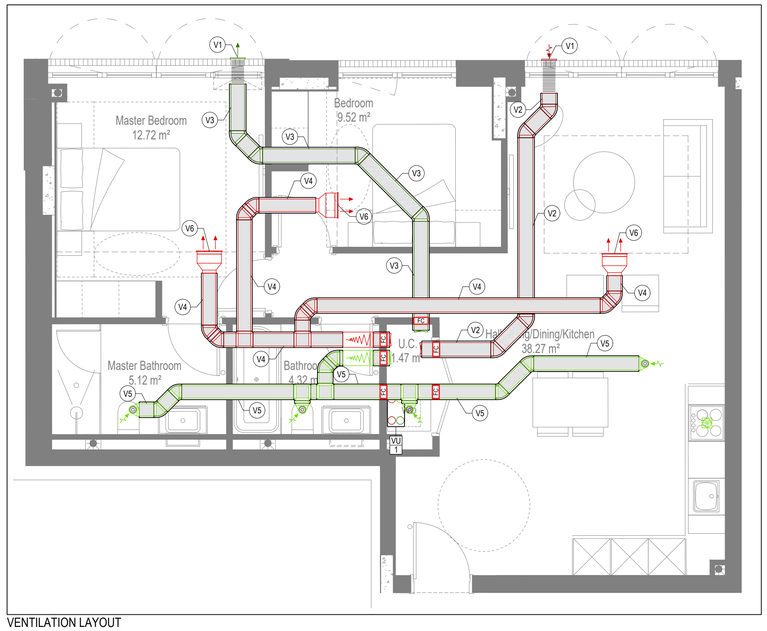
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 33
Plots: AN09
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0033
Rev: C4



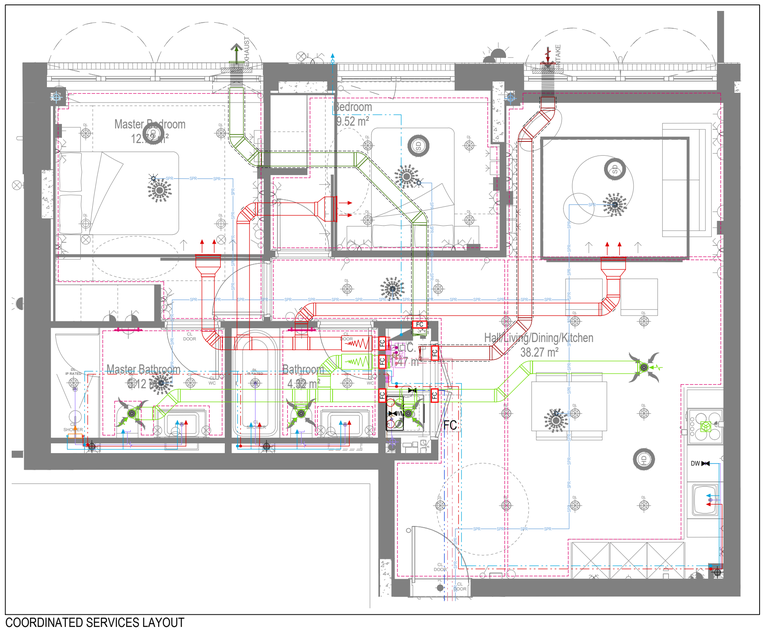
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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WATER NOTES

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W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
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HEATING NOTES

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SOILS NOTES

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U/F HEATING SCHEDULE

MANUFACTURER:		POLYPIPE	
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UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z1	M1	KITCHEN/LIVING ROOM
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	ENSUITE
UF6	Z4	M1	BEDROOM 2
UF7	Z5	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:		TOWEL RADS	
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Tilton Attenuator

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BACKGROUND PLAN AS PER: KDS

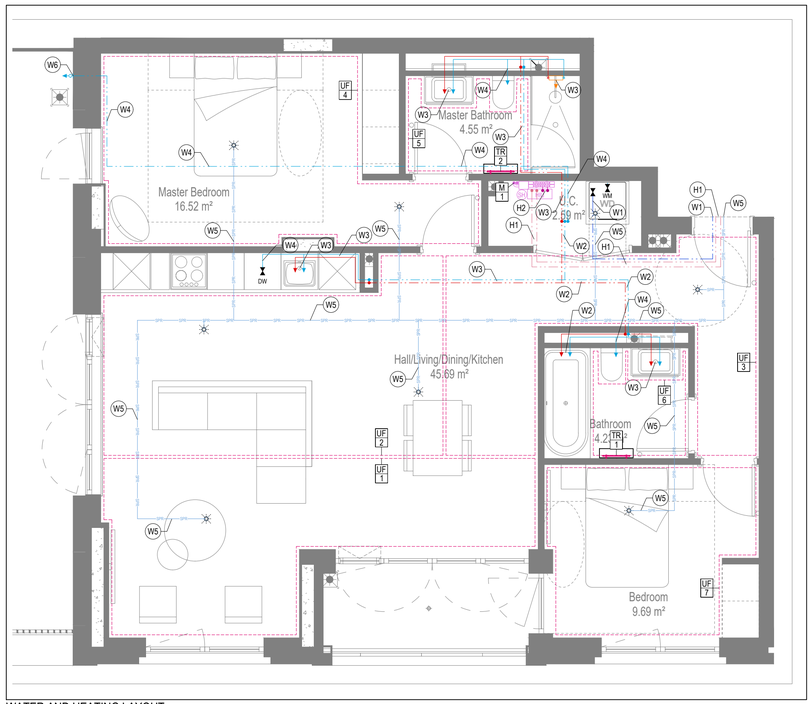
DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1140	C3	28.06.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C3	19.08.2021	Updated to fire strategy, RCP's and comments	DALS/SP	EJ
C2	04.05.2021	Updated to latest RCP. Bib-tap added.	IV	EJ
C1	02.10.2020	Construction issue	TN	EJ
P1	20.03.2020	Preliminary issue	AJH	JC

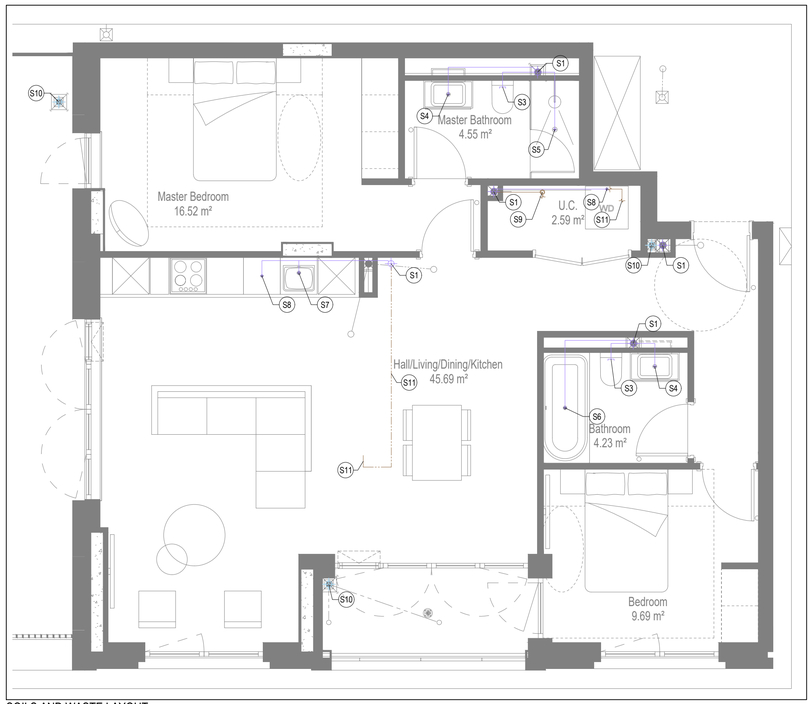
Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 20.03.2020 | Drwn: AJH | Chkd: JC

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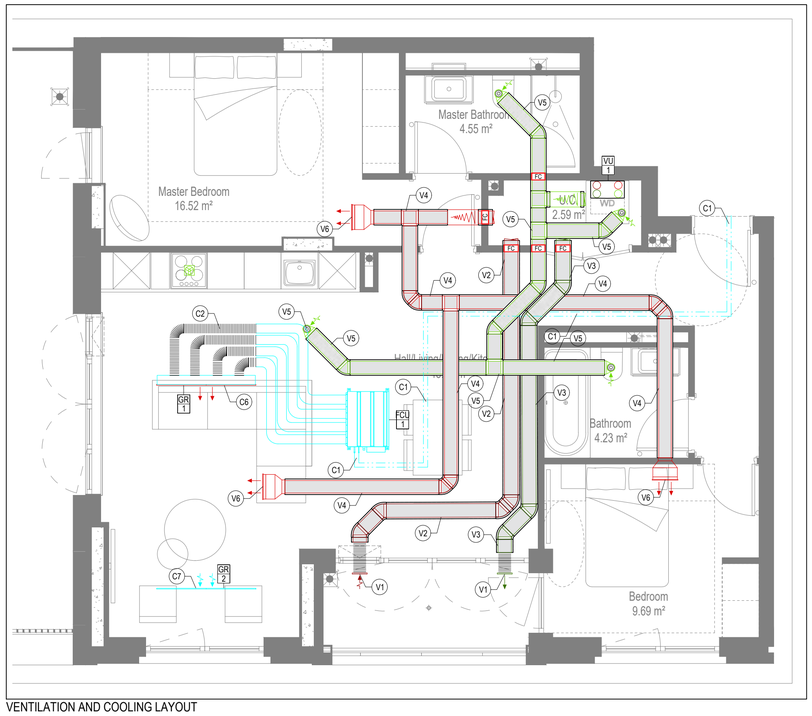
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 34
Plots: AN10
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0034
Rev: AB



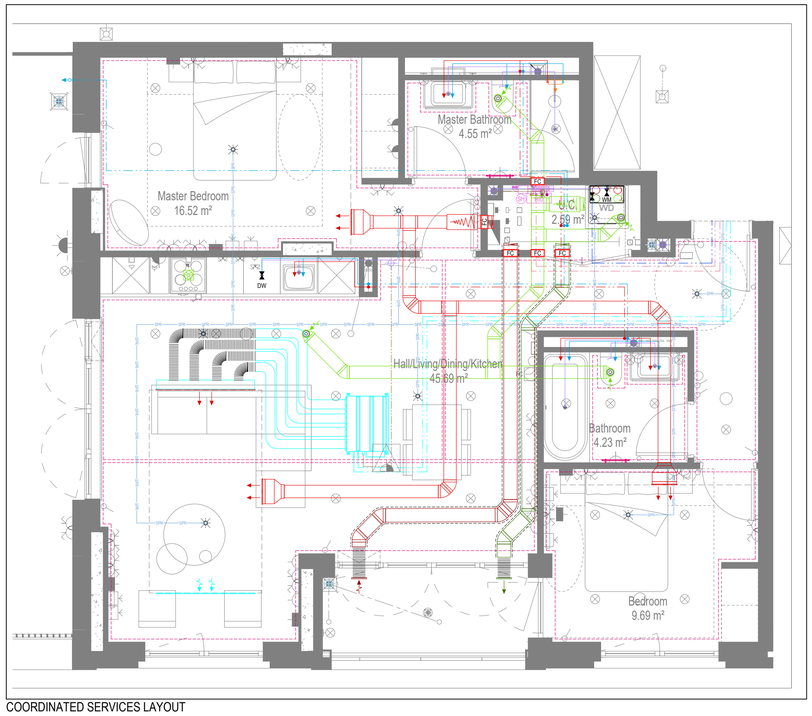
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V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	KITCHEN/HALLWAY
UF4	Z3	M1	BEDROOM 1
UF5	Z3	M1	ENSUITE
UF6	Z4	M1	BATHROOM
UF7	Z4	M1	BEDROOM 2

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P50VMS1-E	150Ø	LIVING/KITCHEN/DINING

FCU GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE L/S	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING/KITCHEN	188	1600	2F	FCU SUPPLY
GR2	LIVING/DINING/KITCHEN	188	1600	2F	FCU EXTRACT

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No: 3596-KDS-BA-XX-DR-A-06-1145 | REVISION: C2 | DATE RECEIVED: 04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated cooling and updated to fire strategy, RCP's and comments	DALS/ SP	EJ
C1	01.10.2020	Construction Issue	TN	EJ
P1	20.03.2020	Preliminary Issue	SP	JC

Current purpose: AS BUILT | Scale: 1:50 | Size: A1

Original Issue Date: 20.03.2020 | Drwn: SP | Chkd: JC

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Title:

MECHANICAL SERVICES LAYOUT FLAT TYPE 35

Plots: AN 31

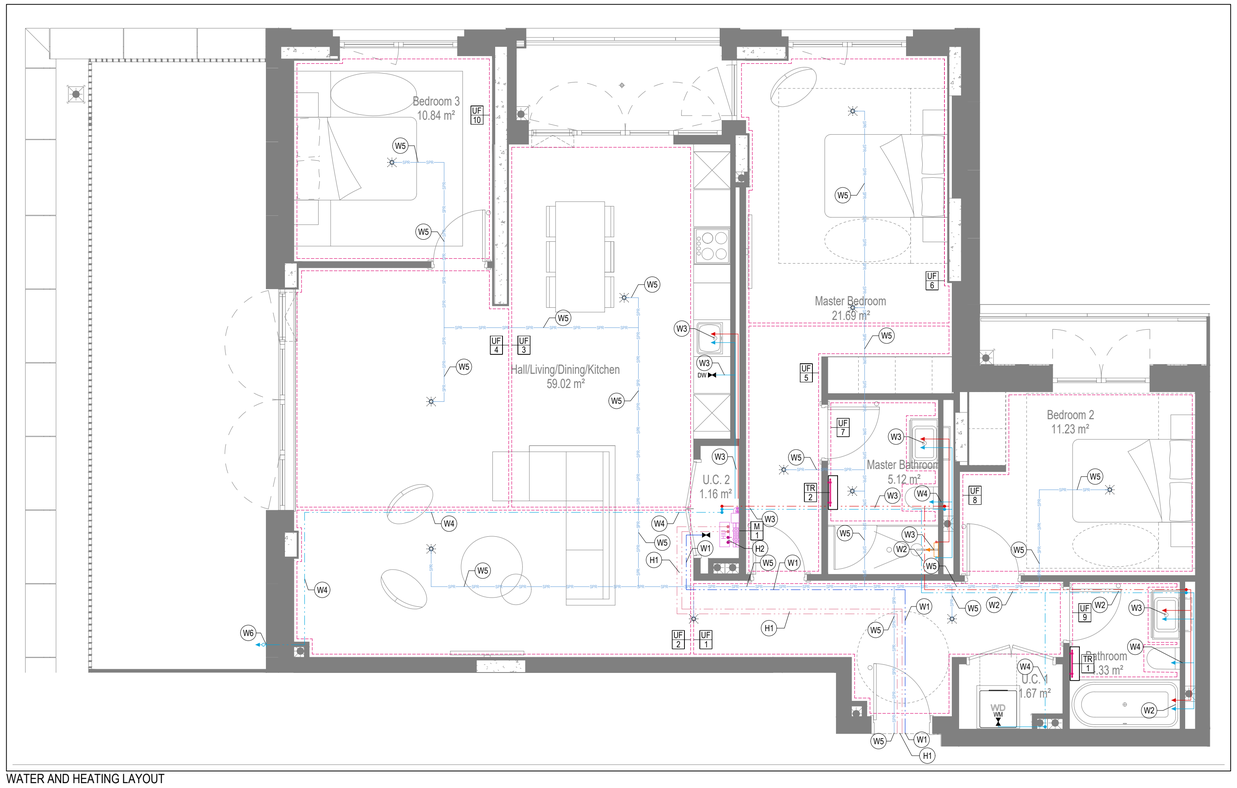
Project: HORNSEY TOWN HALL

Client: ARDMORE

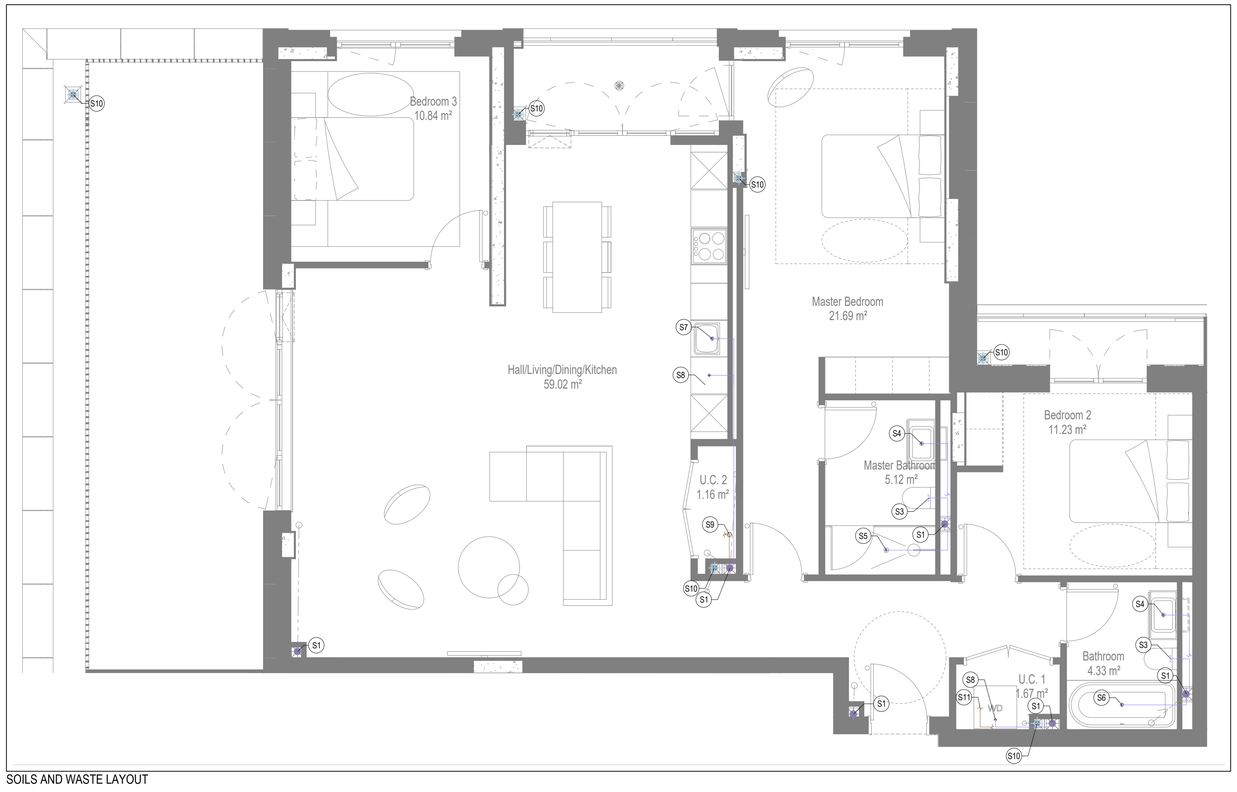
Dwg Number: 10687-M-03-A-0035

Rev: AB

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WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	HALLWAY
UF2	Z1	M1	LIVING ROOM/KITCHEN
UF3	Z1	M1	LIVING ROOM/ KITCHEN
UF4	Z1	M1	LIVING ROOM/ KITCHEN
UF5	Z2	M1	BEDROOM 1
UF6	Z2	M1	BEDROOM 1
UF7	Z3	M1	ENSUITE
UF8	Z4	M1	BEDROOM 2
UF9	Z5	M1	BATHROOM
UF10	Z6	M1	BEDROOM 3

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1146	C2	05.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated to latest RCP and comments	IV/SP	EJ
C1	01.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary issue	AJH	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 20.03.2020 — Drwn: AJH — Chkd: JC

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Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 36 (SHEET 1 of 2)

Plots: AN32

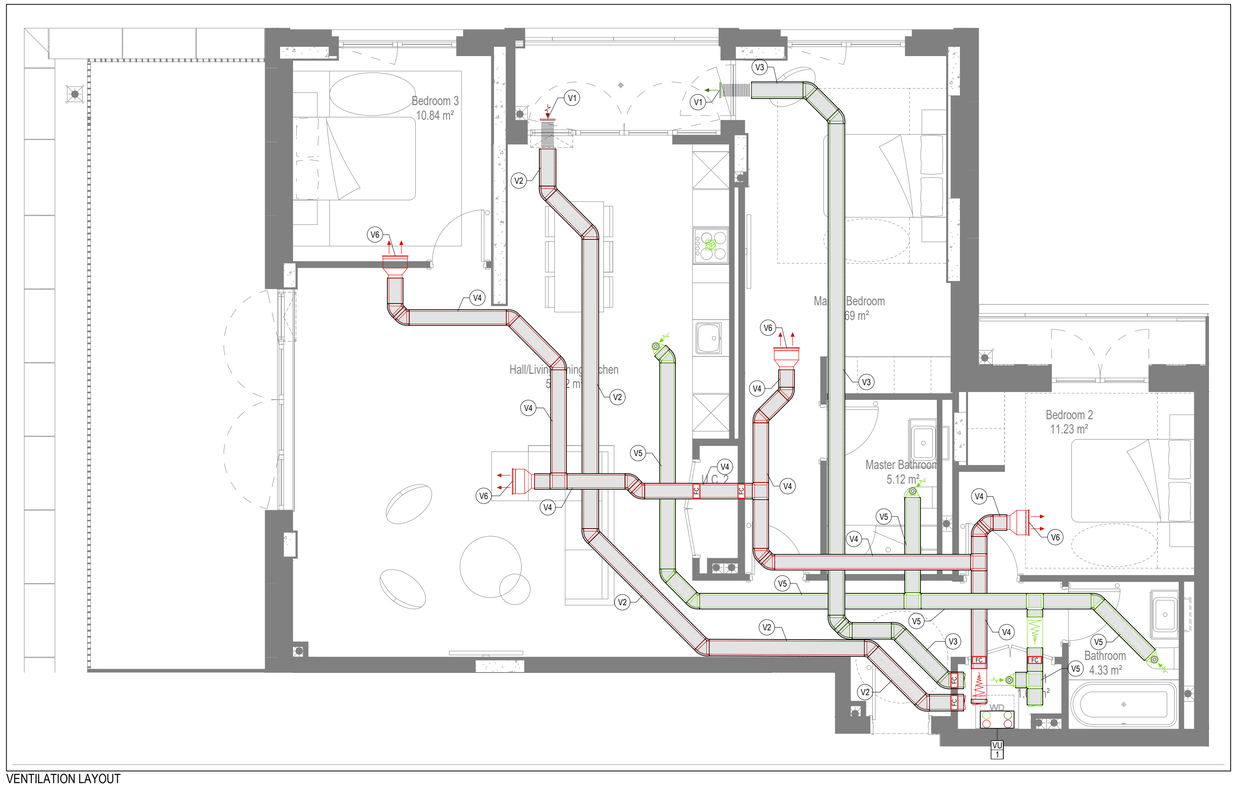
Project: HORNSEY TOWN HALL

Client: ARDMORE

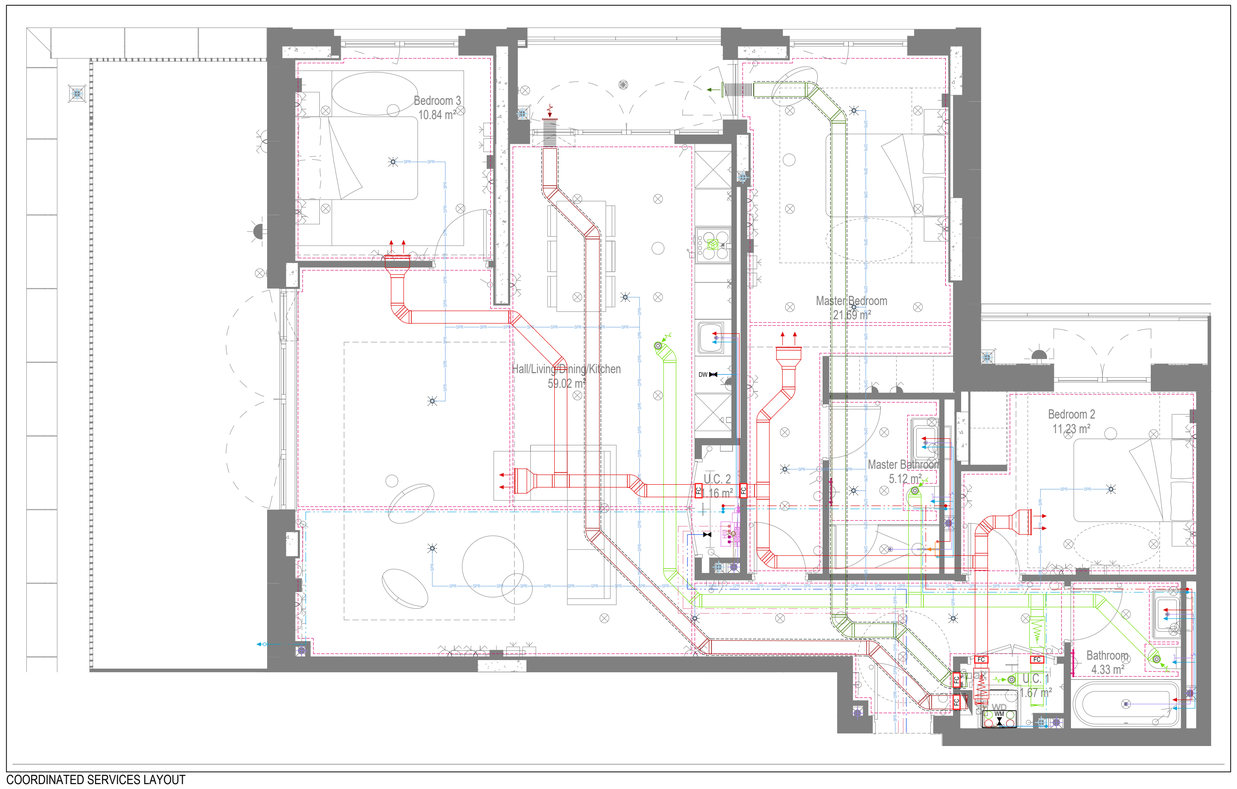
Dwg Number: 10687-M-03-A-0036(1)

Rev: AB

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VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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UF HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
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UF2	Z1	M1	LIVING ROOM/KITCHEN
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UF7	Z3	M1	ENSUITE
UF8	Z4	M1	BEDROOM 2
UF9	Z5	M1	BATHROOM
UF10	Z6	M1	BEDROOM 3

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1146	C2	05.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated to latest RCP, fire strategy and comments	DALS/ SP	EJ
C1	01.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary issue	AJH	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 20.03.2020 Drwn: AJH Chkd: JC

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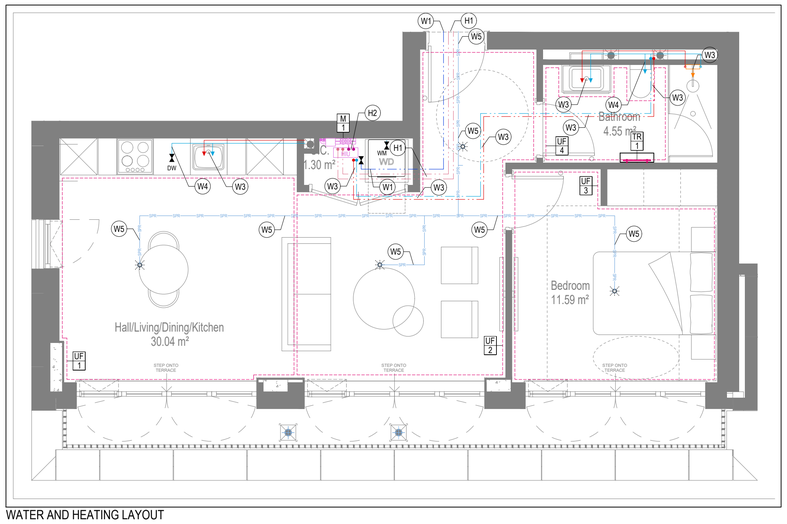
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 36 (SHEET 2 of 2)
Plots: AN32

Project: HORNSEY TOWN HALL

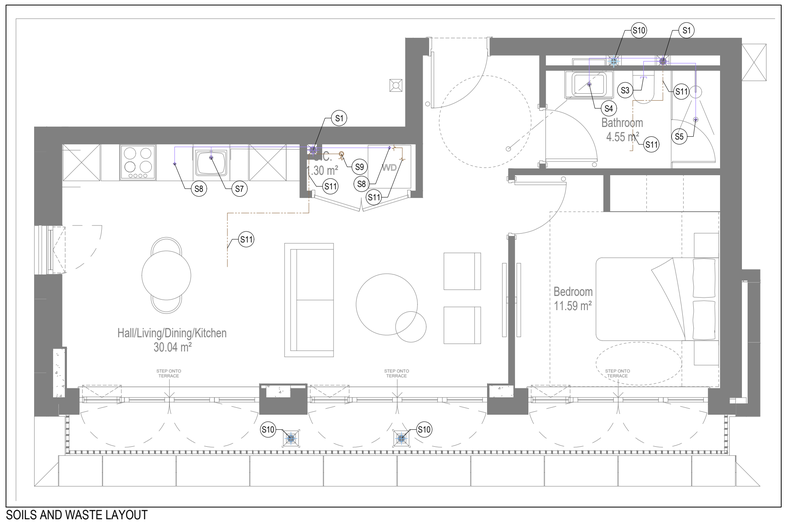
Client: ARDMORE

Dwg Number: 10687-M-03-A-0036(2)

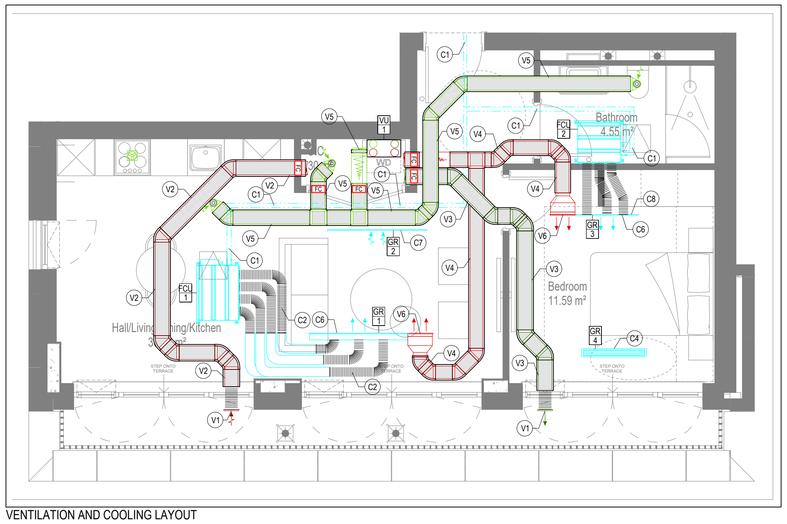
Rev: AB



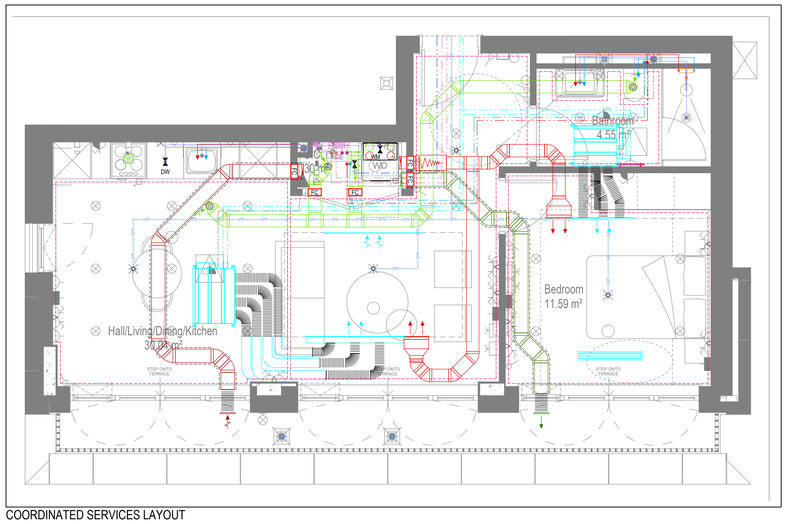
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SOILS AND WASTE LAYOUT



VENTILATION AND COOLING LAYOUT



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- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P50VMS1-E	150Ø	LIVING/KITCHEN/DINING
FCU 2	PEFY-P20VMS1-E	150Ø	BEDROOM

FCU GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE L/S	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING/KITCHEN	209	2000	2F	FCU + VENT SUPPLY
GR2	LIVING/DINING/KITCHEN	188	1600	2F	FCU RETURN
GR3	BEDROOM	113	1000	2F	FCU SUPPLY
GR4	BEDROOM	113	1000	2F	FCU RETURN

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- SH — Sealed Heating Kit
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- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
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- Access Panel - Size varies
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- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1147	C1	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated cooling, updated to fire strategy and comments	IV/SP	EJ
C1	02.10.2020	Construction Issue	TN	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 20.03.2020 — Drwn: MJ — Chkd: JC

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BUILDING SERVICES DESIGN CONSULTANTS
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www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

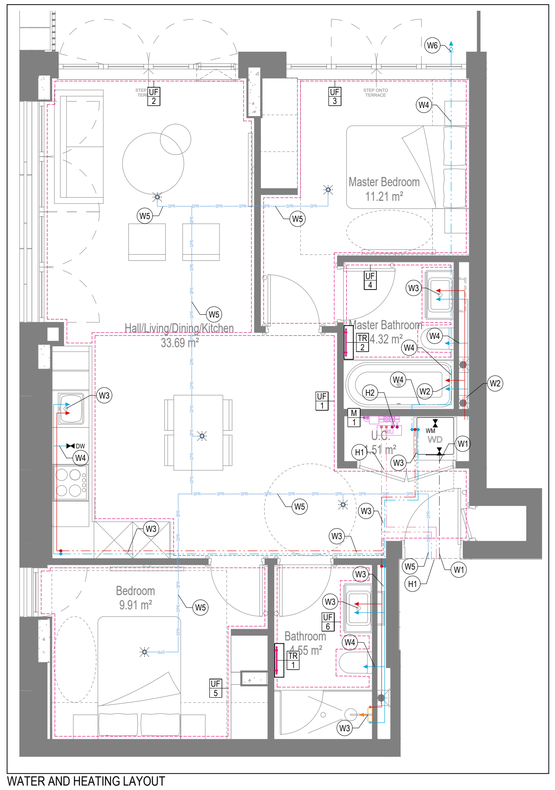
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 37
Plots: AN41

Project:
HORNSEY TOWN HALL

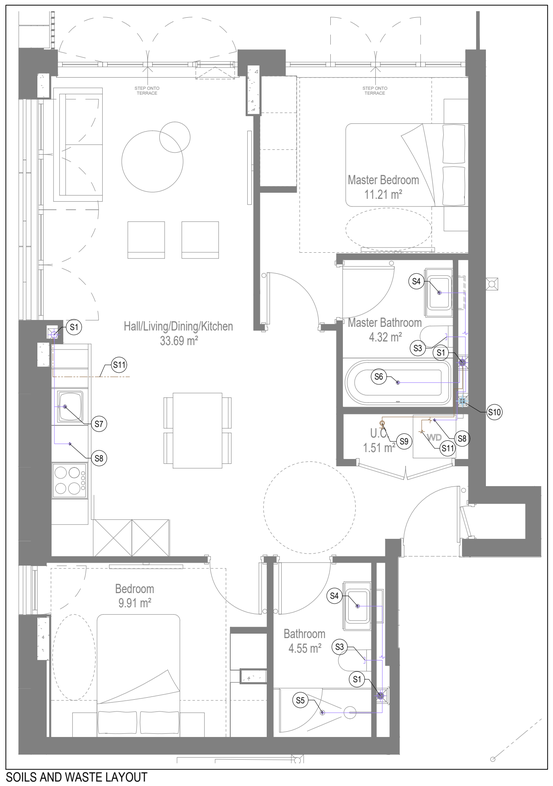
Client: ARDMORE

Dwg Number: 10687-M-03-A-0037

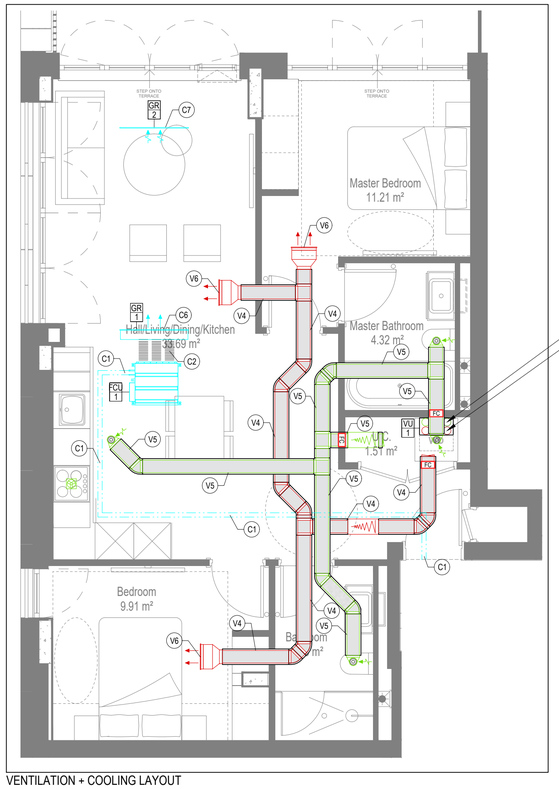
Rev: AB



WATER AND HEATING LAYOUT

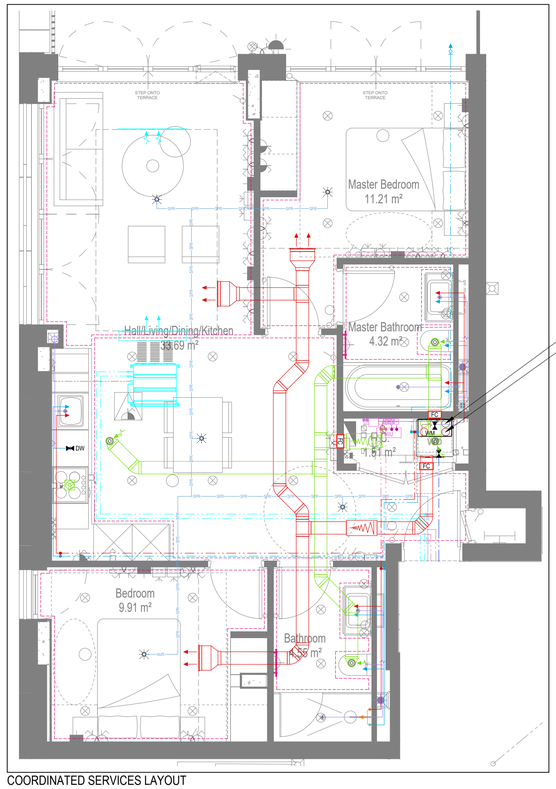


SOILS AND WASTE LAYOUT



EXHAUST DUCT RISE TA
INLET DUCT RISE TA

VENTILATION + COOLING LAYOUT



EXHAUST DUCT RISE TA
INLET DUCT RISE TA

COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

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- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
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WATER NOTES

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VENTILATION NOTES

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COOLING NOTES

C1. VRF pipework to FCU.
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C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
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C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

U/F HEATING SCHEDULE

MANUFACTURER:		POLYPIPE	
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	ENSUITE
UF5	Z4	M1	BEDROOM 2
UF6	Z5	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:		TOWEL RADS	
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE

MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P25VMS1-E	150Ø	LIVING/KITCHEN/DINING

FCU GRILLE SCHEDULE

MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE L/S	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING/KITCHEN	121	1100	2F	FCU SUPPLY
GR2	LIVING/DINING/KITCHEN	121	1000	2F	FCU RETURN

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1148 | REVISION: C1 | DATE RECEIVED: 04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated cooling, updated to fire strategy and comments	DALS/ SP	EJ
C1	02.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 20.03.2020 | Drwn: MJ | Chkd: JC

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26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 38

Plots: AN42

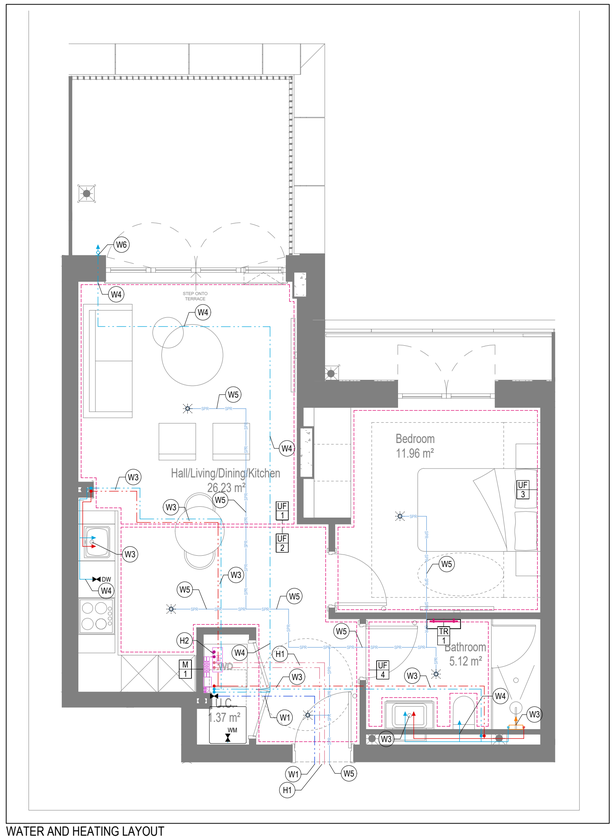
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

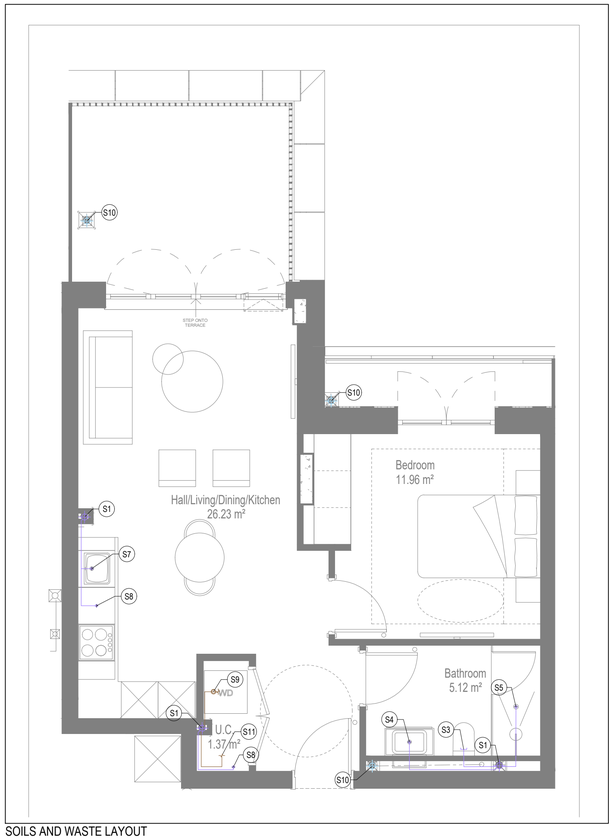
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Rev: AB

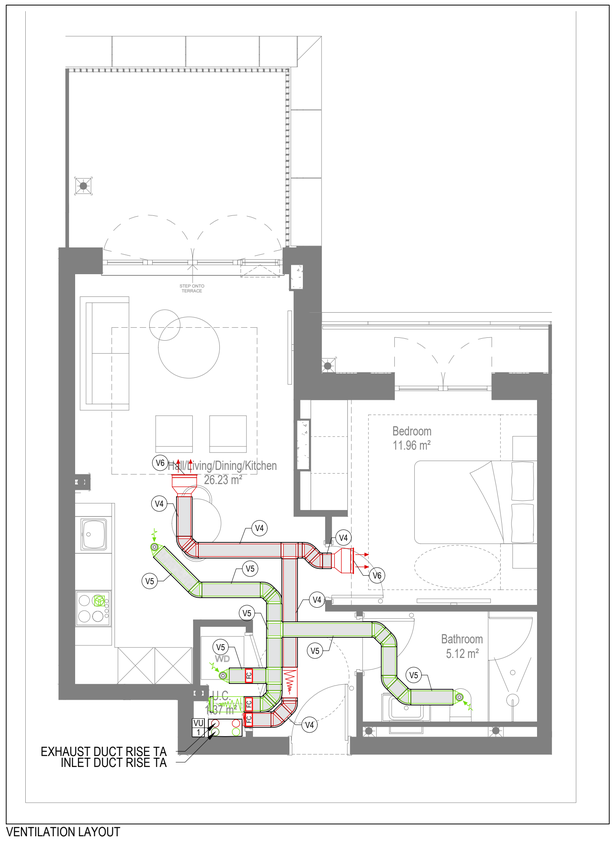
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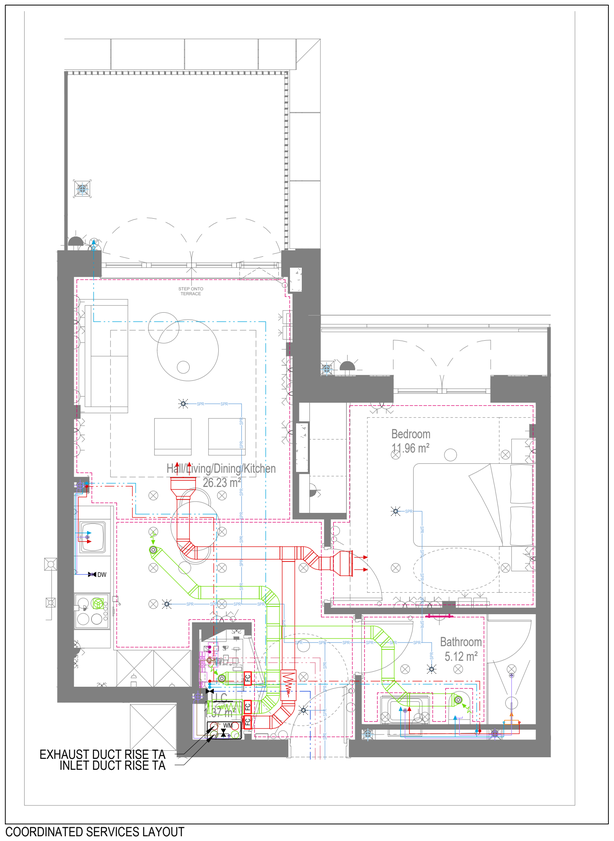
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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Conflicts of Information
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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	HALLWAY/KITCHEN
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1149	C1	05.01.2021

Rev	Date	Description	Drwn	Chkd
AB	15.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Updated to latest RCP, fire strategy and comments	IV/SP	EJ
C1	01.10.2020	Construction issue	TN	EJ
P1	20.03.2020	Preliminary issue	CDS	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 20.03.2020 Drwn: CDS Chkd: JC

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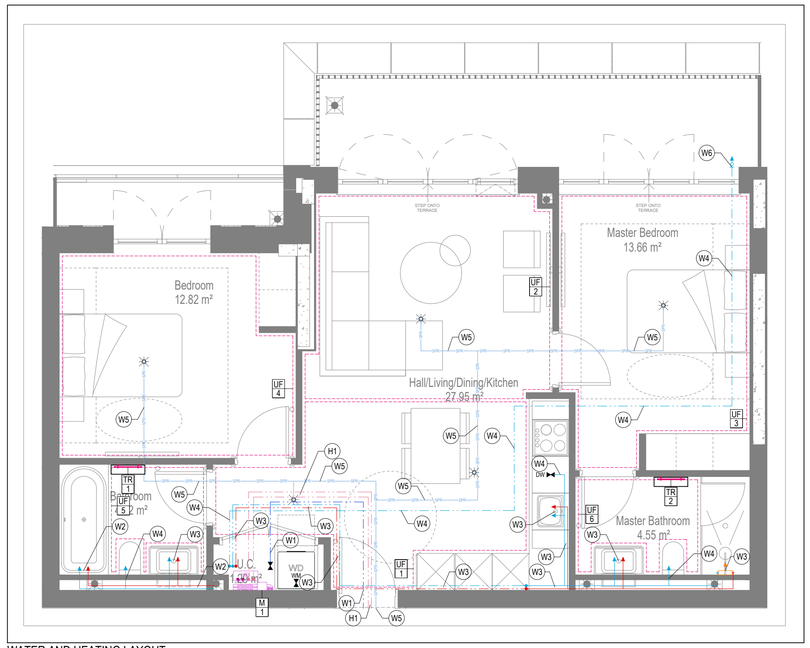
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 39
Plots: AN43

Project: HORNSEY TOWN HALL

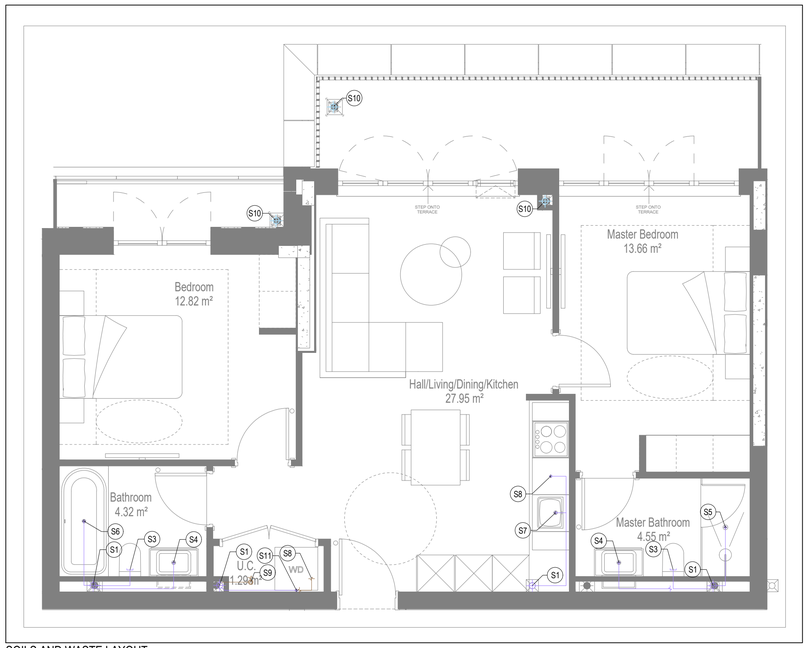
Client: ARDMORE

Dwg Number: 10687-M-03-A-0039

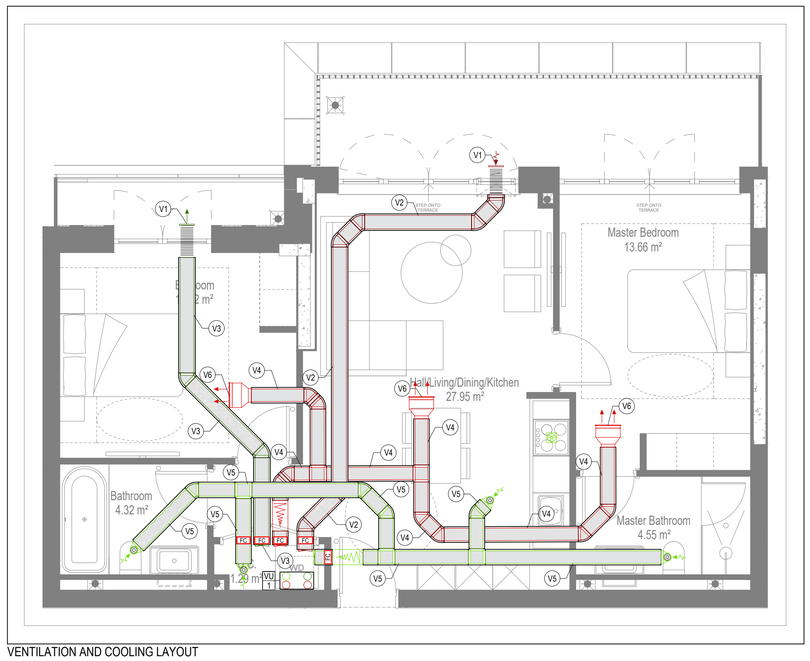
Rev: AB



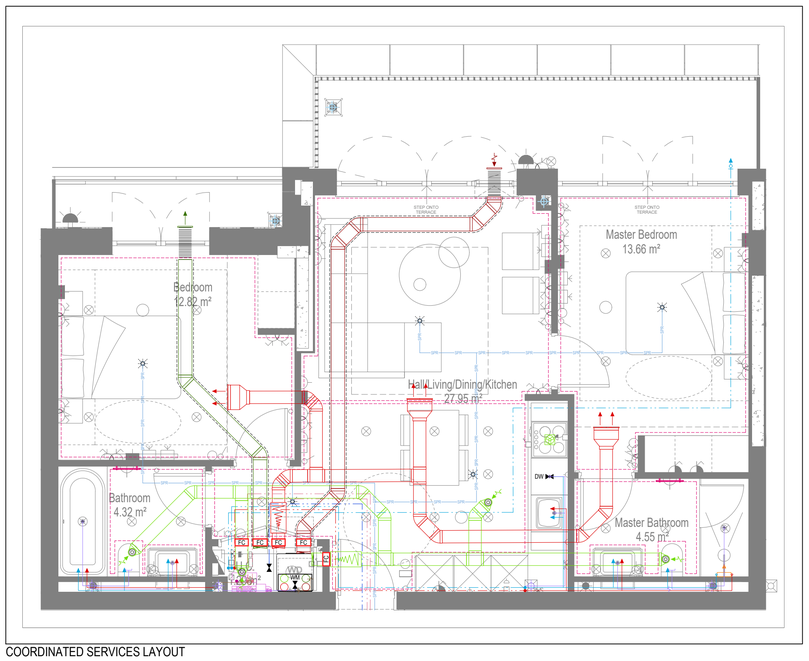
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION AND COOLING LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BGWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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LEGEND

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- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

UF HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/HALLWAY
UF2	Z1	M1	LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	BATHROOM
UF6	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1150	C1	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Removed cooling, updated to fire strategy and comments	DALS/ SP	EJ
C1	01.10.2020	Construction issue	TN	EJ
P1	20.03.2020	Preliminary issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 20.03.2020 Drwn: MJ Chkd: JC

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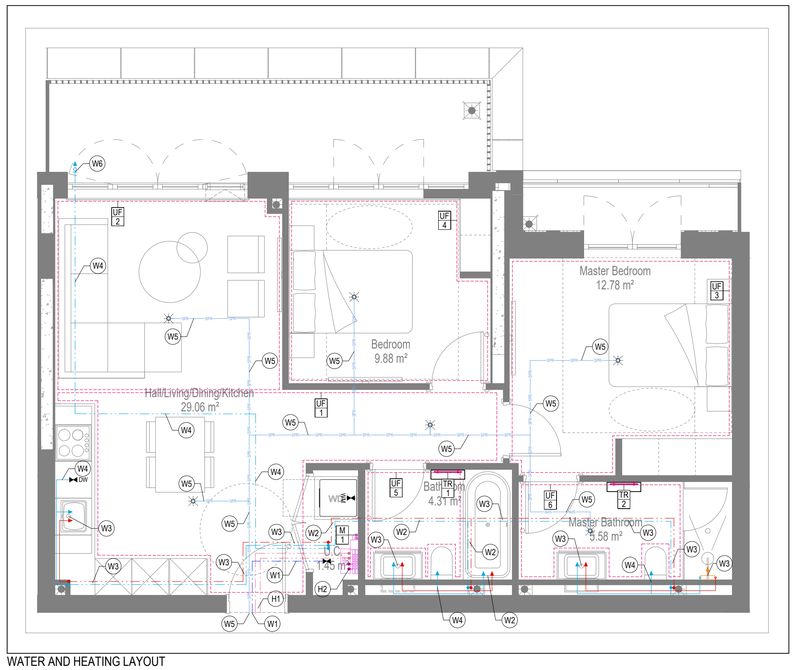
Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 40
Plots: AN44

Project: HORNSEY TOWN HALL

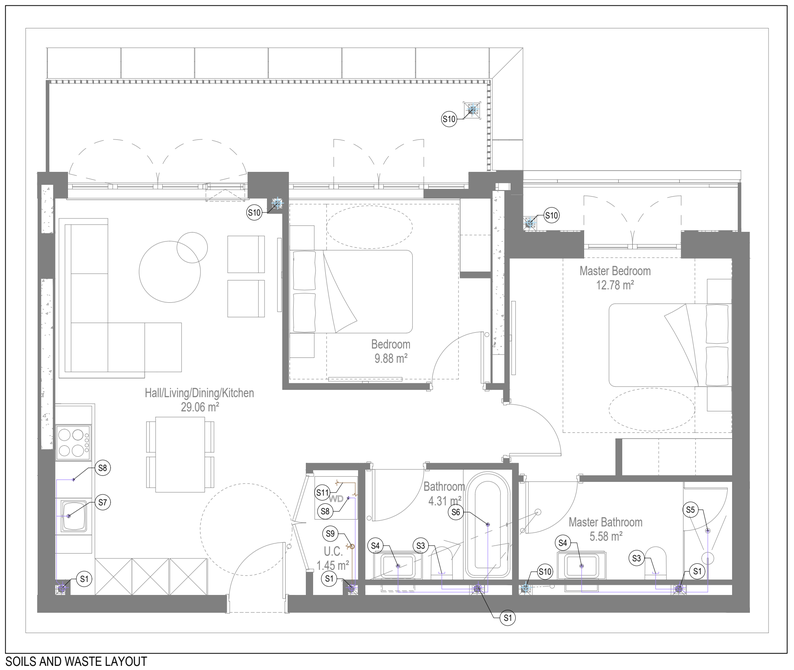
Client: ARDMORE

Dwg Number: 10687-M-03-A-0040

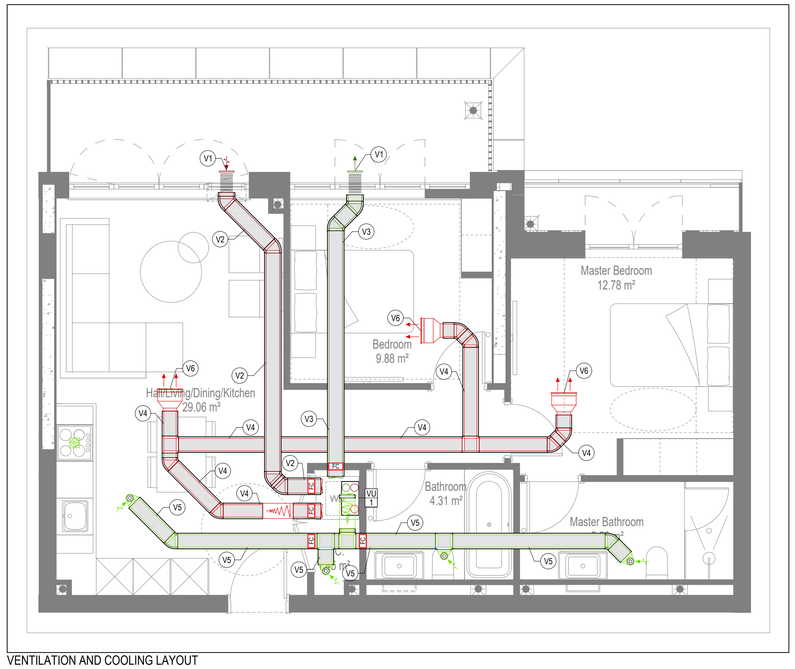
Rev: AB



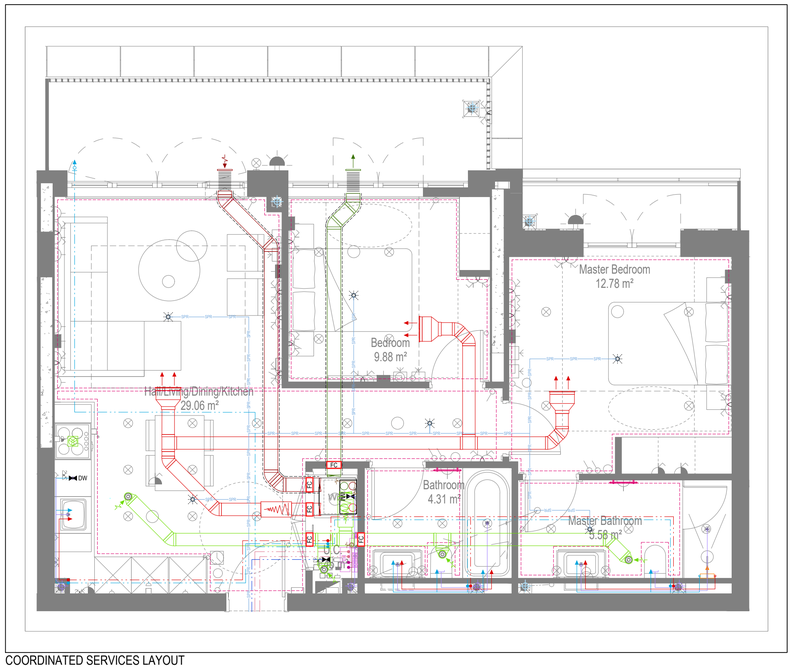
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION AND COOLING LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING/KITCHEN
UF2	Z1	M1	KITCHEN/HALLWAY
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	BATHROOM
UF6	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

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- Circular ductwork / SVP
- Flexible ductwork
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- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1151	C1	04.01.2021

AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Removed cooling, updated to fire strategy and comments	DALS/ SP	EJ
C1	01.10.2020	Construction Issue	TN	EJ
P1	20.03.2020	Preliminary Issue	SP	JC
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT | Scale: 1:50 | Size: A1

Original Issue Date: 20.03.2020 | Drwn: SP | Chkd: JC

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T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 41

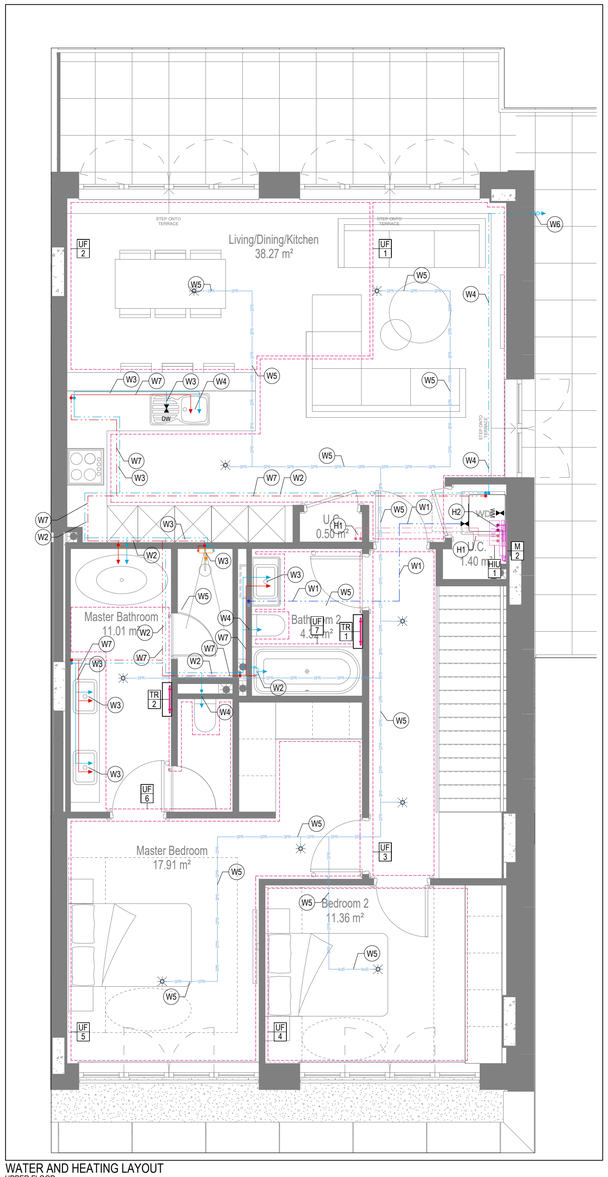
Plots: AN 45

Project:
HORNSEY
TOWN HALL

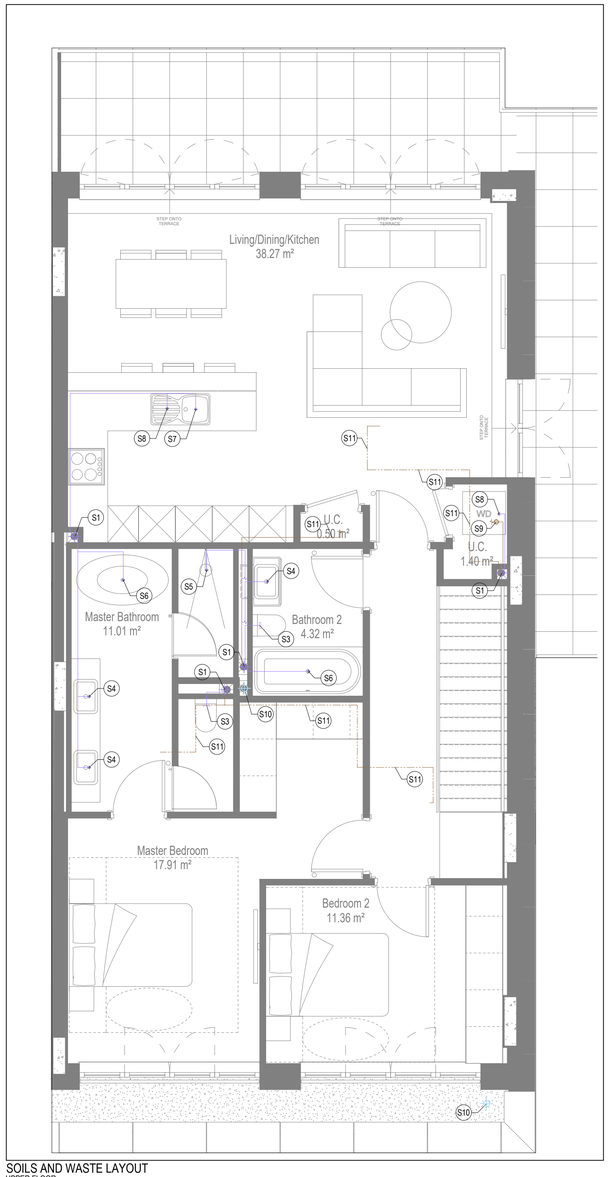
Client: ARDMORE

Dwg Number: 10687-M-03-A-0041

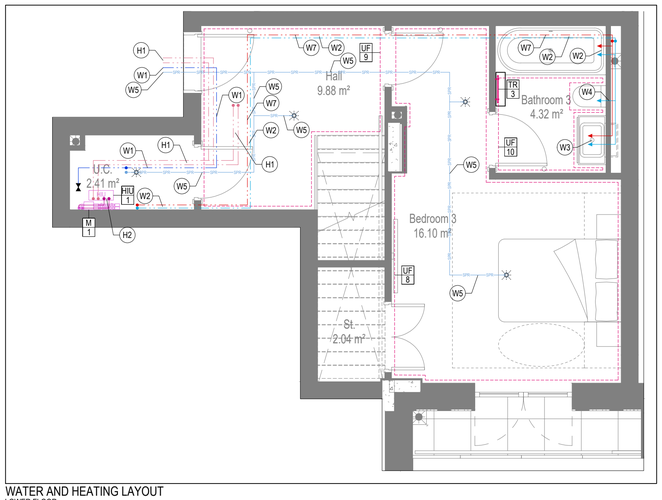
Rev: AB



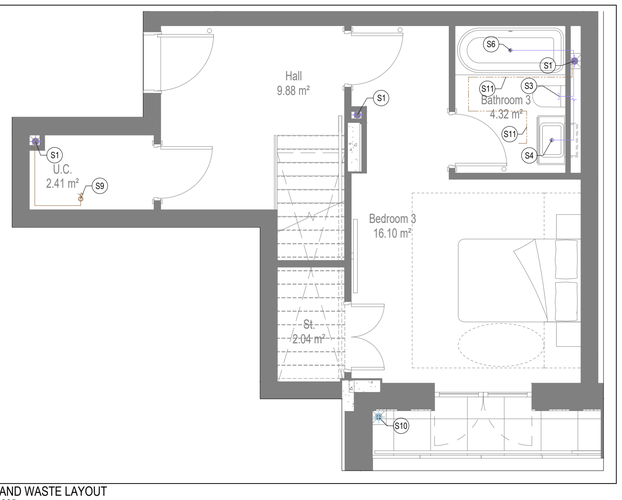
WATER AND HEATING LAYOUT
UPPER FLOOR



SOILS AND WASTE LAYOUT
UPPER FLOOR



WATER AND HEATING LAYOUT
LOWER FLOOR



SOILS AND WASTE LAYOUT
LOWER FLOOR

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 1
TR2	Z2	PISA WHITE STRAIGHT 500 x 800	BATHROOM 2
TR3	Z2	PISA WHITE STRAIGHT 500 x 800	ENSUITE

HEAT INTERFACE UNIT SCHEDULE		
MANUFACTURER:	YGHP	
REF:	LOCATION:	MODEL:
HIU 1	LOWER FLOOR	CAPACITY 1
HIU 2	UPPER FLOOR	CAPACITY 2

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC ADVANCED S

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/IVING
UF2	Z1	M2	KITCHEN/IVING
UF3	Z2	M2	HALLWAY UPPER
UF4	Z3	M2	BED 2
UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BATHROOM
UF7	Z5	M2	BATHROOM 2
UF8	Z6	M1	BEDROOM 3
UF9	Z7	M1	BATHROOM 1
UF10	Z8	M1	HALLWAY LOWER

FAN COIL UNIT SCHEDULE

MANUFACTURER		MITSUBISHI				
REF	AREA SERVED	MODEL	DIMENSIONS WXDXH	HEATING DUTY [kWh]	COOLING DUTY [kWh]	AIRFLOW [l/s]
FCU1	LIVING ROOM	PEFY-P50VMS1-E	900X700X200	2.30	4.60	188
FCU2	MASTER BEDROOM	PEFY-P25VMS1-E	900X700X200	1.08	2.16	117
FCU3	BEDROOM 2	PEFY-P20VMS1-E	900X700X200	0.67	1.35	117
FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200	0.98	1.95	117

FCU GRILLE SCHEDULE

MANUFACTURER		BROOKE AIR								
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [l/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
GR1	LIVING ROOM	FLOWLINE 2F	SUPPLY	188	1600	27	11	4	150	SIDE ENTRY
GR2	MASTER BEDROOM	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR3	BEDROOM 2	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR4	BEDROOM 3	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR5	LIVING ROOM	FLOWLINE 2F	RETURN	188	1600	N/A	N/A	N/A	N/A	N/A
GR6	MASTER BEDROOM	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR7	BEDROOM 2	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR8	BEDROOM 3	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FDC Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- KH Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM 15mm Cold Isolation Valve for Washing Machine
- DW 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL Hot Water Cylinder on stand (if above washing machine)
- EX Hot Water Expansion Vessel
- SH Sealed Heating Kit
- HIU Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Tilton Attenuator
- Tilton Trimbox NOX Filter
- Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS
DRAWING No.: 3596-KDS-BA-XX-DR-A-06-1152 | REVISION: C3 | DATE RECEIVED: 28.01.2022

AB	16.09.2022	AS BUILT	JH	EJ
C4	27.06.2022	Updated to new background	JH	EJ
C3	11.01.2022	Updated bath tap locations.	JH	EJ
C2	19.08.2021	Updated to match new cooling, to RCP's and comments	DALS/SP	EJ
C1	02.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	AJH	JC
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 20.03.2020 | Drwn: AJH | Chkd: JC

WHITECODE CONSULTING
BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

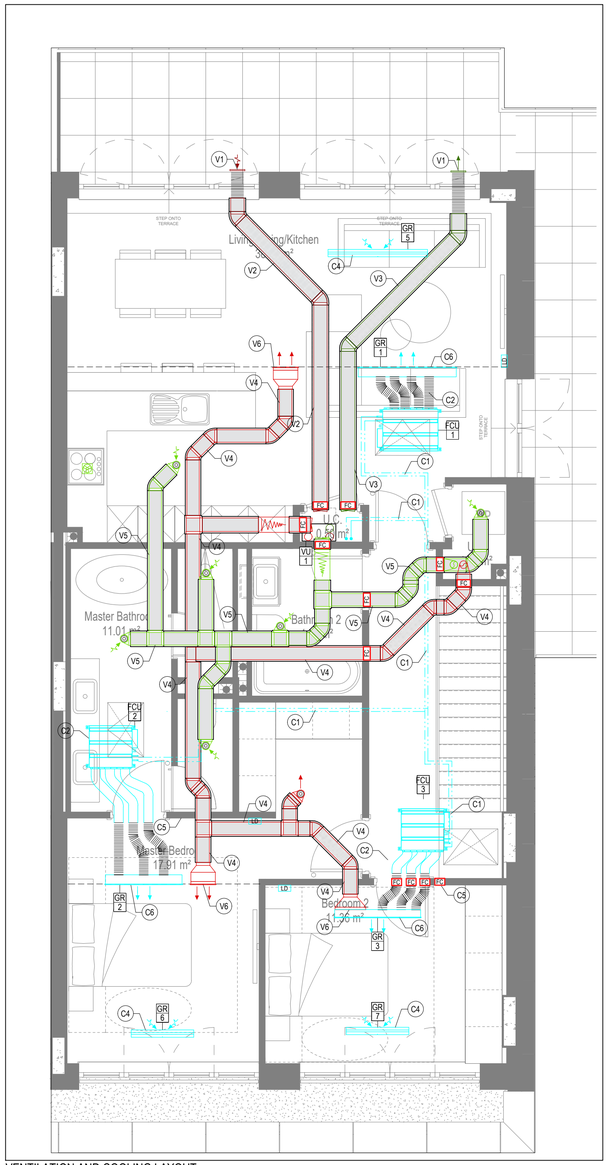
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 42 (SHEET 1 OF 2)
Plots: AN46

Project:
HORNSEY
TOWN HALL

Client: ARDMORE

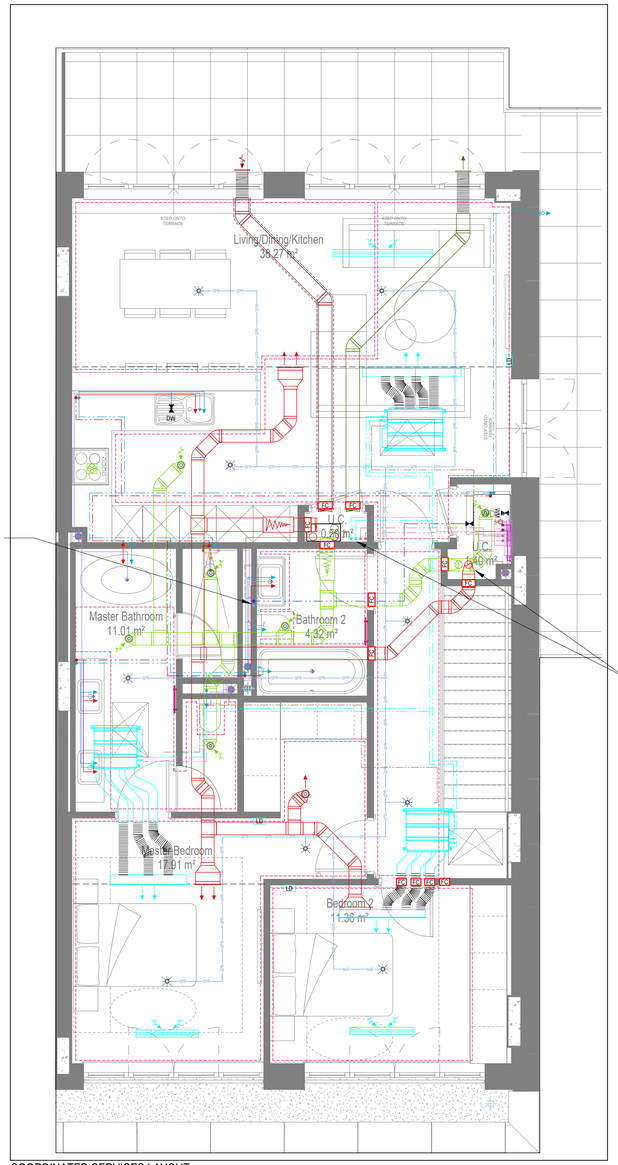
Dwg Number: 10687-M-03-A-0042(1)

Rev: AB



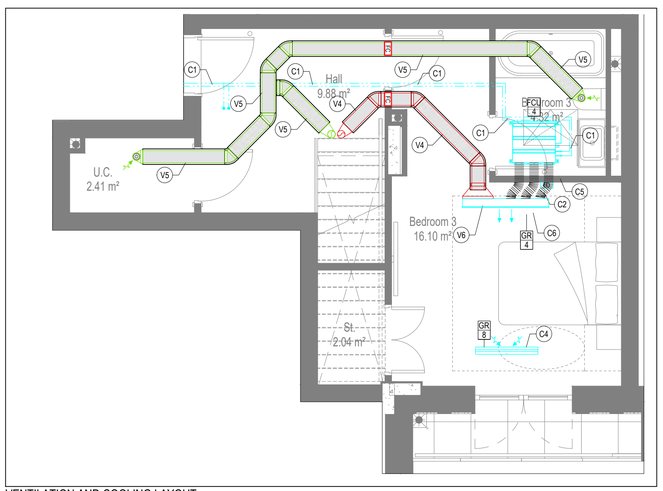
VENTILATION AND COOLING LAYOUT

SERVICES IN RISER:
WATER &
SPRINKLER FB

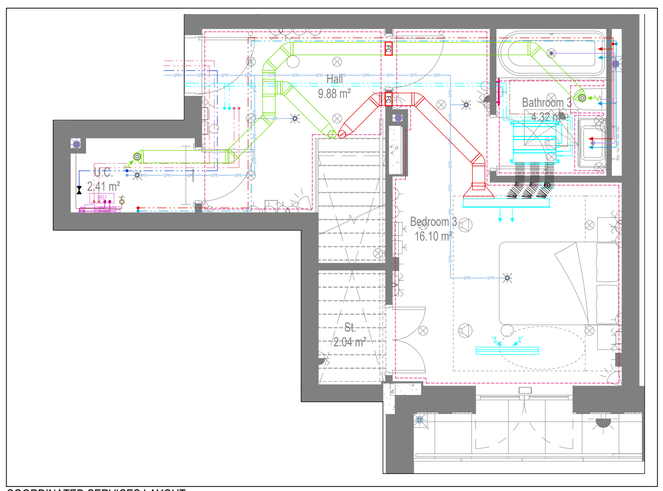


SERVICES IN RISER:
VRF PIPEWORK FB/TA
SECONDARY HEATING
PIPES FOR MANIFOLD
SPRINKLER TA
SUPPLY & EXTRACT
DUCTS FA

COORDINATED SERVICES LAYOUT
UPPER FLOOR



VENTILATION AND COOLING LAYOUT
LOWER FLOOR



COORDINATED SERVICES LAYOUT
LOWER FLOOR

GENERAL SERVICES NOTES

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- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
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- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 1
TR2	Z2	PISA WHITE STRAIGHT 500 x 800	BATHROOM 2
TR3	Z2	PISA WHITE STRAIGHT 500 x 800	ENSUITE

HEAT INTERFACE UNIT SCHEDULE

MANUFACTURER:	YGHP	
REF:	LOCATION:	MODEL:
HIU 1	LOWER FLOOR	CAPACITY 1
HIU 2	UPPER FLOOR	CAPACITY 2

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC ADVANCED S

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/IVING
UF2	Z1	M2	KITCHEN/IVING
UF3	Z2	M2	HALLWAY UPPER
UF4	Z3	M2	BED 2
UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BATHROOM
UF7	Z5	M2	BATHROOM 2
UF8	Z6	M1	BEDROOM 3
UF9	Z7	M1	BATHROOM 1
UF10	Z8	M1	HALLWAY LOWER

FAN COIL UNIT SCHEDULE

MANUFACTURER		MITSUBISHI				
REF	AREA SERVED	MODEL	DIMENSIONS WXDXH	HEATING DUTY [kWh]	COOLING DUTY [kWh]	AIRFLOW [l/s]
FCU1	LIVING ROOM	PEFY-P50VMS1-E	900X700X200	2.30	4.60	188
FCU2	MASTER BEDROOM	PEFY-P25VMS1-E	900X700X200	1.08	2.16	117
FCU3	BEDROOM 2	PEFY-P20VMS1-E	900X700X200	0.67	1.35	117
FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200	0.98	1.95	117

FCU GRILLE SCHEDULE

MANUFACTURER		BROOKE AIR							
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [l/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
GR1	LIVING ROOM	FLOWLINE 2F	SUPPLY	188	1600	27	11	4	150	SIDE ENTRY
GR2	MASTER BEDROOM	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR3	BEDROOM 2	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR4	BEDROOM 3	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR5	LIVING ROOM	FLOWLINE 2F	RETURN	188	1600	N/A	N/A	N/A	N/A	N/A
GR6	MASTER BEDROOM	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR7	BEDROOM 2	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR8	BEDROOM 3	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- EFC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SW — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Tilton Attenuator
- Tilton Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1152	C3	28.01.2022

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C4	27.06.2022	Updated to new background	JH	EJ
C3	11.01.2022	Added shower room, utility room, and wc extract	JH	EJ
C2	19.08.2021	Updated cooling, updated to fire strategy and comments	DALS/ SP	EJ
C1	02.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	AJH	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 20.03.2020 Drwn: AJH Chkd: JC

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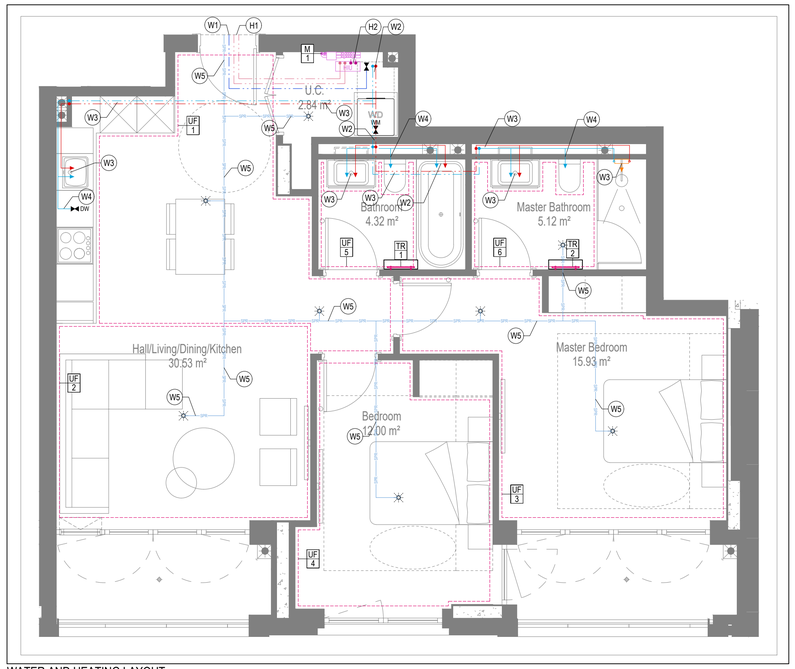
Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 42 (SHEET 2 OF 2)
Plots: AN46

Project: HORNSEY TOWN HALL

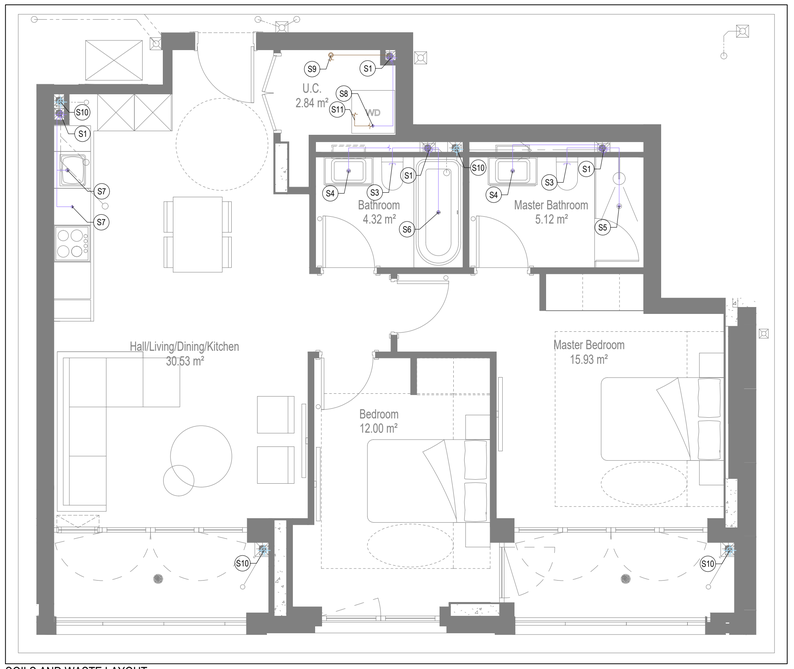
Client: ARDMORE

Dwg Number: 10687-M-03-A-0042(2)

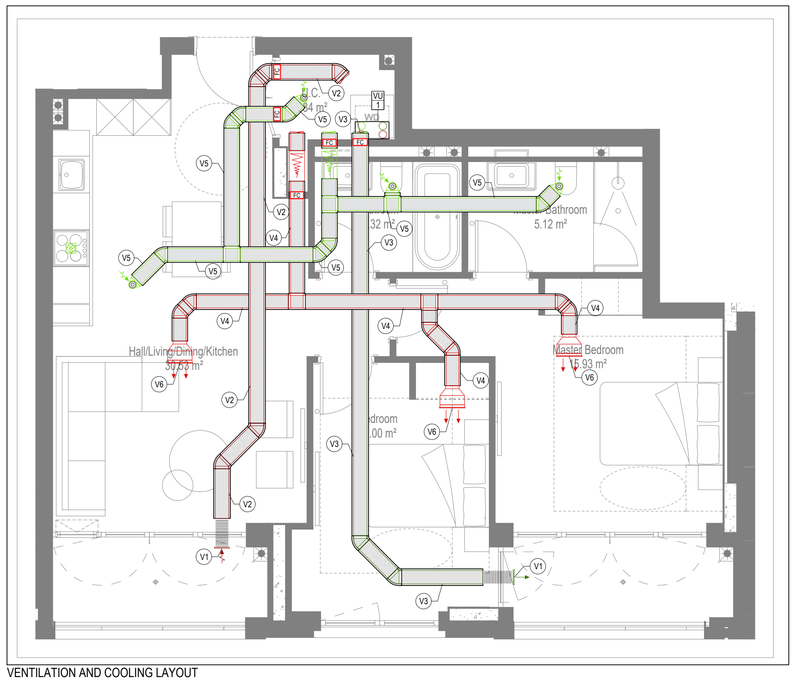
Rev: AB



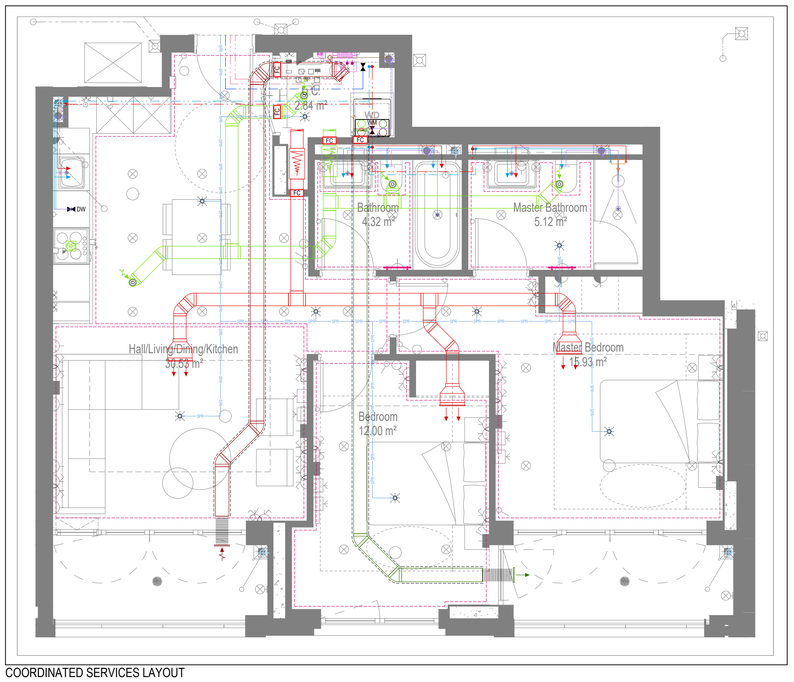
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION AND COOLING LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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WARNING TO HOUSE PURCHASERS - Property Misdescriptions Act 1991

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1153	C1	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	19.08.2021	Removed cooling, updated to fire strategy and comments	DALS/SP	EJ
C1	01.10.2020	Construction Issue	TN	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 20.03.2020 — Drwn: MJ — Chkd: JC

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/HALLWAY
UF2	Z1	M1	LIVING ROOM
UF3	Z1	M1	BEDROOM 1
UF4	Z2	M1	BEDROOM 2
UF5	Z3	M1	BATHROOM
UF6	Z4	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 43

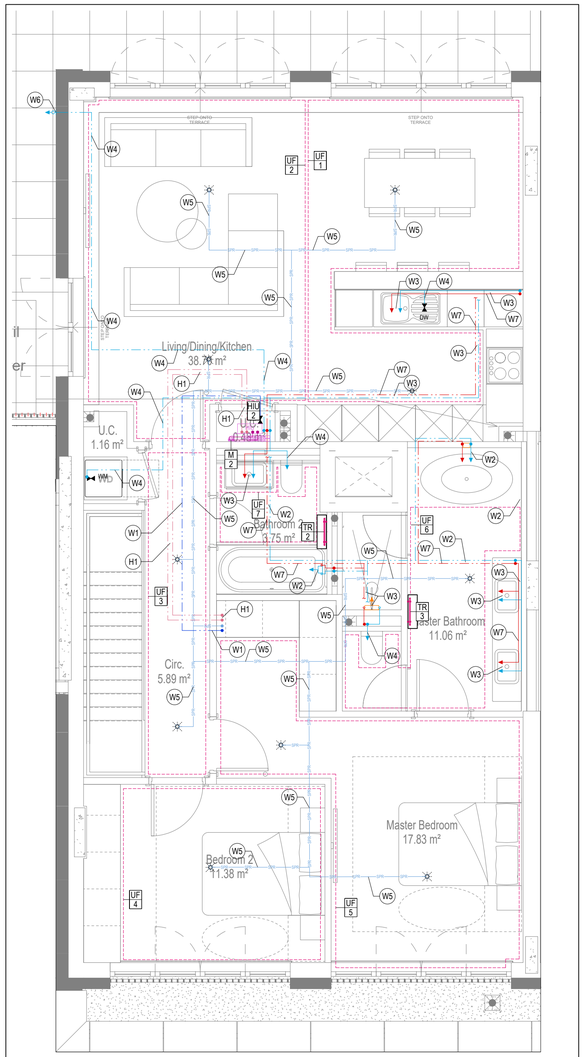
Plots: AN47

Project: HORNSEY TOWN HALL

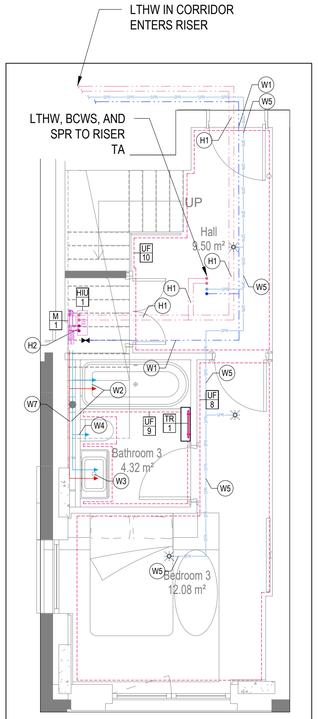
Client: ARDMORE

Dwg Number: 10687-M-03-A-0043

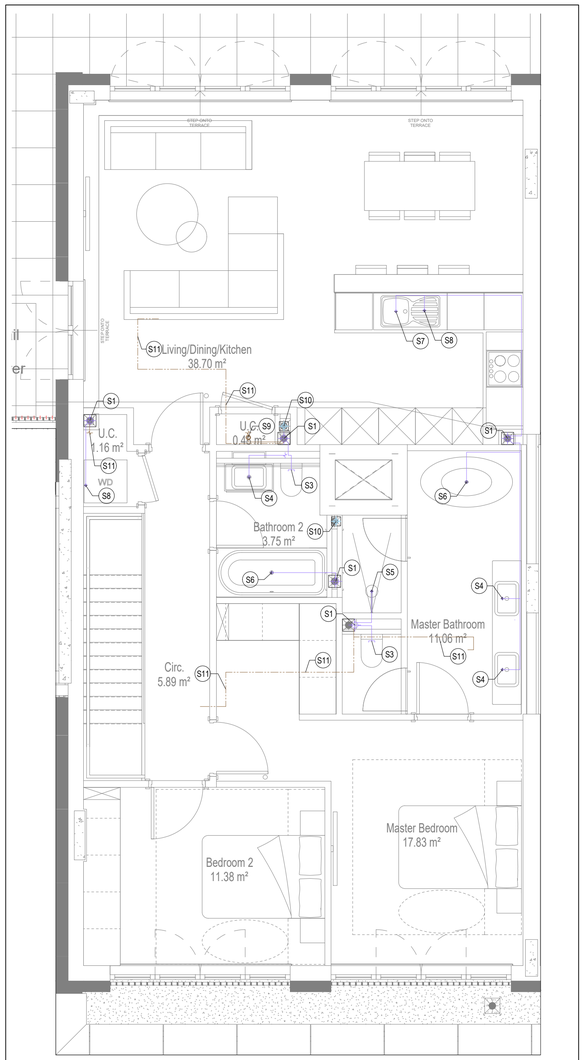
Rev: AB



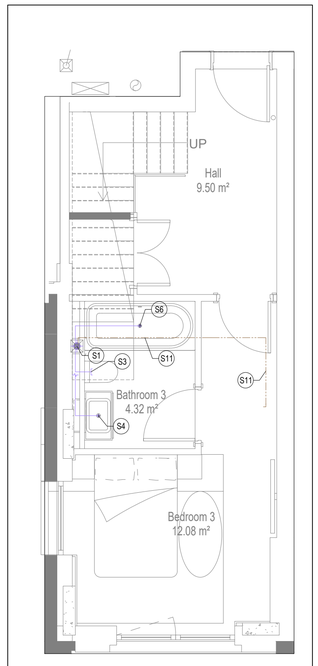
WATER AND HEATING LAYOUT
UPPER FLOOR



WATER AND HEATING LAYOUT
LOWER FLOOR



SOILS AND WASTE LAYOUT
UPPER FLOOR



SOILS AND WASTE LAYOUT
LOWER FLOOR

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VENTILATION NOTES

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COOLING NOTES

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C7. Return air to FCU via grille mounted on side of bulkhead.
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LEGEND

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- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- IFC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1154	REVISION: C2	DATE RECEIVED: 20.01.2022

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/IVING
UF2	Z1	M2	KITCHEN/IVING
UF3	Z2	M2	HALLWAY UPPER
UF4	Z3	M2	BED 2
UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BATHROOM
UF7	Z5	M2	BATHROOM 2
UF8	Z6	M1	BEDROOM 3
UF9	Z7	M1	BATHROOM 1
UF10	Z8	M1	HALLWAY LOWER

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C4	27.06.2022	Updated to new background	JH	EJ
C3	11.01.2022	Updated bath tap locations	JH	EJ
C2	19.08.2021	Updated to match new cooling, to RCP's and comments	DALS/SP	EJ
C1	02.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	AJH	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 20.03.2020 — Drwn: AJH — Chkd: JC

HIU SCHEDULE		
MANUFACTURER		YGHP
REF	LOCATION	MODEL
HIU 1	LOWER FLOOR	CAPACITY 1
HIU 2	UPPER FLOOR	CAPACITY 2

FAN COIL UNIT SCHEDULE

MANUFACTURER		MITSUBISHI				
REF	AREA SERVED	MODEL	DIMENSIONS WXDXH	HEATING DUTY [kWh]	COOLING DUTY [kWh]	AIRFLOW [l/s]
FCU1	LIVING ROOM	PEFY-P50VMS1-E	900X700X200	2.33	4.66	188
FCU2	MASTER BEDROOM	PEFY-P25VMS1-E	900X700X200	1.09	2.18	117
FCU3	BEDROOM 2	PEFY-P20VMS1-E	900X700X200	0.67	1.34	117
FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200	0.73	1.46	117

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 1
TR2	Z2	PISA WHITE STRAIGHT 500 x 800	BATHROOM 2
TR3	Z2	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC ADVANCED S

FCU GRILLE SCHEDULE

MANUFACTURER		BROOKE AIR								
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [l/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
GR1	LIVING ROOM	FLOWLINE 2F	VENT + FCU SUPPLY	201	2000	27	11	4	150	SIDE ENTRY
GR2	MASTER BEDROOM	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR3	BEDROOM 2	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR4	BEDROOM 3	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR5	LIVING ROOM	FLOWLINE 2F	RETURN	188	1600	N/A	N/A	N/A	N/A	N/A
GR6	MASTER BEDROOM	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR7	BEDROOM 2	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR8	BEDROOM 3	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A

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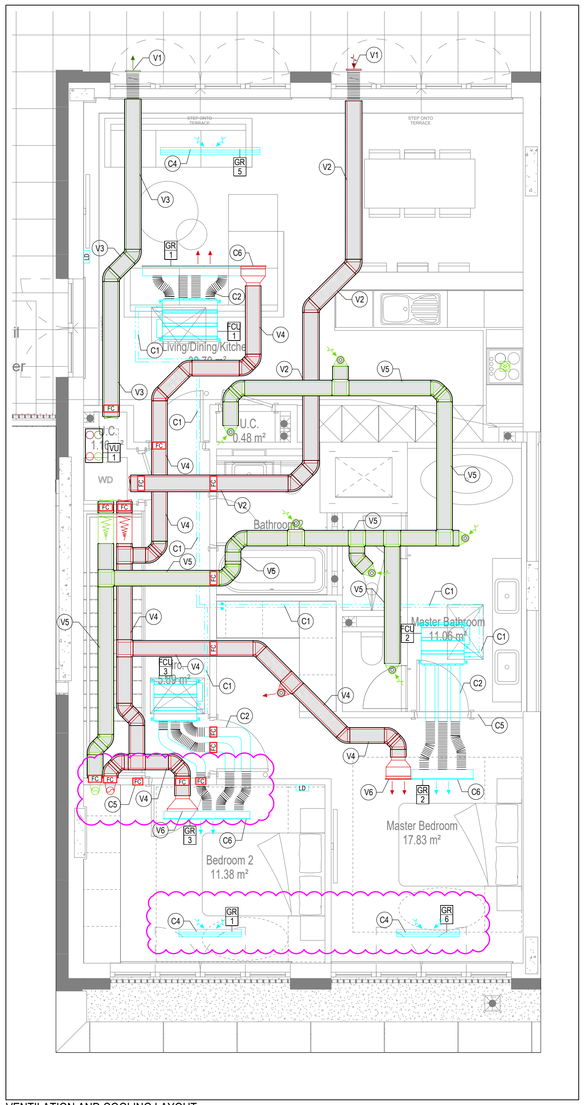
Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 44 (SHEET 1 OF 2)
Plots: AN48

Project: HORNSEY TOWN HALL

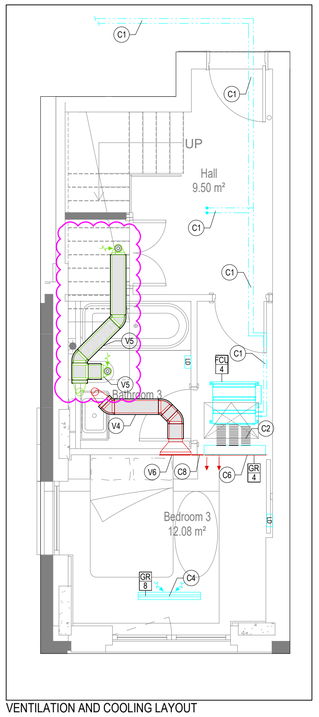
Client: ARDMORE

Dwg Number: 10687-M-03-A-0044(1)

Rev: AB

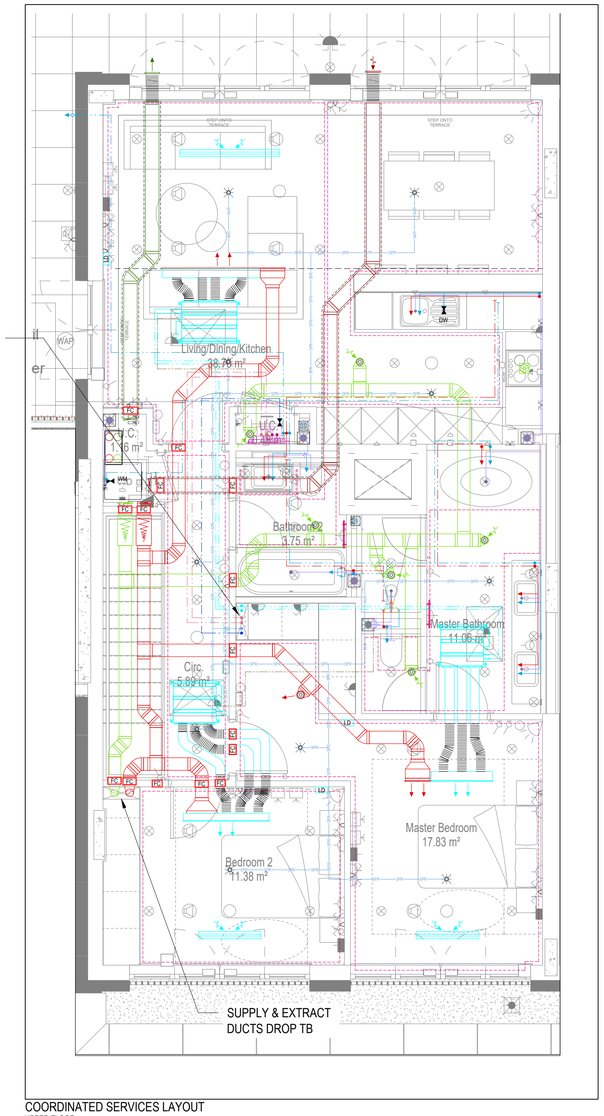


VENTILATION AND COOLING LAYOUT
UPPER FLOOR



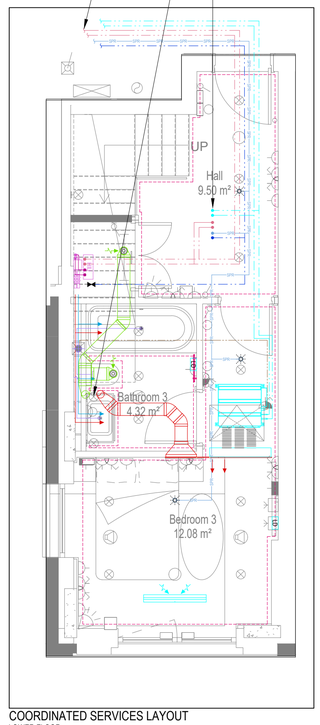
VENTILATION AND COOLING LAYOUT
LOWER FLOOR

- VRF DROP FA TB
- LTHW RISE FB
- BCWS RISE FB
- SPR RISE FB



COORDINATED SERVICES LAYOUT
UPPER FLOOR

- LTHW IN CORRIDOR ENTERS RISER
- SUPPLY & EXTRACT DUCTS DROP FA
- VRF DROP FA
- LTHW RISE TA
- BCWS RISE TA
- SPR RISE TA



COORDINATED SERVICES LAYOUT
LOWER FLOOR

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
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S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hep-vo trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1154	REVISION: C2	DATE RECEIVED: 20.01.2022

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/IVING
UF2	Z1	M2	KITCHEN/IVING
UF3	Z2	M2	HALLWAY UPPER
UF4	Z3	M2	BED 2
UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BATHROOM
UF7	Z5	M2	BATHROOM 2
UF8	Z6	M1	BEDROOM 3
UF9	Z7	M1	BATHROOM 1
UF10	Z8	M1	HALLWAY LOWER

HIU SCHEDULE		
MANUFACTURER		YGHP
REF	LOCATION	MODEL
HIU 1	LOWER FLOOR	CAPACITY 1
HIU 2	UPPER FLOOR	CAPACITY 2

FAN COIL UNIT SCHEDULE

MANUFACTURER		MITSUBISHI				
REF	AREA SERVED	MODEL	DIMENSIONS WXDXH	HEATING DUTY [kWh]	COOLING DUTY [kWh]	AIRFLOW [l/s]
FCU1	LIVING ROOM	PEFY-P50VMS1-E	900X700X200	2.33	4.66	188
FCU2	MASTER BEDROOM	PEFY-P25VMS1-E	900X700X200	1.09	2.18	117
FCU3	BEDROOM 2	PEFY-P20VMS1-E	900X700X200	0.67	1.34	117
FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200	0.73	1.46	117

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 1
TR2	Z2	PISA WHITE STRAIGHT 500 x 800	BATHROOM 2
TR3	Z2	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC ADVANCED S

FCU GRILLE SCHEDULE

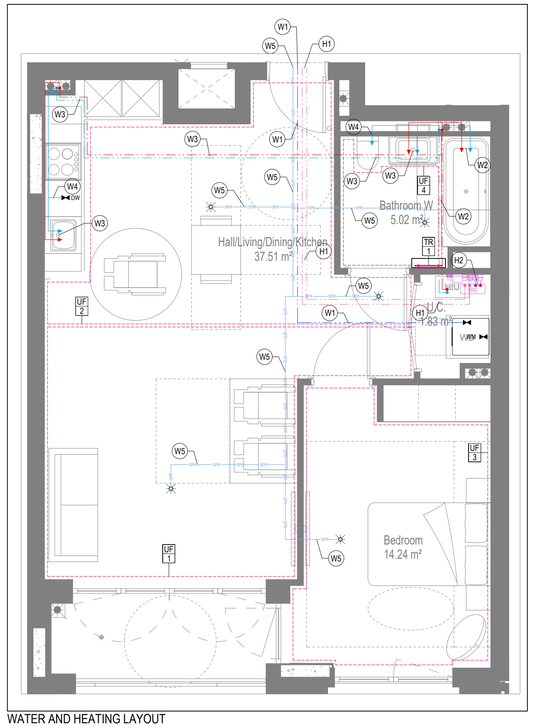
MANUFACTURER		BROOKE AIR							
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [l/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
GR1	LIVING ROOM	FLOWLINE 2F	VENT + FCU SUPPLY	201	2000	27	11	4	150	SIDE ENTRY
GR2	MASTER BEDROOM	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR3	BEDROOM 2	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR4	BEDROOM 3	FLOWLINE 2F	VENT + FCU SUPPLY	146	1400	27	11	3	150	BOTTOM ENTRY
GR5	LIVING ROOM	FLOWLINE 2F	RETURN	188	1600	N/A	N/A	N/A	N/A	N/A
GR6	MASTER BEDROOM	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR7	BEDROOM 2	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A
GR8	BEDROOM 3	FLOWLINE 2F	RETURN	117	1000	N/A	N/A	N/A	N/A	N/A

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C4	27.06.2022	Updated to new background	JH	EJ
C3	11.01.2022	Added cupboard, shower room and utility extract	JH	EJ
C2	19.08.2021	Updated cooling, updated to fire strategy and comments	DALS/SP	EJ
C1	02.10.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	AJH	JC

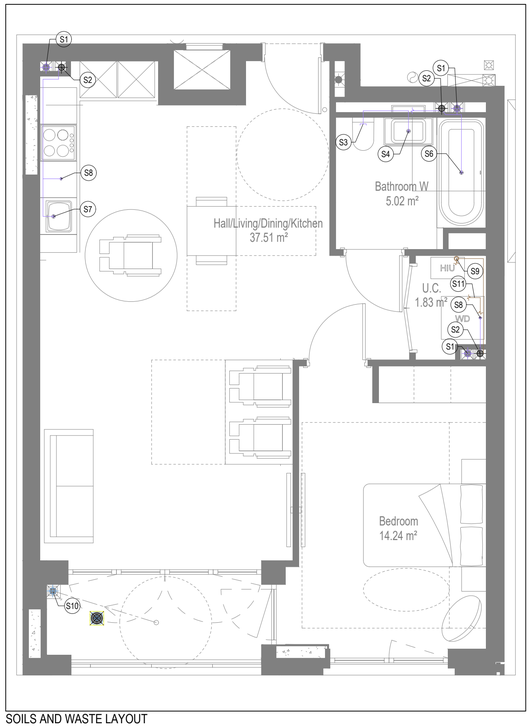
Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 20.03.2020 — Drwn: AJH — Chkd: JC

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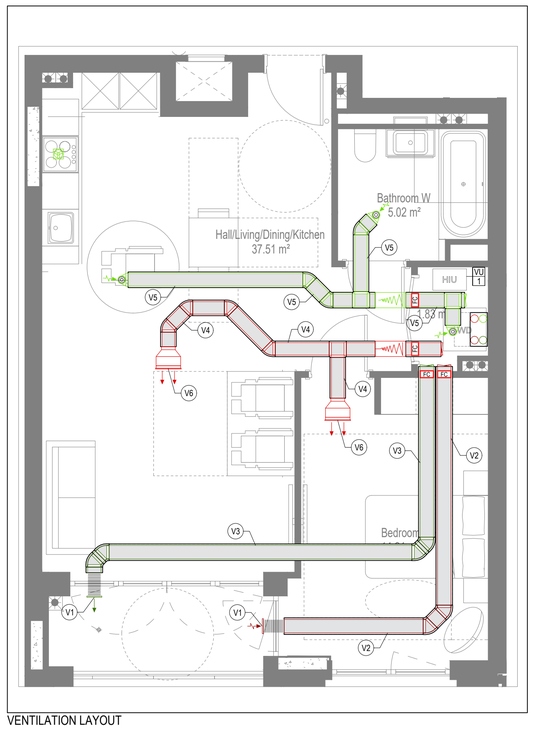
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 44 (SHEET 2 OF 2)
Plots: AN48
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0044(2)
Rev: AB



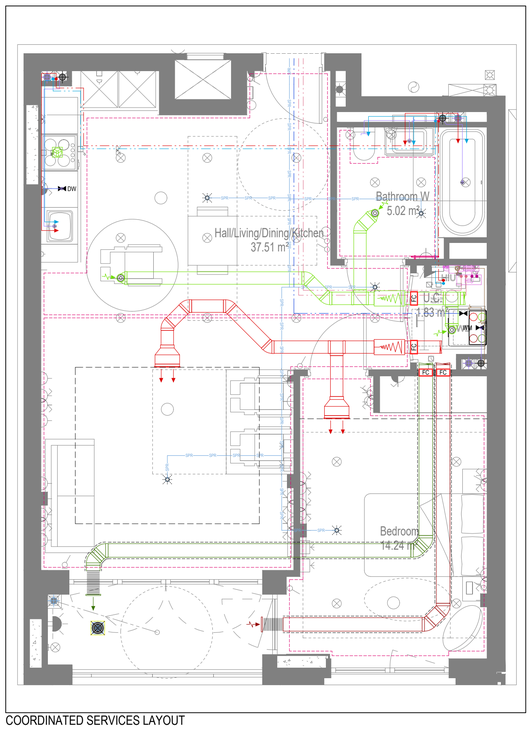
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1100	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Construction issue. Updated to comments	IV/ZM	EJ
C1	11.09.2020	Construction issue	DALS	EJ
P1	04.02.2020	Preliminary Issue	MJ	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 04.02.2020 Drwn: MJ Chkd: JC

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 01

Plots: AS01

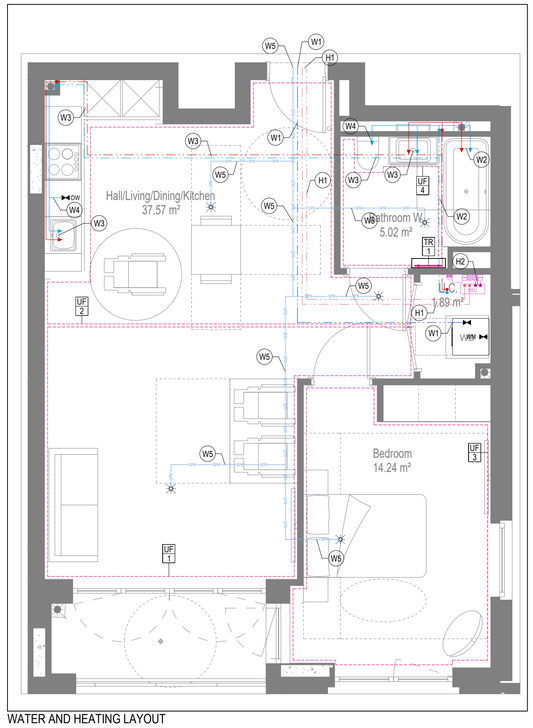
Project: HORNSEY TOWN HALL

Client: ARDMORE

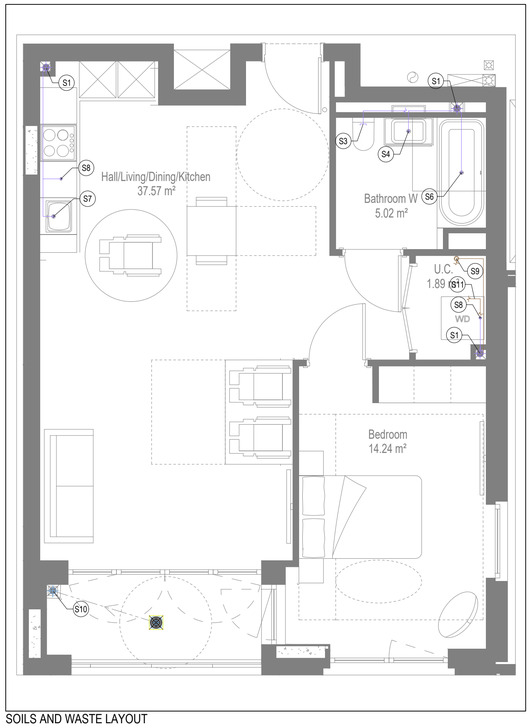
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Rev: AB

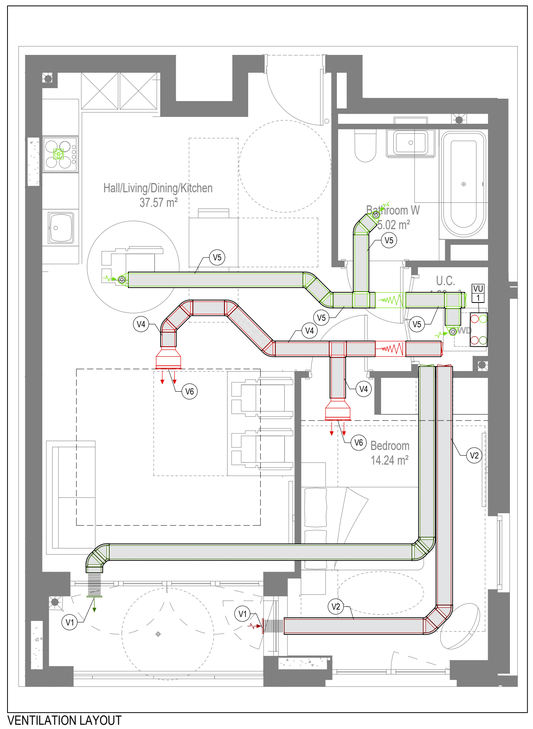
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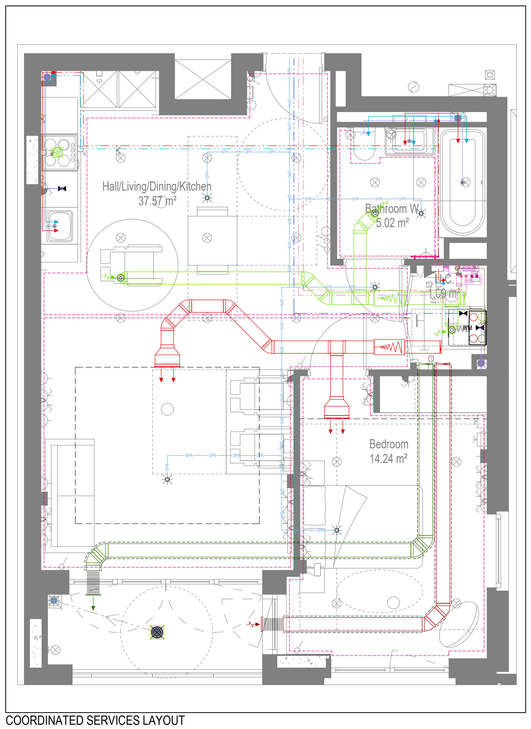
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SOILS AND WASTE LAYOUT



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- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

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- Pipework at low level
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- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- IFC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1100	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Construction issue. Updated to comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	DALS	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 11.09.2020 Drwn: DALS Chkd: EJ

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BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 01B

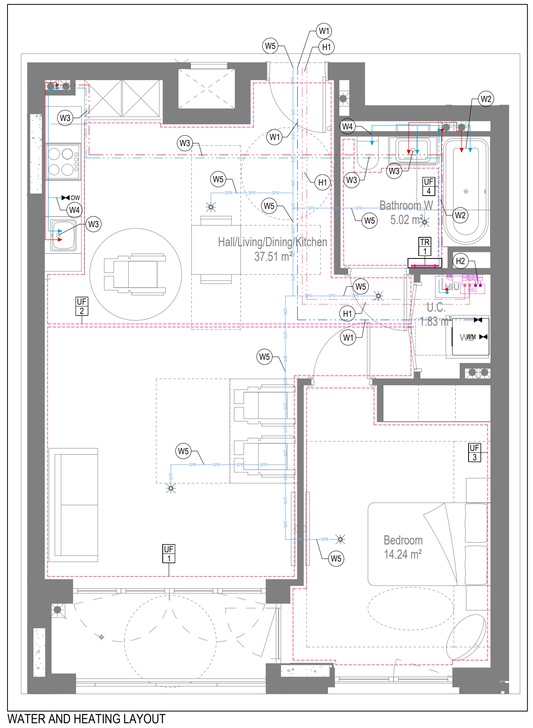
Plots: AS11, AS21

Project: HORNSEY TOWN HALL

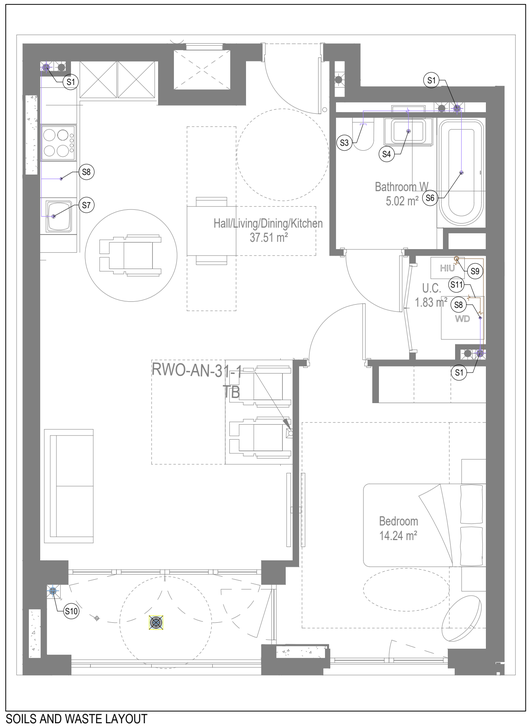
Client: ARDMORE

Dwg Number: 10687-M-03-A-0001B

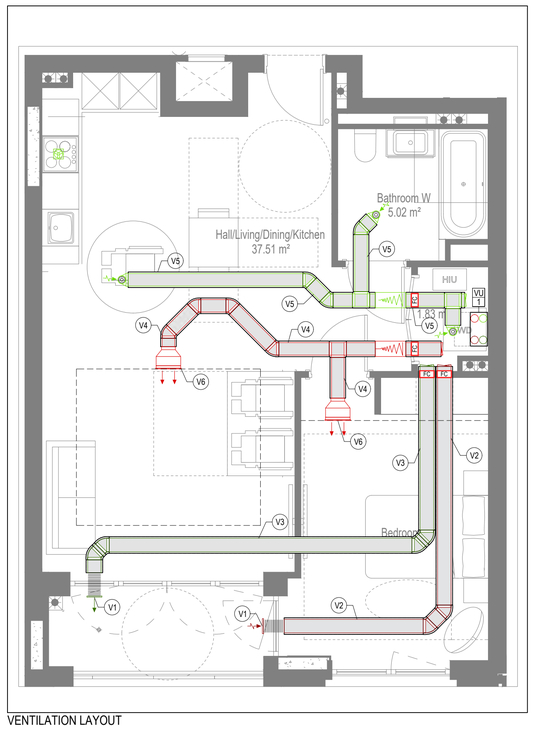
Rev: AB



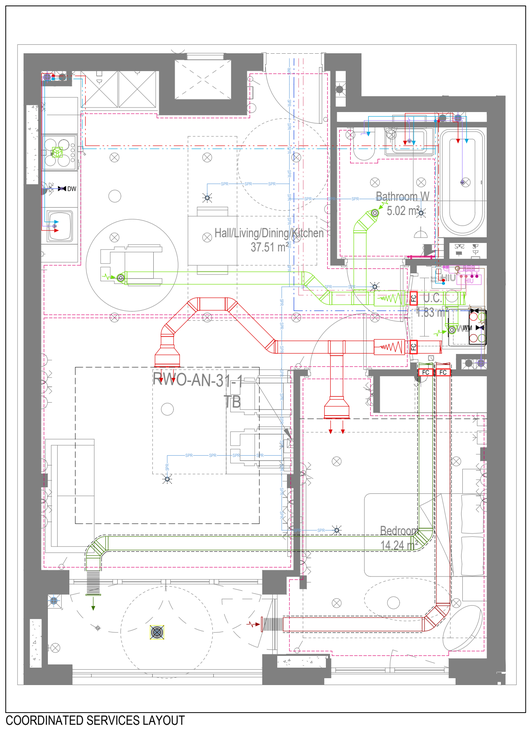
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
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- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
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W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
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W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
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HEATING NOTES

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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
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V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1100	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Construction issue. Updated to comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	DALS	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 11.09.2020 Drwn: DALS Chkd: EJ

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 01C

Plots: AS31

Project: HORNSEY TOWN HALL

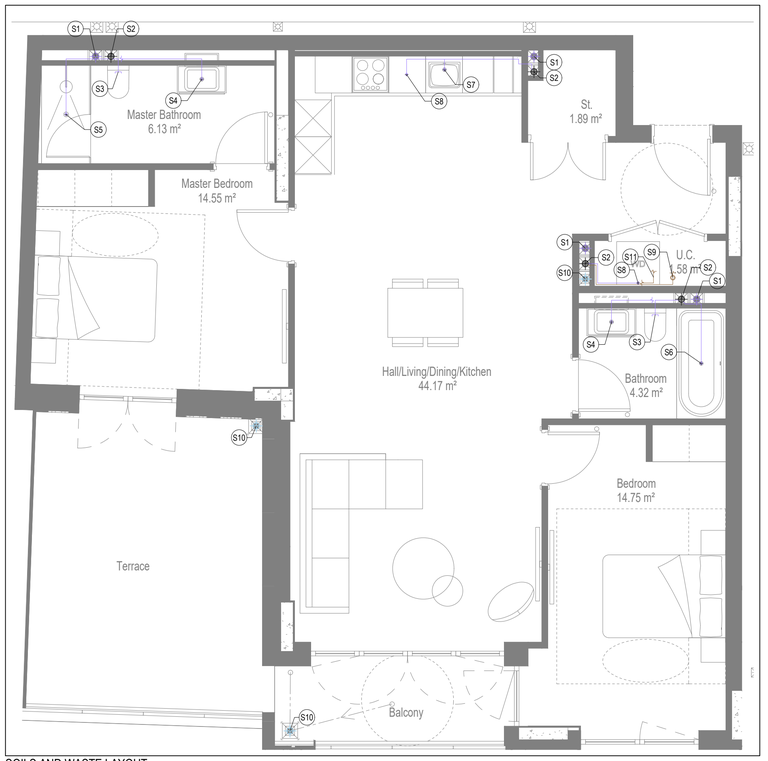
Client: ARDMORE

Dwg Number: 10687-M-03-A-0001C

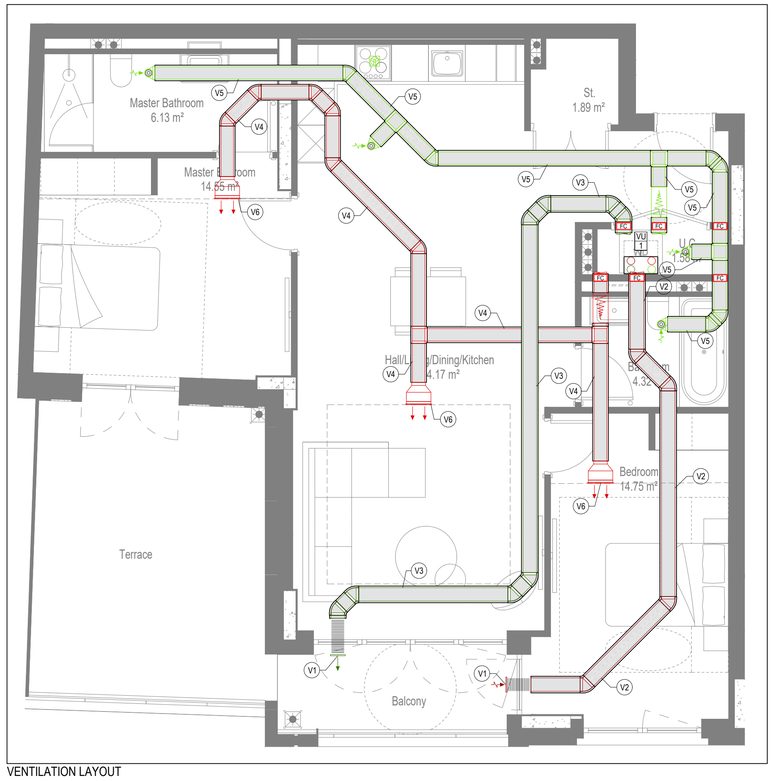
Rev: AB



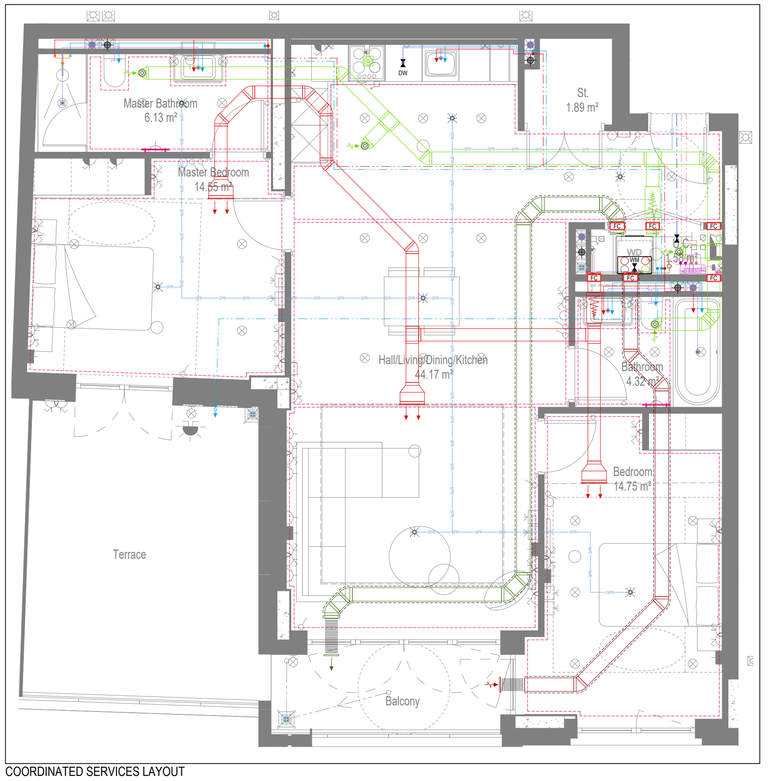
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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- Titon Attenuator
- Titon Trimbox NOX Filter

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM/KITCHEN
UF2	Z1	M1	LIVING ROOM/KITCHEN
UF3	Z1	M1	LIVING ROOM/KITCHEN
UF4	Z2	M1	MASTER BEDROOM
UF5	Z3	M1	ENSUITE
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	BEDROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1101	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Construction issue. Updated to comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	DALS	EJ
P1	04.02.2020	Preliminary issue	AJH	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 04.02.2020 Drwn: AJH Chkd: JC

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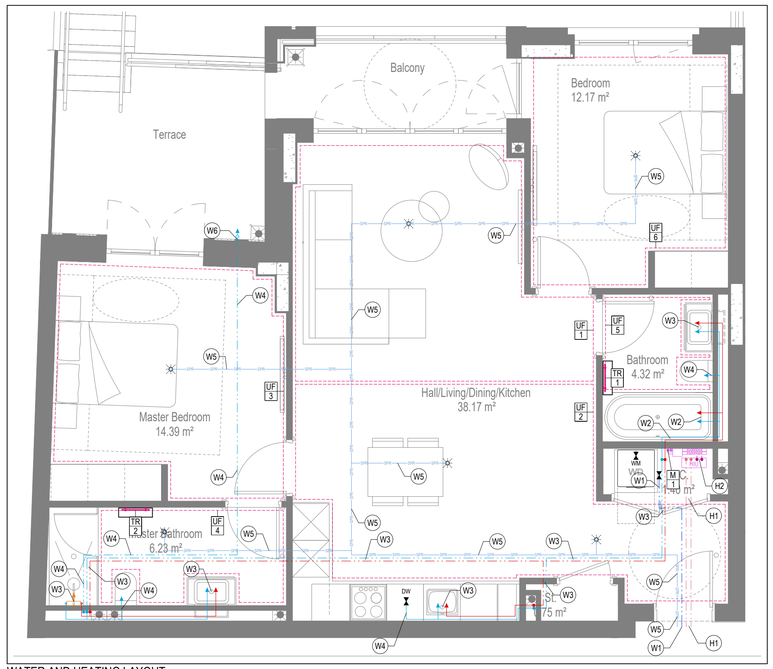
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 02
Plots: AS02, AS12, AS22, AS32

Project:
HORNSEY
TOWN HALL

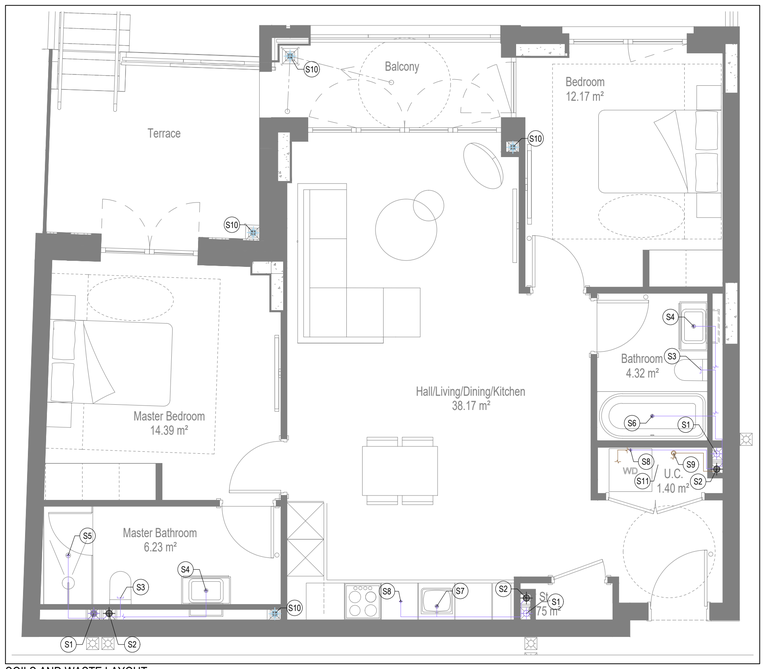
Client:
ARDMORE

Dwg Number:
10687-M-03-A-0002

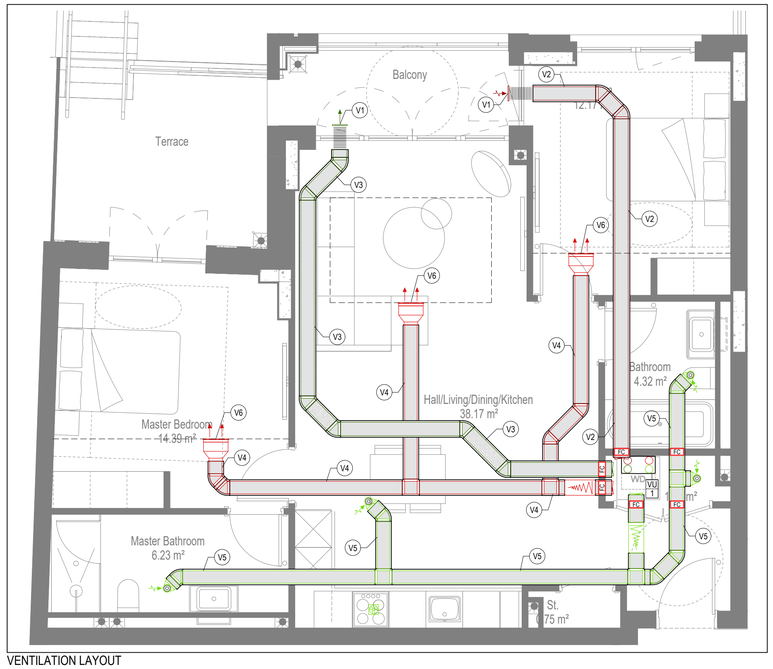
Rev:
AB



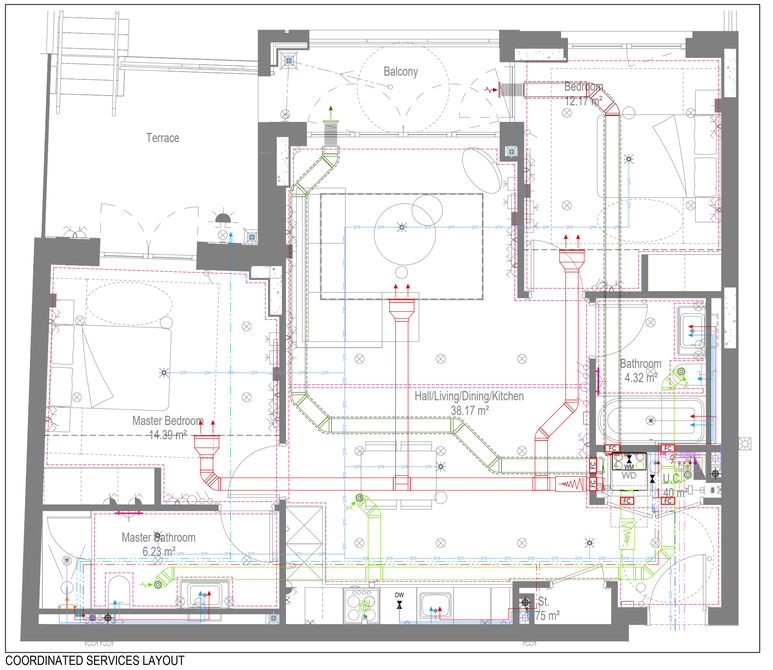
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	ENSUITE
UF5	Z4	M1	BATHROOM
UF6	Z5	M1	BEDROOM 2

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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WARNING TO HOUSE PURCHASERS - Property Misdescriptions Act 1991
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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Tilton Attenuator
- Tilton Trimbox NOX Filter

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1102	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Updated to latest RCP, fire strategy and comments	IV/SP	EJ
C1	11.09.2020	Construction Issue	DALS	EJ
P1	04.02.2020	Preliminary issue	AJH	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 04.02.2020 — Drwn: AJH — Chkd: JC

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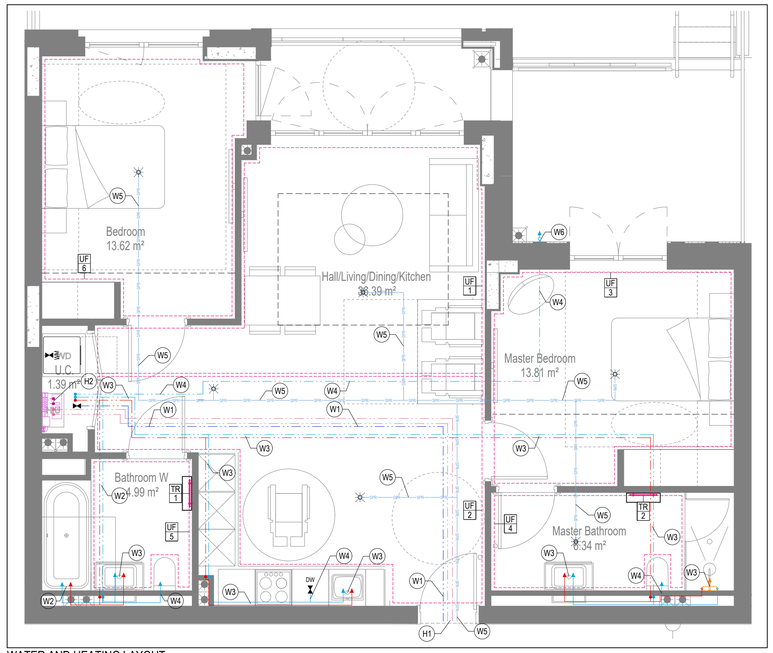
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 03
Plots: AS03, AS13, AS23, AS33

Project:
HORNSEY
TOWN HALL

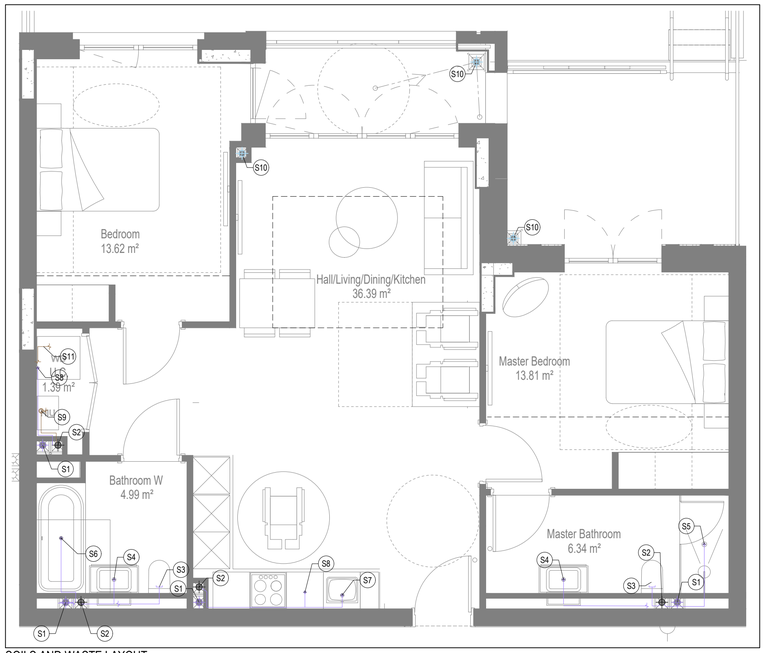
Client: ARDMORE

Dwg Number: 10687-M-03-A-0003

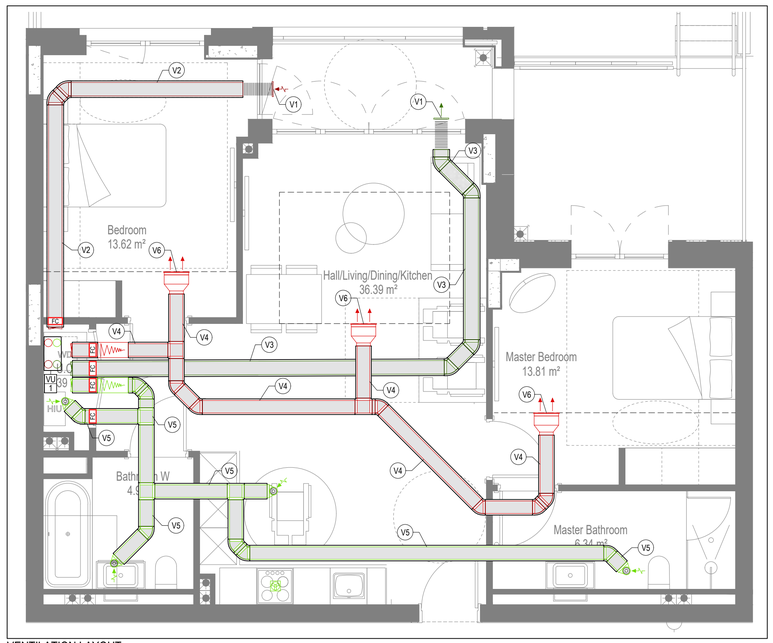
Rev: AB



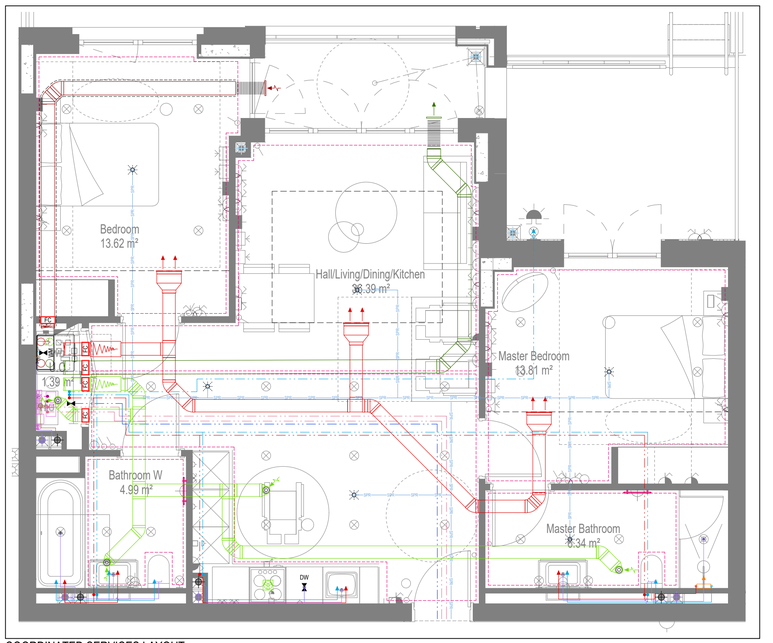
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

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W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
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HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
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V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

UF HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING/KITCHEN
UF2	Z1	M1	LIVING/KITCHEN
UF3	Z2	M1	MASTER BEDROOM
UF4	Z3	M1	ENSUITE
UF5	Z4	M1	BATHROOM
UF6	Z5	M1	BEDROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
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- CYL — Hot Water Cylinder on stand (if above washing machine)
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- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
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BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1103	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Construction issue. Updated to comments	IV/ZM	EJ
C1	01.10.2020	Construction Issue	CDS	EJ
P1	04.02.2020	Preliminary Issue	ZM	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 04.02.2020 Drwn: ZM Chkd: JC

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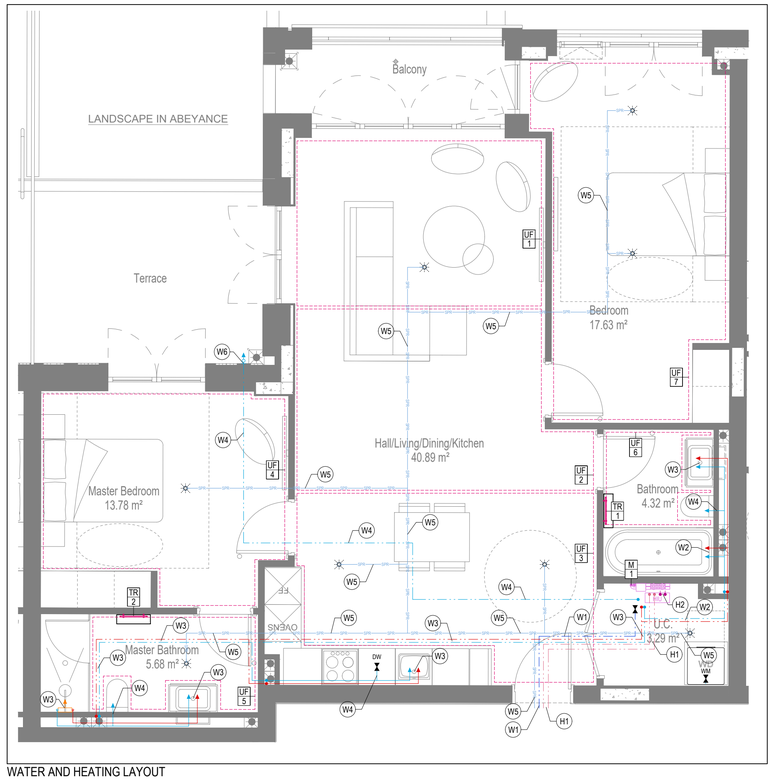
Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 04
Plots: AS04, AS14, AS24, AS34

Project: HORNSEY TOWN HALL

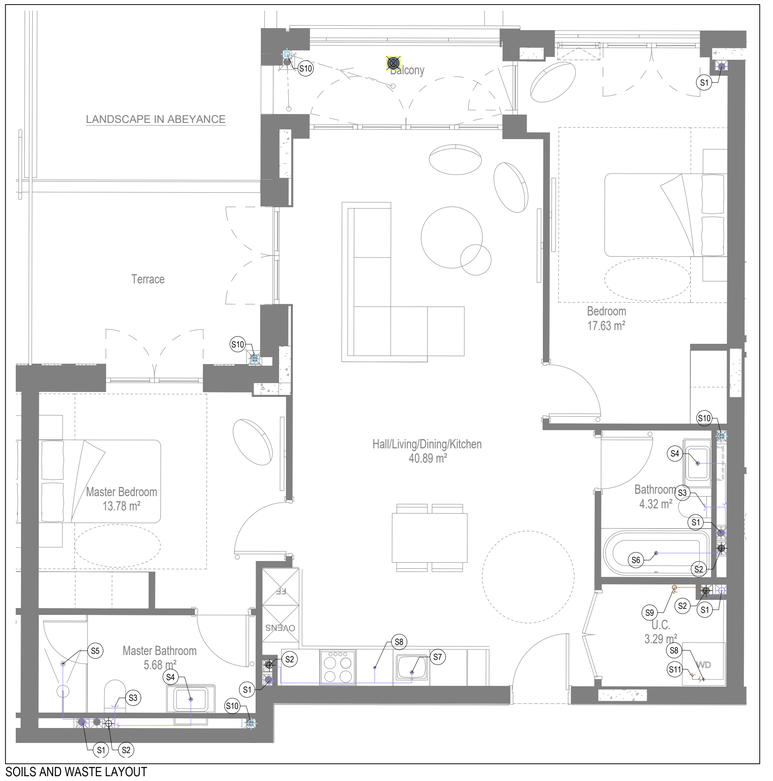
Client: ARDMORE

Dwg Number: 10687-M-03-A-0004

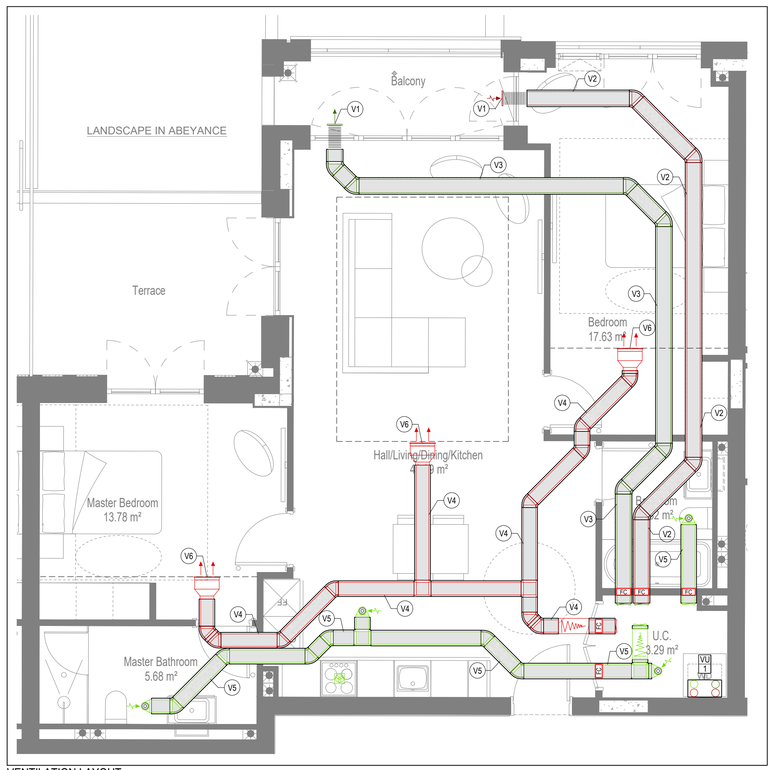
Rev: AB



WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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W2. 22Ø balanced CWS & HWS.
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H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

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S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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LEGEND

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- Pipework at low level
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- WM — 15mm Cold Isolation Valve for Washing Machine
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- CYL — Hot Water Cylinder on stand (if above washing machine)
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- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

UF HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	KITCHEN
UF3	Z1	M1	LIVING ROOM/KITCHEN
UF4	Z2	M1	MASTER BEDROOM
UF5	Z3	M1	ENSUITE
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	BEDROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1104	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Construction issue. Updated to comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	DALS	EJ
P1	04.02.2020	Preliminary issue	ZM	JC

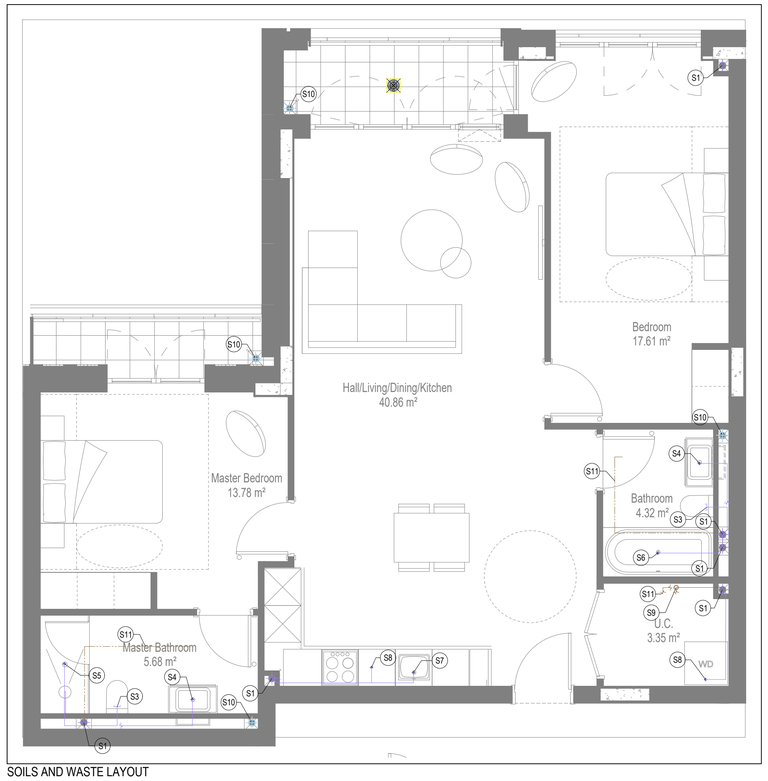
Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 04.02.2020 Drwn: ZM Chkd: JC

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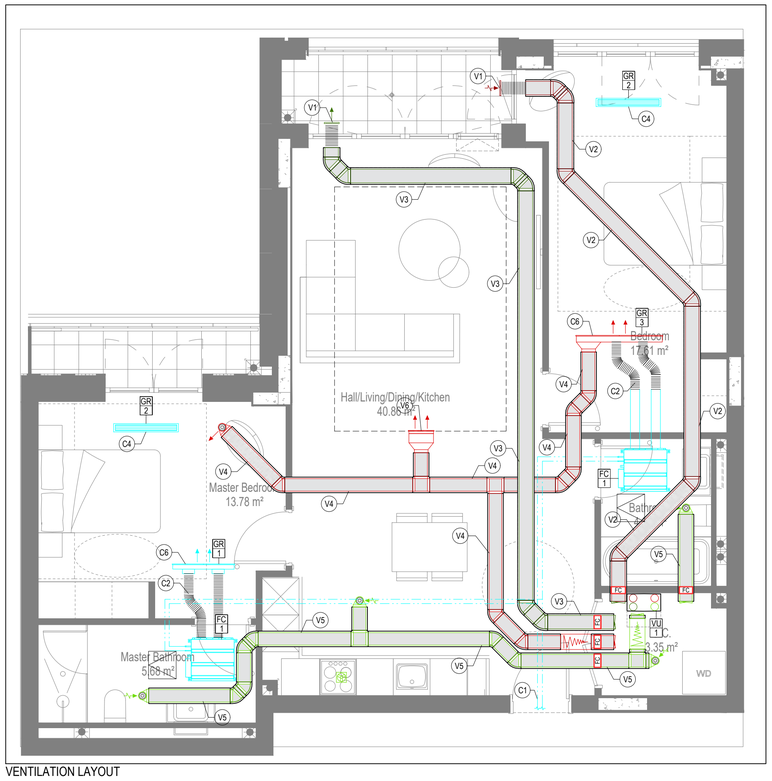
Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 05
Plots: AS05
Project: HORNSEY TOWN HALL
Client: ARDMORE
Dwg Number: 10687-M-03-A-0005
Rev: AB



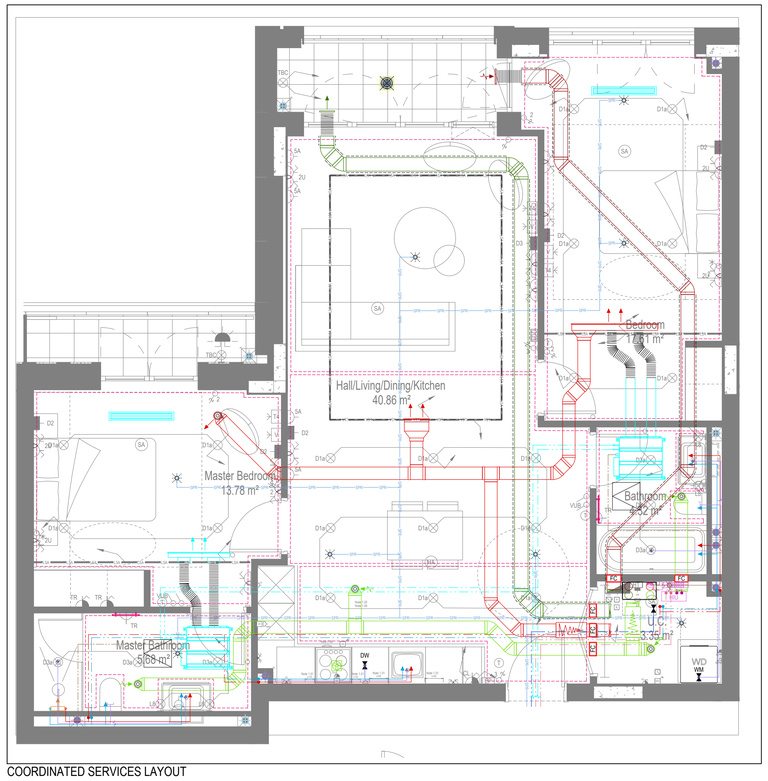
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void ti go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	KITCHEN
UF3	Z1	M1	LIVING ROOM/KITCHEN
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TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
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VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:	MITSUBISHI		
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P15VMS1-E	150Ø	BEDROOM 1 & 2

FCU GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE (L/S)	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	BEDROOM 1	100	1000	2F	FCU SUPPLY
GR2	BEDROOM 1	100	1000	2F	FCU RETURN
GR3	BEDROOM 2	121	1400	2F	FCU + VENT SUPPLY
GR4	BEDROOM 2	100	1000	2F	FCU RETURN

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- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
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- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

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DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1104	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C1	29.06.2021	Construction issue	DALS	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 29.06.2021 Drwn: DALS Chkd: EJ

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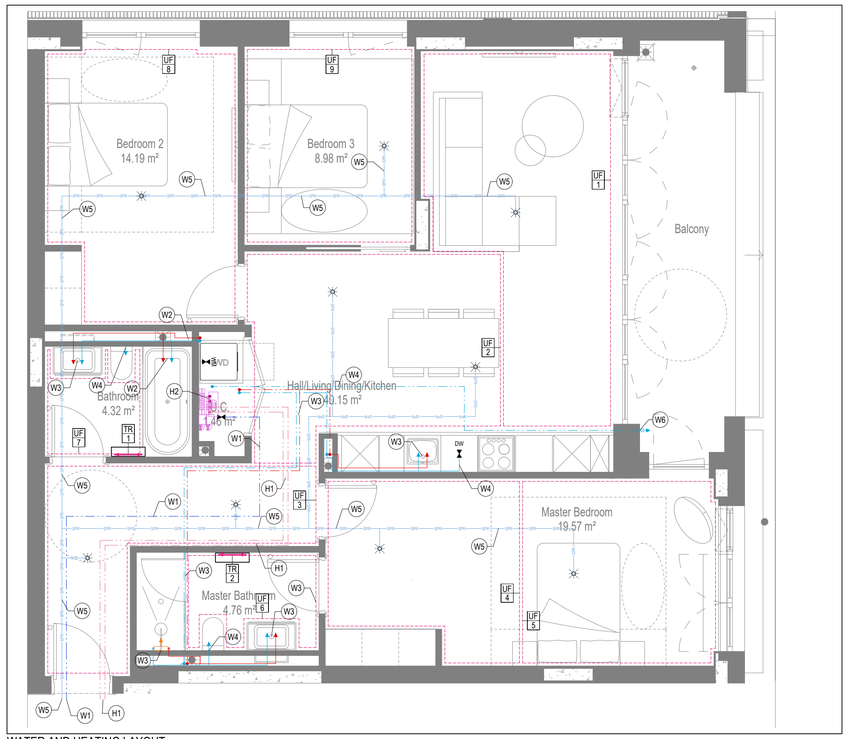
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 05B
Plots: AS15

Project:
HORNSEY
TOWN HALL

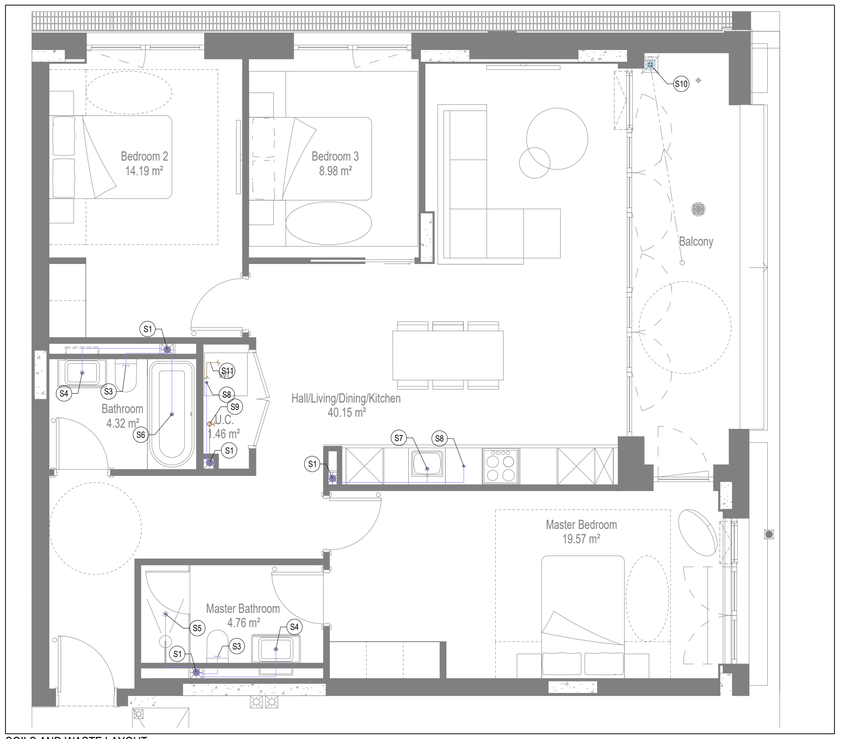
Client: ARDMORE

Dwg Number: 10687-M-03-A-0005B

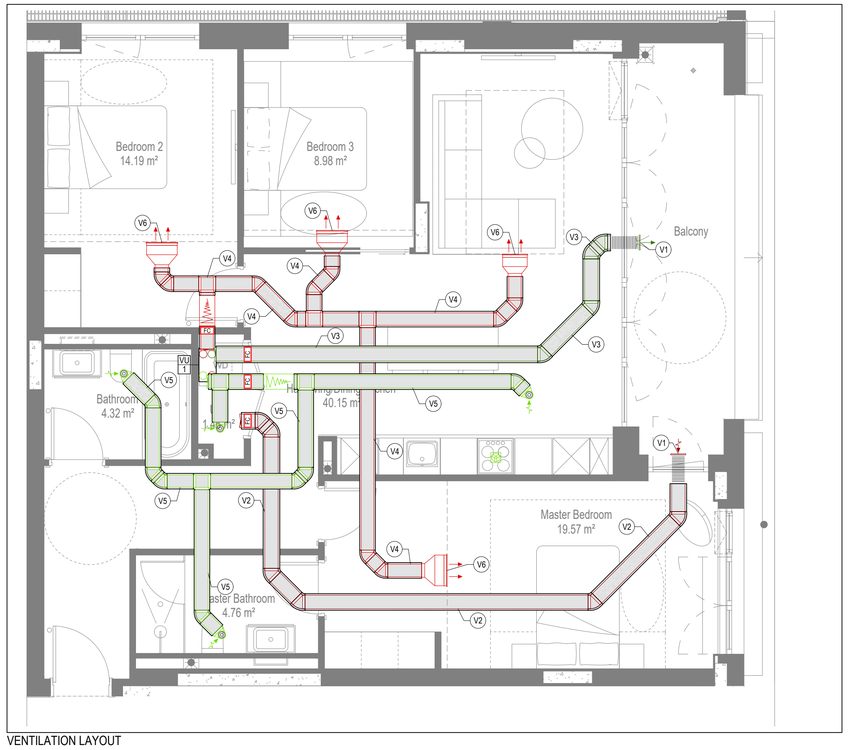
Rev: AB



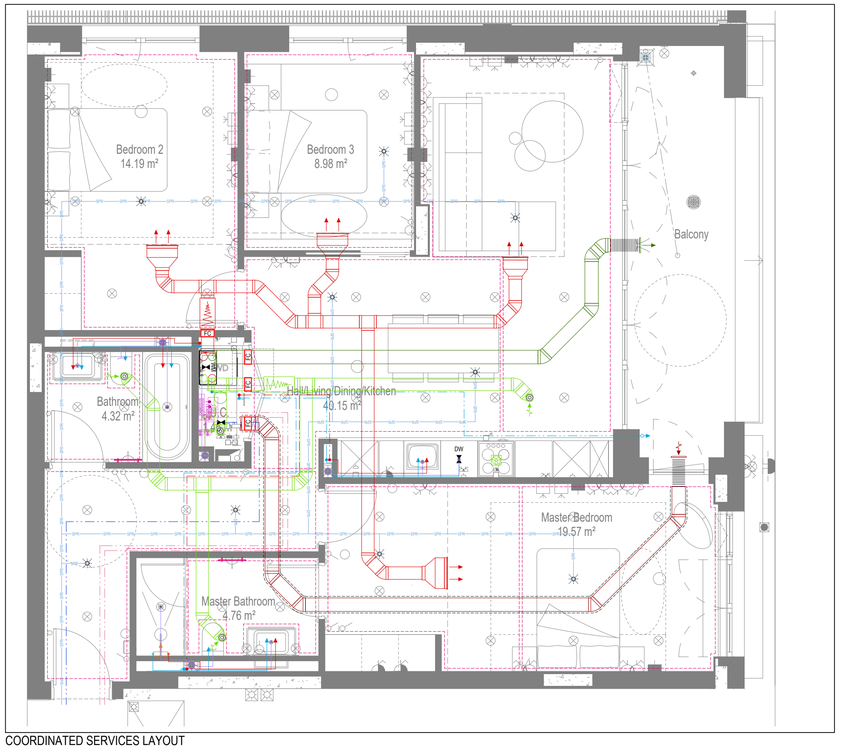
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
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S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
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S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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V4. 204x60 Supply duct.
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V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
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BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1105	C3	04.01.2021

AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Construction issue. Updated to latest GA's and Comments.	IV/ZM	EJ
C1	01.10.2020	Construction Issue	TN	EJ
P1	04.02.2020	Preliminary Issue	MJ	JC
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 04.02.2020 — Drwn: MJ — Chkd: JC

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M2	KITCHEN/LIVING ROOM
UF2	Z1	M2	KITCHEN/LIVING ROOM
UF3	Z1	M1	HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z2	M1	BEDROOM 1
UF6	Z3	M1	ENSUITE
UF7	Z4	M1	BATHROOM
UF8	Z5	M1	BEDROOM 2
UF9	Z6	M1	BEDROOM 3

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
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Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 06

Plots: AS06, AS16

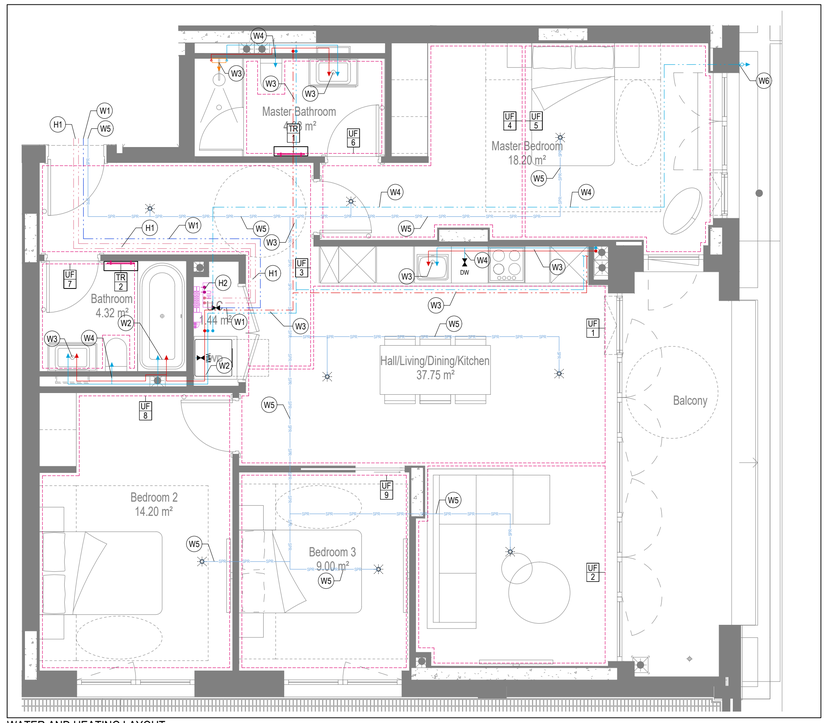
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

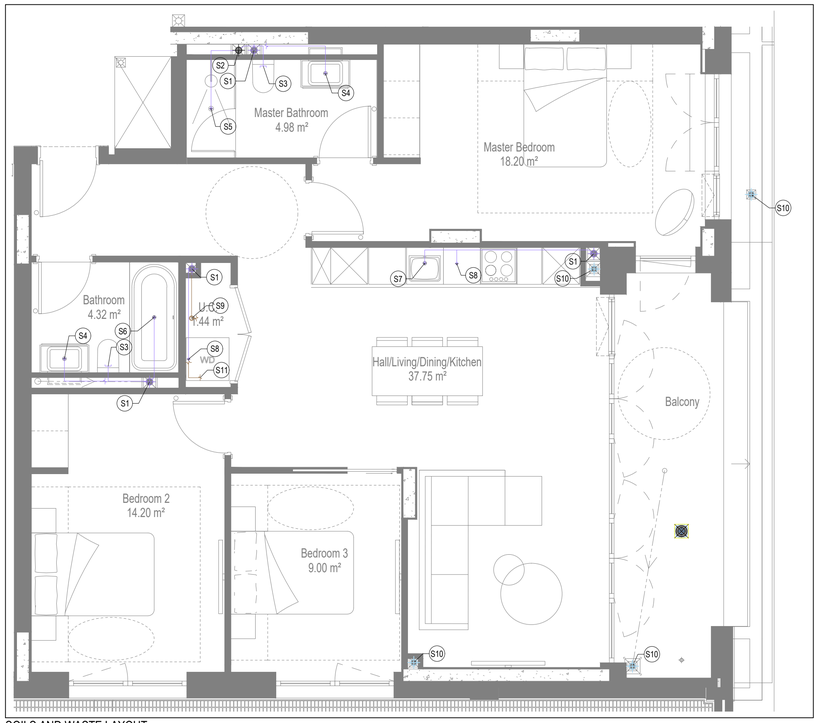
Dwg Number: 10687-M-03-A-0006

Rev: AB

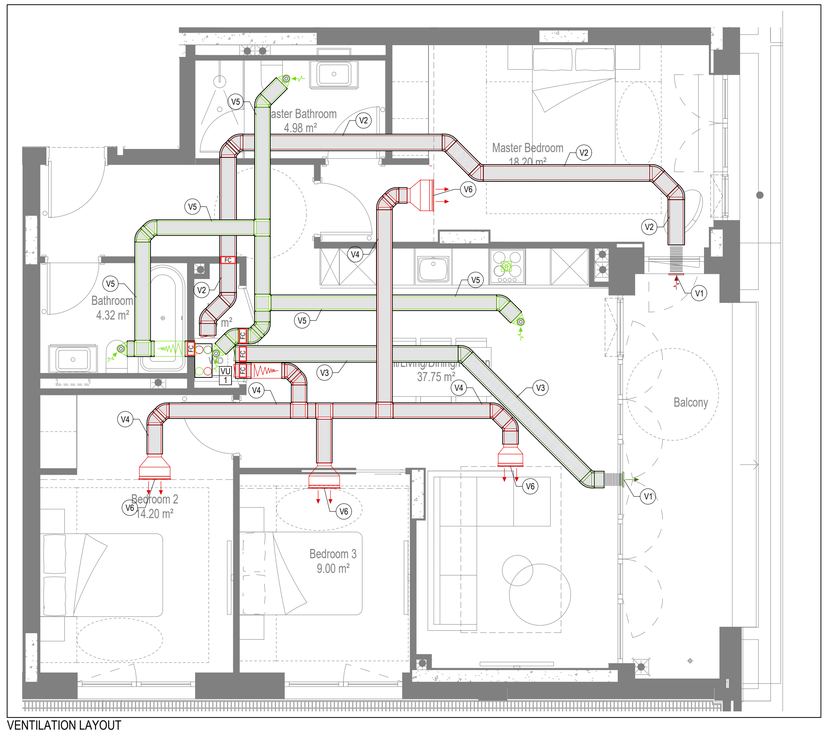
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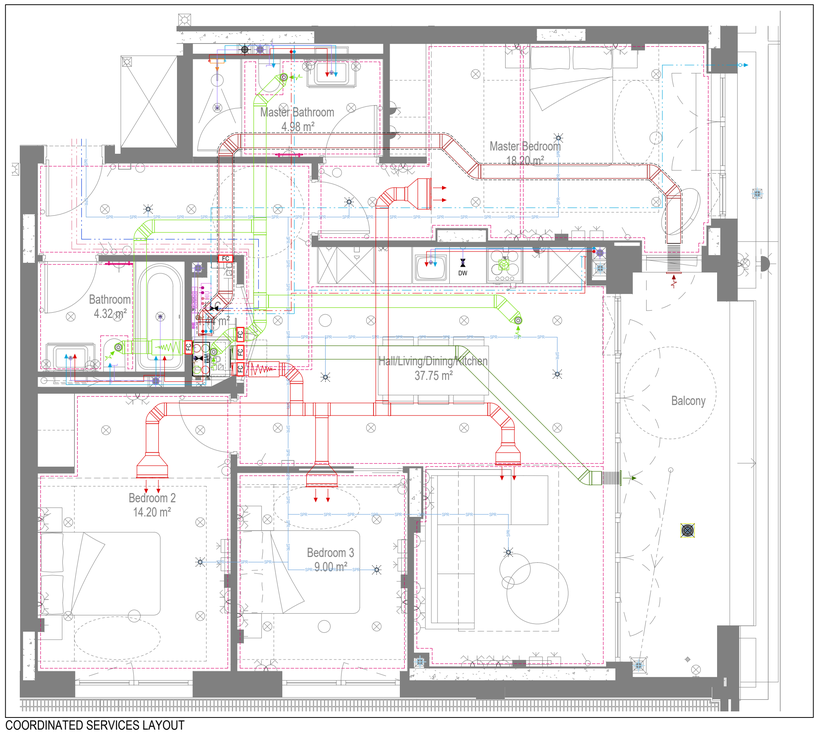
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
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GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	HALLWAY
UF4	Z3	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 1
UF6	Z4	M1	ENSUITE
UF7	Z4	M1	BATHROOM
UF8	Z5	M1	BEDROOM 2
UF9	Z6	M1	BEDROOM 3

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- EC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1106	REVISION: C3	DATE RECEIVED: 04.01.2021

AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Updated to latest RCP, fire strategy and comments	IV/SP	EJ
C1	11.09.2020	Construction Issue	DALS	EJ
P1	04.02.2020	Preliminary Issue	MJ	JC
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 04.02.2020 | Drwn: MJ | Chkd: JC

WHITECODE CONSULTING
BUILDING SERVICES DESIGN CONSULTANTS
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www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 07

Plots: AS07

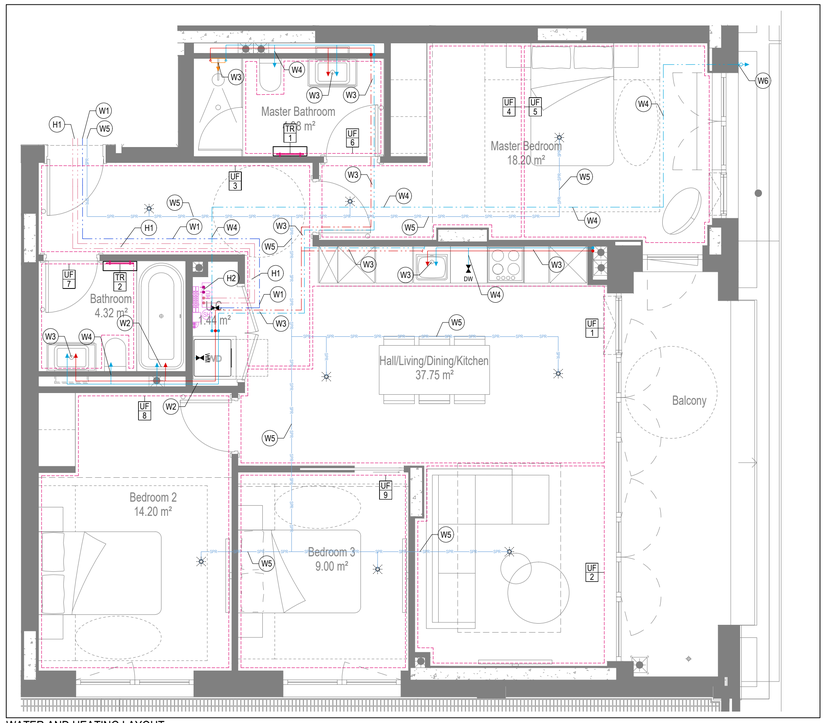
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

Dwg Number: 10687-M-03-A-0007

Rev: AB

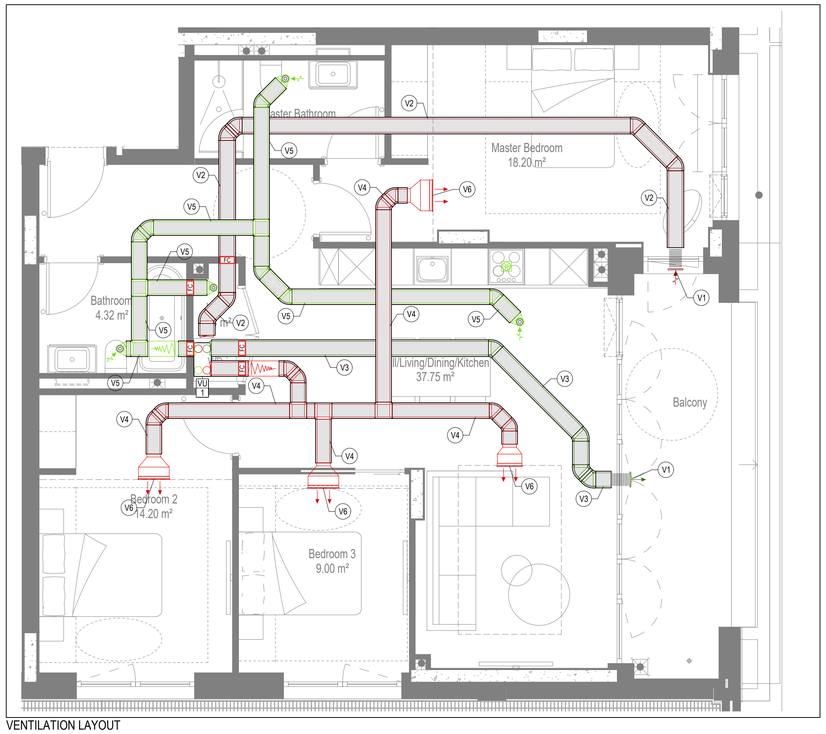
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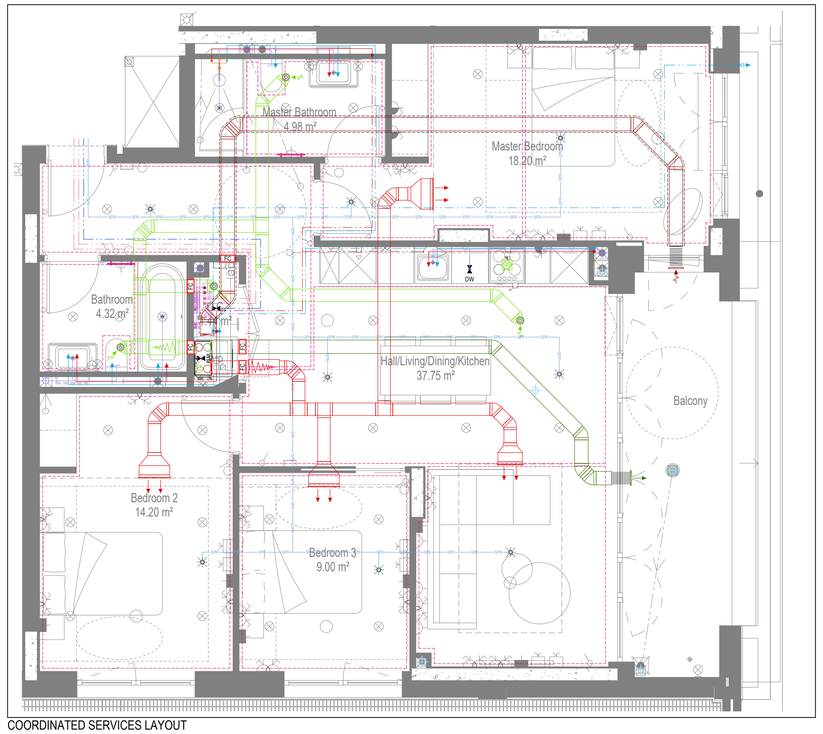
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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GENERAL SOILS NOTES

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- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
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WATER NOTES

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W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	HALLWAY
UF4	Z3	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 1
UF6	Z4	M1	ENSUITE
UF7	Z4	M1	BATHROOM
UF8	Z5	M1	BEDROOM 2
UF9	Z6	M1	BEDROOM 3

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC B

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No: 3596-KDS-BA-XX-DR-A-06-1106 | REVISION: C3 | DATE RECEIVED: 04.01.2021

AB	16.09.2022	AS BUILT	JH	EJ
C1	05.07.2021	Removed cooling, updated to fire strategy and comments	DALS/ ZM	EJ
P1	24.03.2020	Preliminary Issue	MJ	JC
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT | Scale: 1:50 | Size: A1

Original Issue Date: 24.03.2020 | Drwn: MJ | Chkd: JC

WHITECODE CONSULTING

BUILDING SERVICES DESIGN CONSULTANTS
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T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 07B

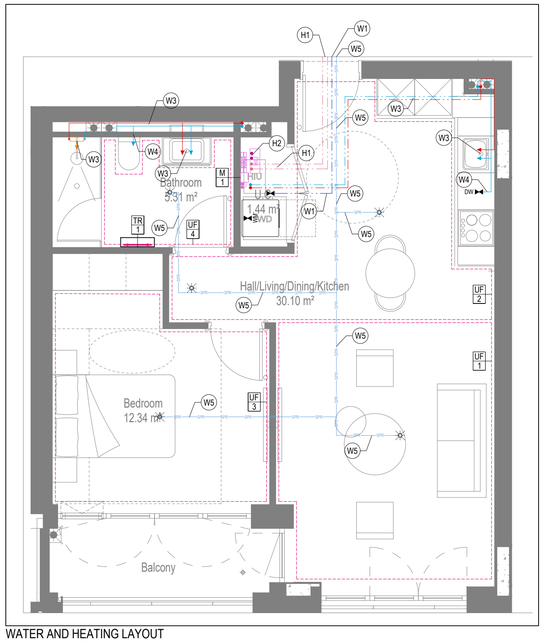
Plots: AS17

Project: HORNSEY TOWN HALL

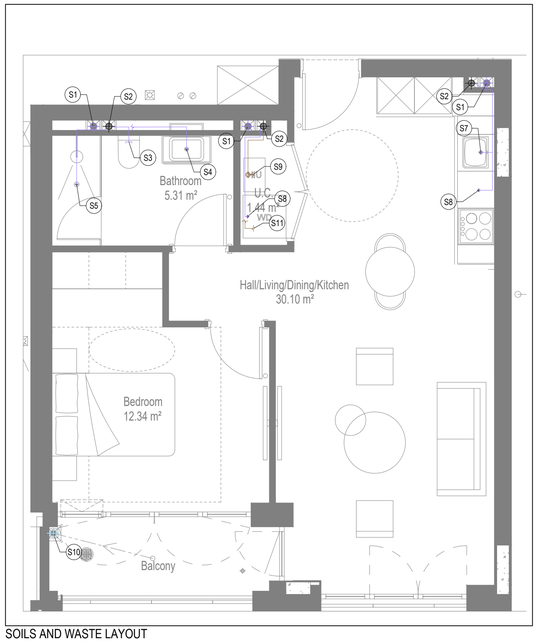
Client: ARDMORE

Dwg Number: 10687-M-03-A-0007B

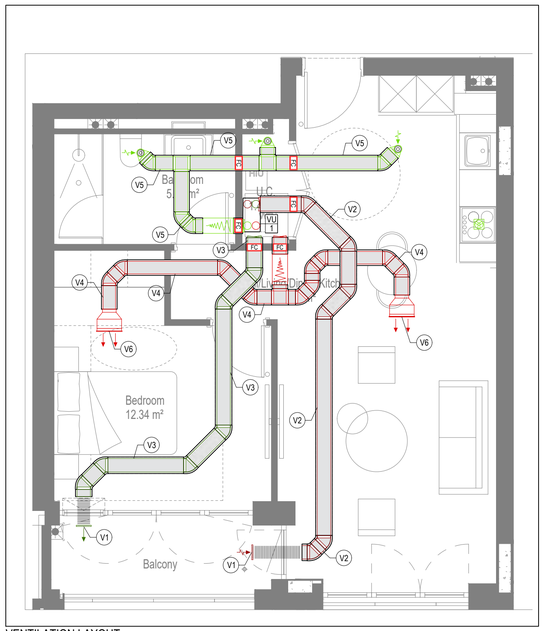
Rev: AB



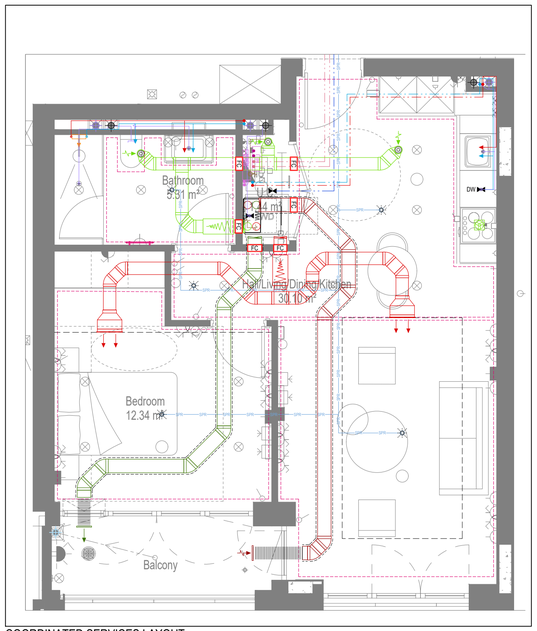
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



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S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
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- CYL — Hot Water Cylinder on stand (if above washing machine)
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DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1107	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	11.09.2020	Construction issue	DALS	EJ
P1	04.02.2020	Preliminary issue	ZM	JC

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 04.02.2020 | Drwn: ZM | Chkd: JC

UF HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	KITCHEN/DINING ROOM
UF3	Z2	M1	BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 08

Plots: AS08, AS29

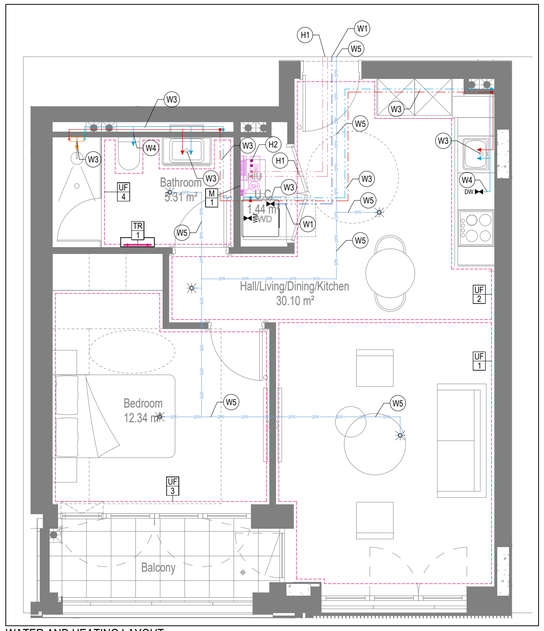
Project: HORNSEY TOWN HALL

Client: ARDMORE

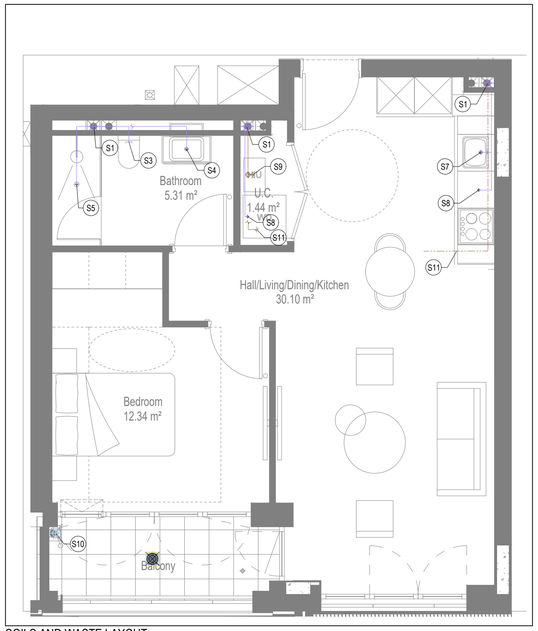
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Rev: AB

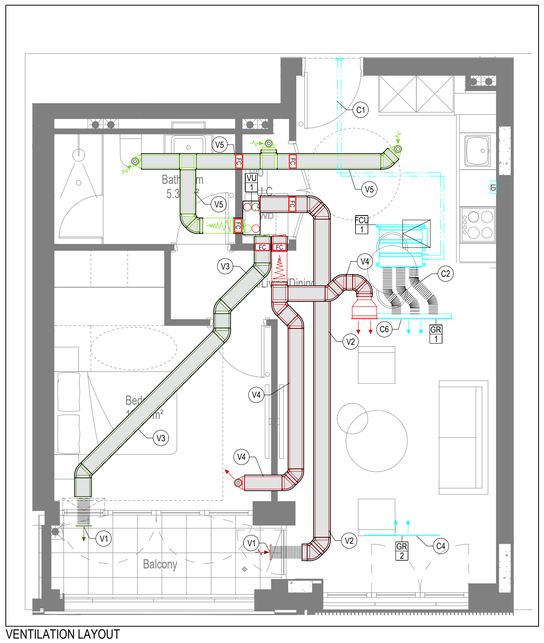
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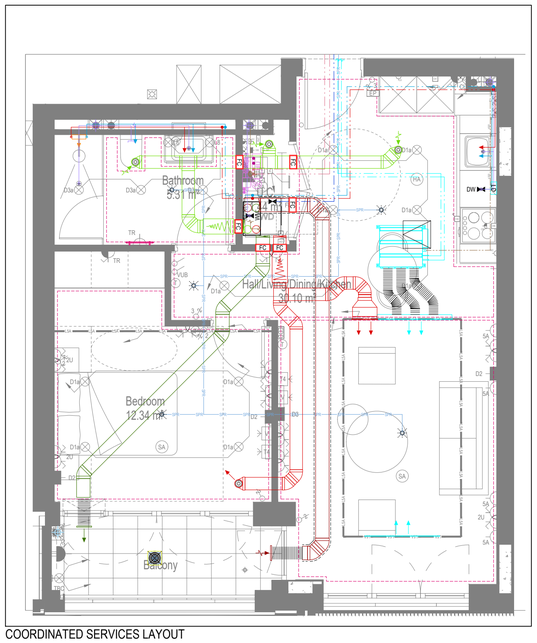
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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- Before commencing work on site, please read Design Risk Management Information.
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- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or viny!) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
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W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

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VENTILATION NOTES

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COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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- Access Panel - Size varies
- Titon Attenuator
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- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	KITCHEN/DINING ROOM
UF3	Z2	M1	BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC B

FCU SCHEDULE			
MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P32VMS1-E	150Ø	LIVING/KITCHEN/DINING

GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE (L/S)	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING/KITCHEN	153	1600	2F	SUPPLY
GR2	LIVING/DINING/KITCHEN	133	1200	2F	EXTRACT

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DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1107	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C1	29.06.2021	Construction issue	DALS	EJ
P1	24.03.2020	Preliminary issue	ZM	JC

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 24.03.2020 Drwn: ZM Chkd: JC

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Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT FLAT TYPE 08B

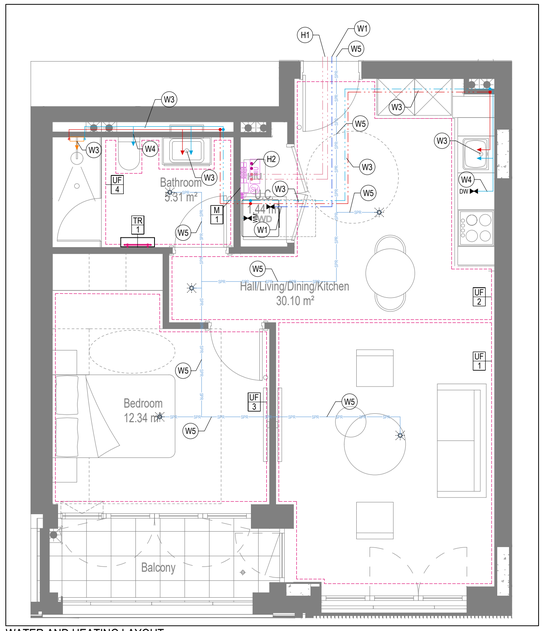
Plots: AS38

Project: HORNSEY TOWN HALL

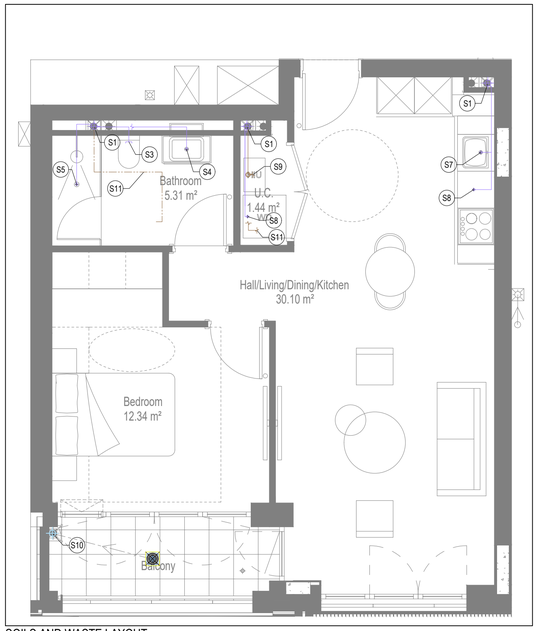
Client: ARDMORE

Dwg Number: 10687-M-03-A-0008B

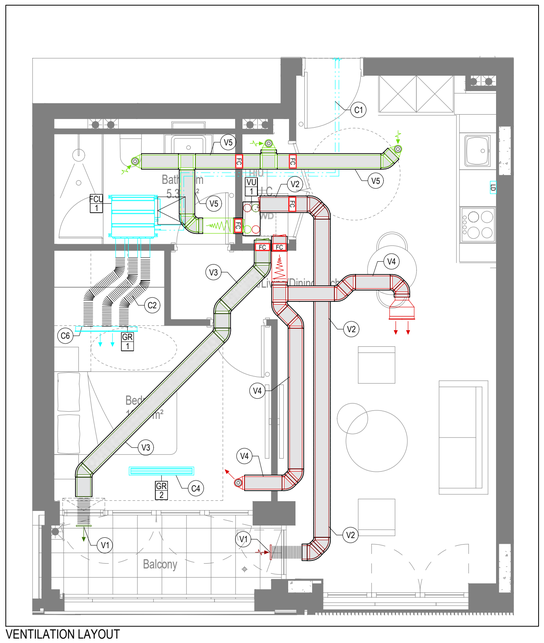
Rev: AB



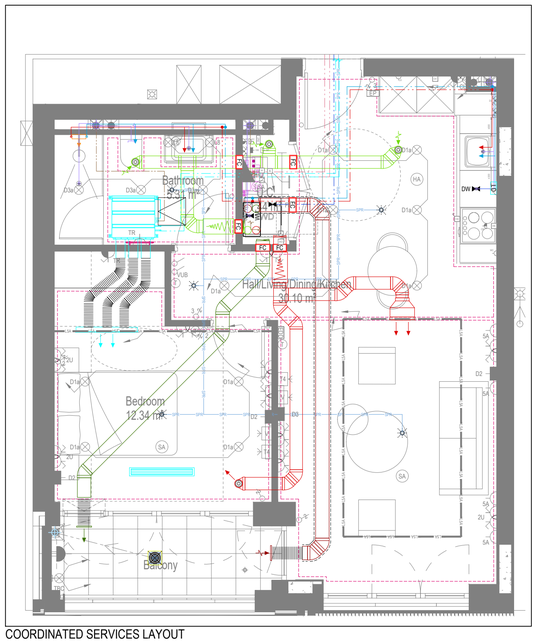
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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- Access Panel - Size varies
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- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	KITCHEN/DINING ROOM
UF3	Z2	M1	BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC B

FCU SCHEDULE

MANUFACTURER / RANGE:	MITSUBISHI		
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P20VMS1-E	150Ø	BEDROOM

GRILLE SCHEDULE

MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE (L/S)	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	BEDROOM	113	1000	2F	SUPPLY
GR2	BEDROOM	113	1000	2F	RETURN

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

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DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A-06-1107	C3	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C1	29.06.2021	Construction issue	DALS	EJ

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 29.06.2021 — Drwn: DALS — Chkd: EJ

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T: 01322 289977 E: design@whitecode.co.uk

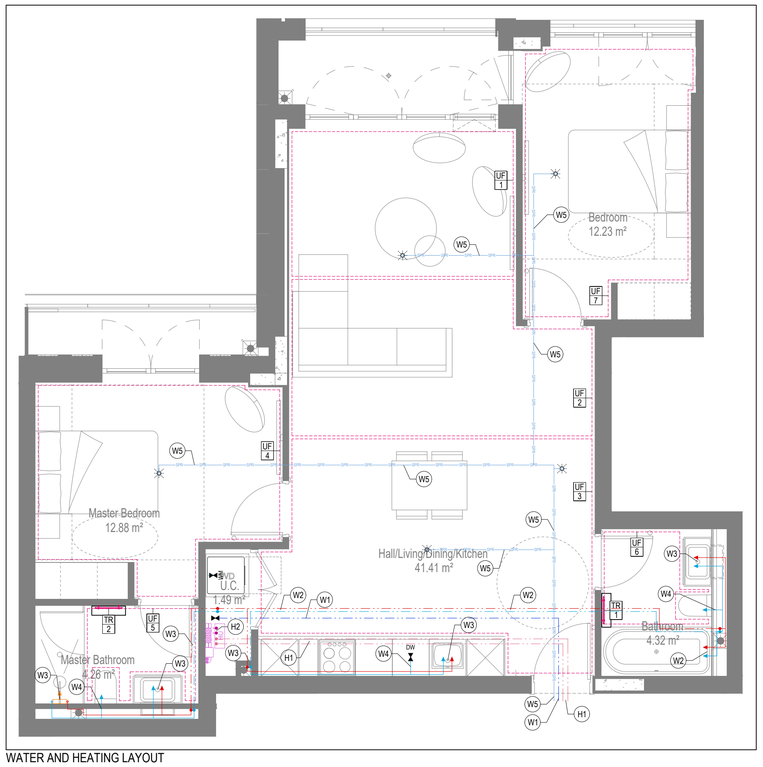
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FLAT TYPE 08C
Plots: AS18

Project:
HORNSEY
TOWN HALL

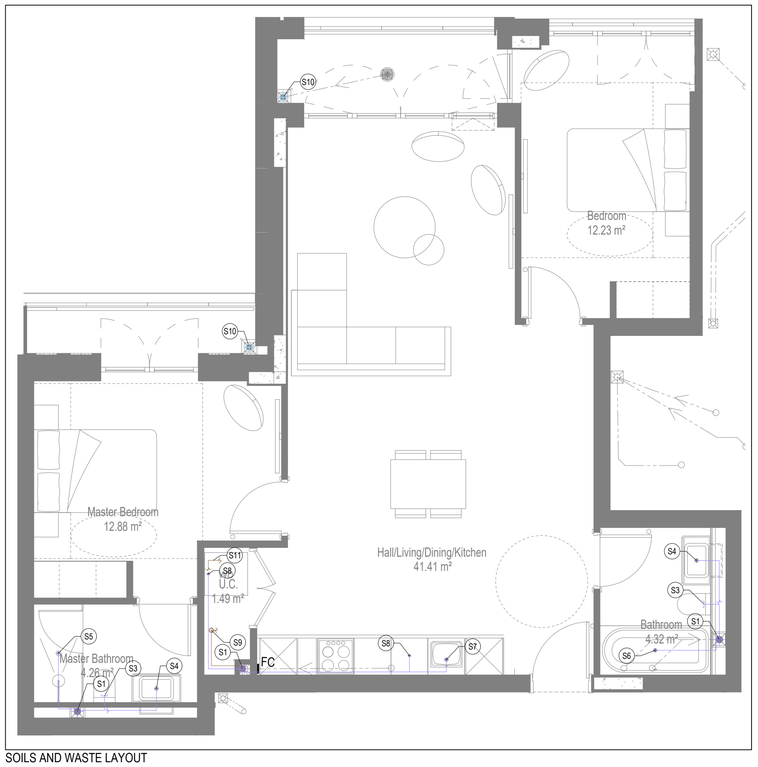
Client:
ARDMORE

Dwg Number:
10687-M-03-A-0008C

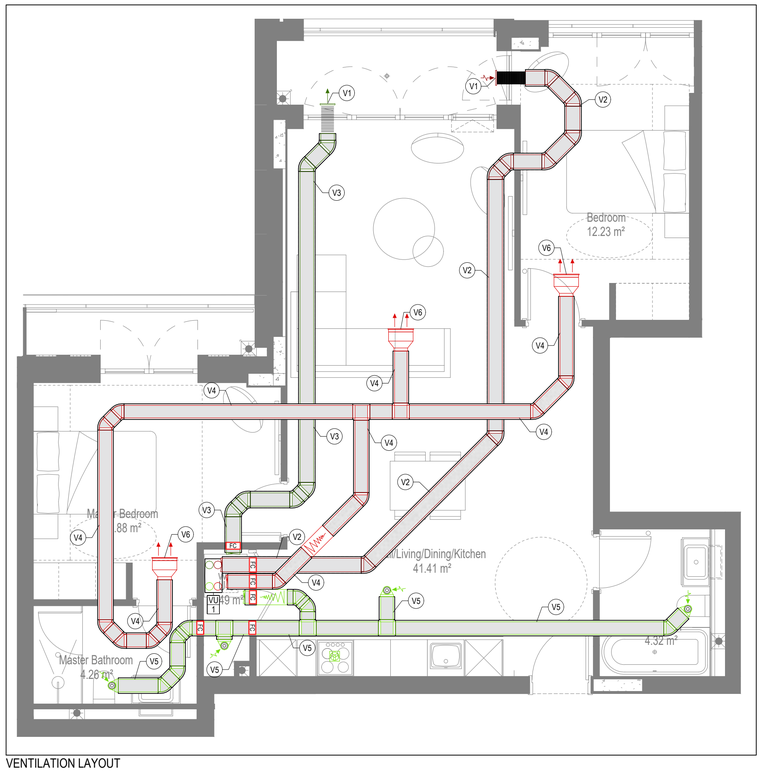
Rev:
AB



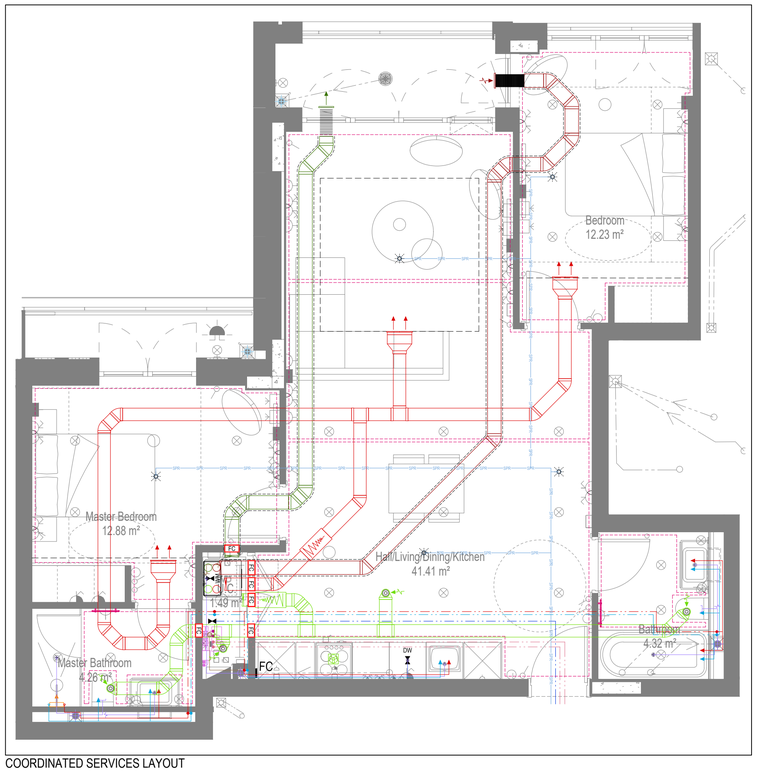
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING/KITCHEN
UF2	Z1	M1	LIVING/KITCHEN
UF3	Z1	M1	LIVING/KITCHEN
UF4	Z2	M1	MASTER BEDROOM
UF5	Z3	M1	ENSUITE
UF6	Z4	M1	BATHROOM
UF7	Z5	M1	BEDROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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Conflicts of Information

It still remains the responsibility of the Installer/contractor to ensure that there are no conflicts with information provided by ourselves & that of any manufacturers information or relevant requirements of statuary Bodies or Client specification/Er's. If any conflicts do exist it is the responsibility of the Installer/Contractor to inform The Consultant/Client immediately Verbally & in writing.

WARNING TO HOUSE PURCHASERS - Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any descriptive material describing, in relation to any descriptive particular property or development, any of the Specific Matters prescribed by an Order made under the above Act. The contents of this drawing may be subject to change at any time & alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, contents & dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or a warranty.

LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTIONISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BA-XX-DR-A06-1115	C2	04.01.2021

Rev	Date	Description	Drwn	Chkd
AB	16.09.2022	AS BUILT	JH	EJ
C2	05.07.2021	Updated to latest RCP, fire strategy and comments	IV/ZM	EJ
C1	11.09.2020	Construction Issue	DALS	EJ
P1	04.02.2020	Preliminary issue	ZM	JC

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 04.02.2020 — Drwn: ZM — Chkd: JC

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BUILDING SERVICES DESIGN CONSULTANTS
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www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 09

Plots: AS25

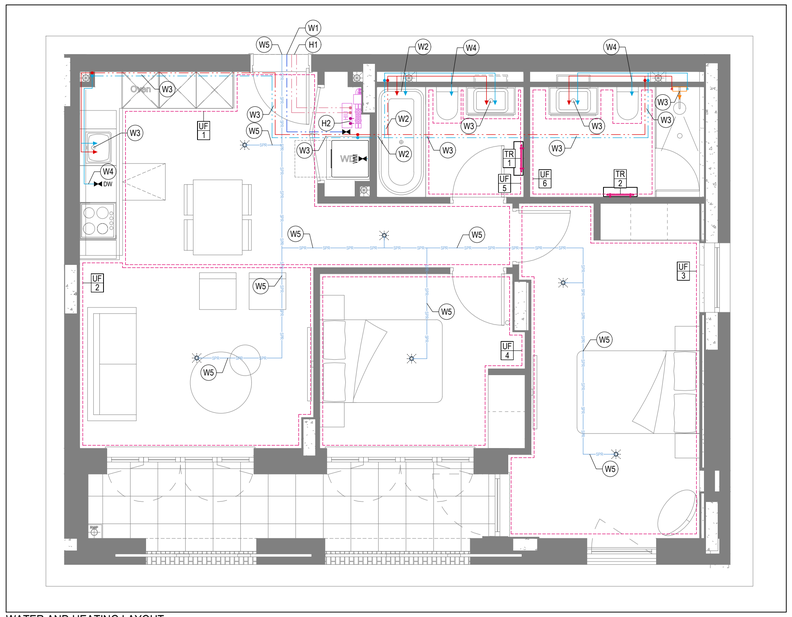
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

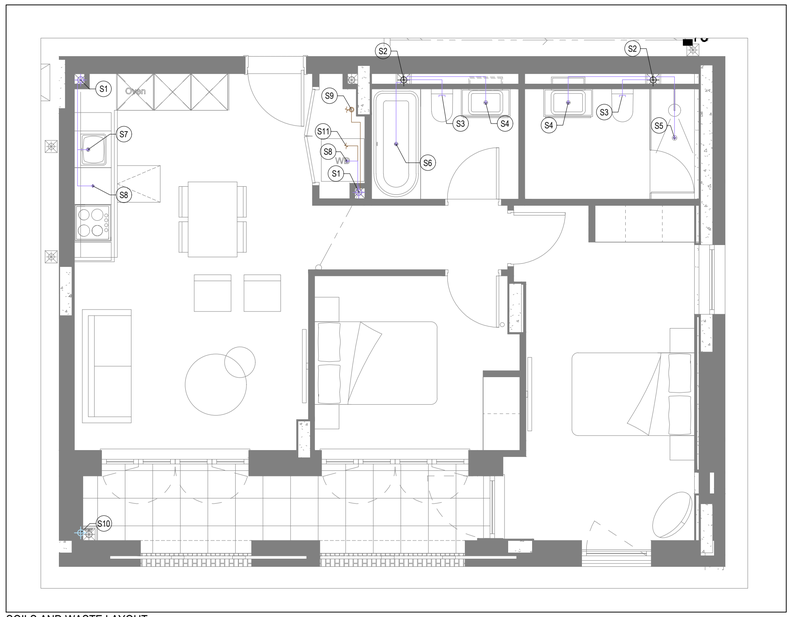
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Rev: AB

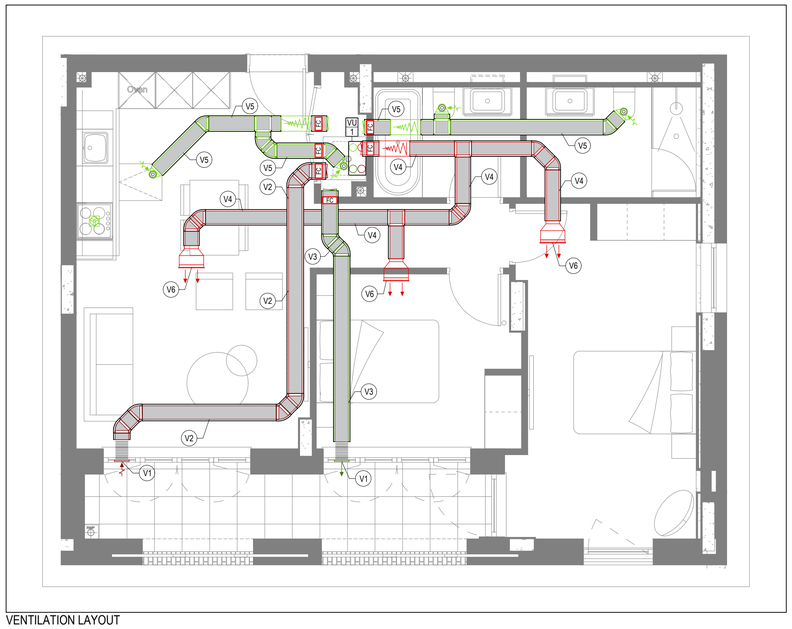
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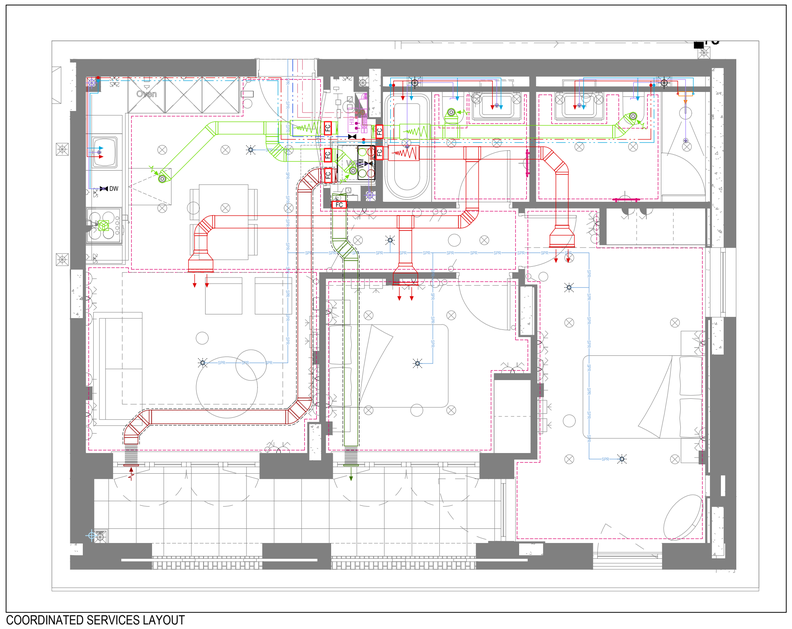
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
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HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

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VENTILATION NOTES

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V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	HALLWAY/KITCHEN
UF2	Z1	M1	LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z3	M1	BATHROOM
UF6	Z4	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

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- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BB-XX-DR-A-06-108	C1	29.07.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C2	19.08.2021	Updated to fire strategy and updated to latest GA/RCP	DALS/ SP	EJ
C1	02.10.2020	Construction Issue	TN	EJ
P1	16.04.2020	Preliminary Issue	MJ	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 16.04.2020 Drwn: MJ Chkd: EJ

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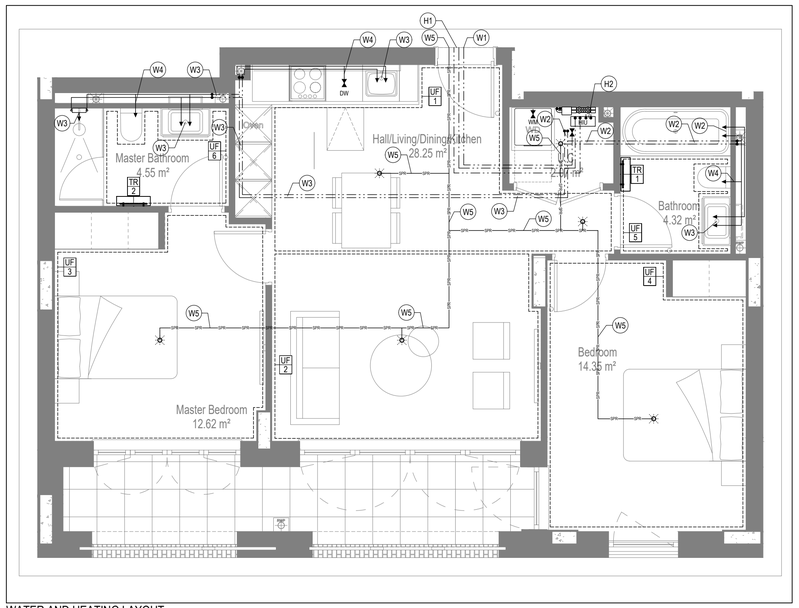
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 07
Plots: B13

Project:
HORNSEY
TOWN HALL

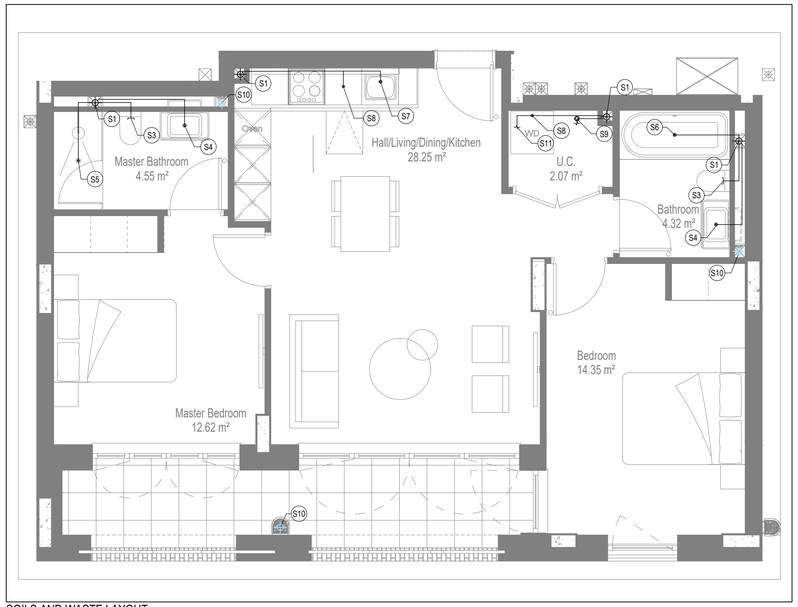
Client: ARDMORE

Dwg Number: 10687-M-03-B-0007

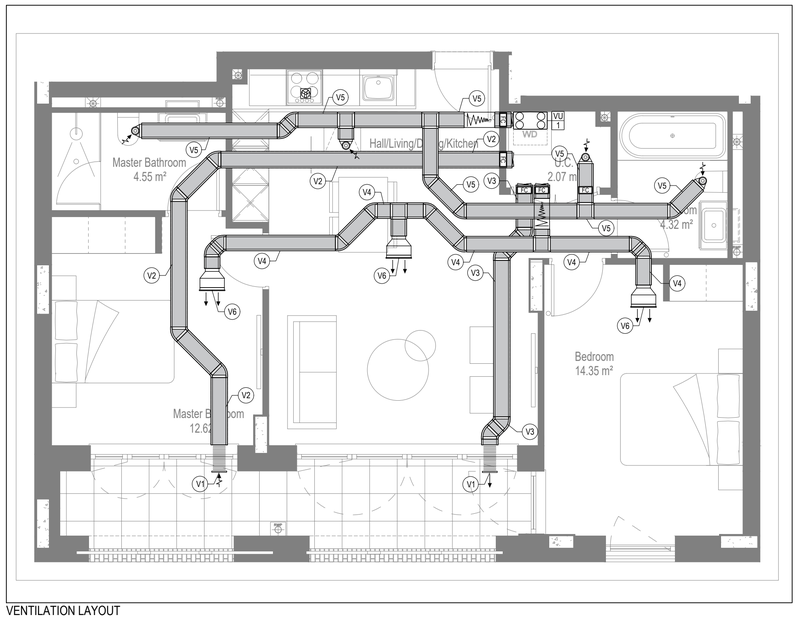
Rev: AB



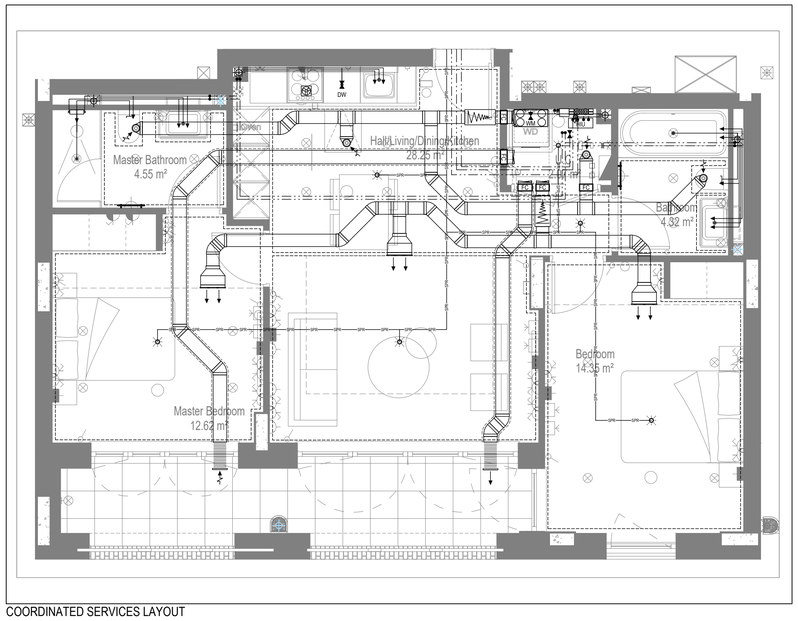
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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W7. Heating tape to be added to hot water supply.

HEATING NOTES

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H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
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S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FDC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

UF HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z4	M1	BATHROOM 1
UF6	Z5	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM 1
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BB-XX-DR-A-06-109	C1	29.07.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C2	19.08.2021	Updated to fire strategy, updated grilles and updated to latest GA/RCP	DALS/ SP	EJ
C1	02.10.2020	Construction issue	TN	EJ
P1	16.04.2020	Preliminary Issue	MJ	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 16.04.2020 Drwn: MJ Chkd: EJ

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Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 08
Plots: B14, B24, B34, B44, B54, B64

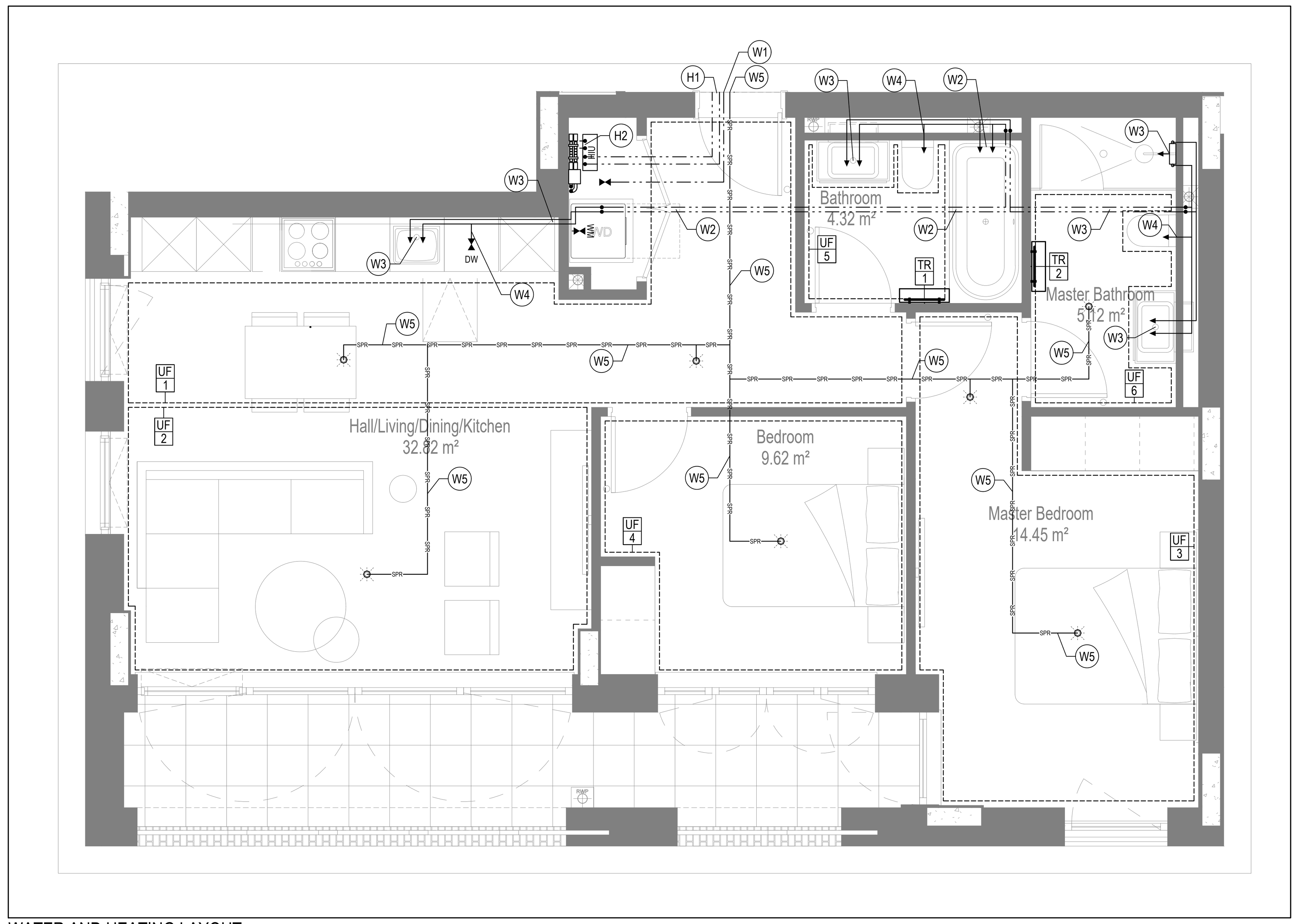
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

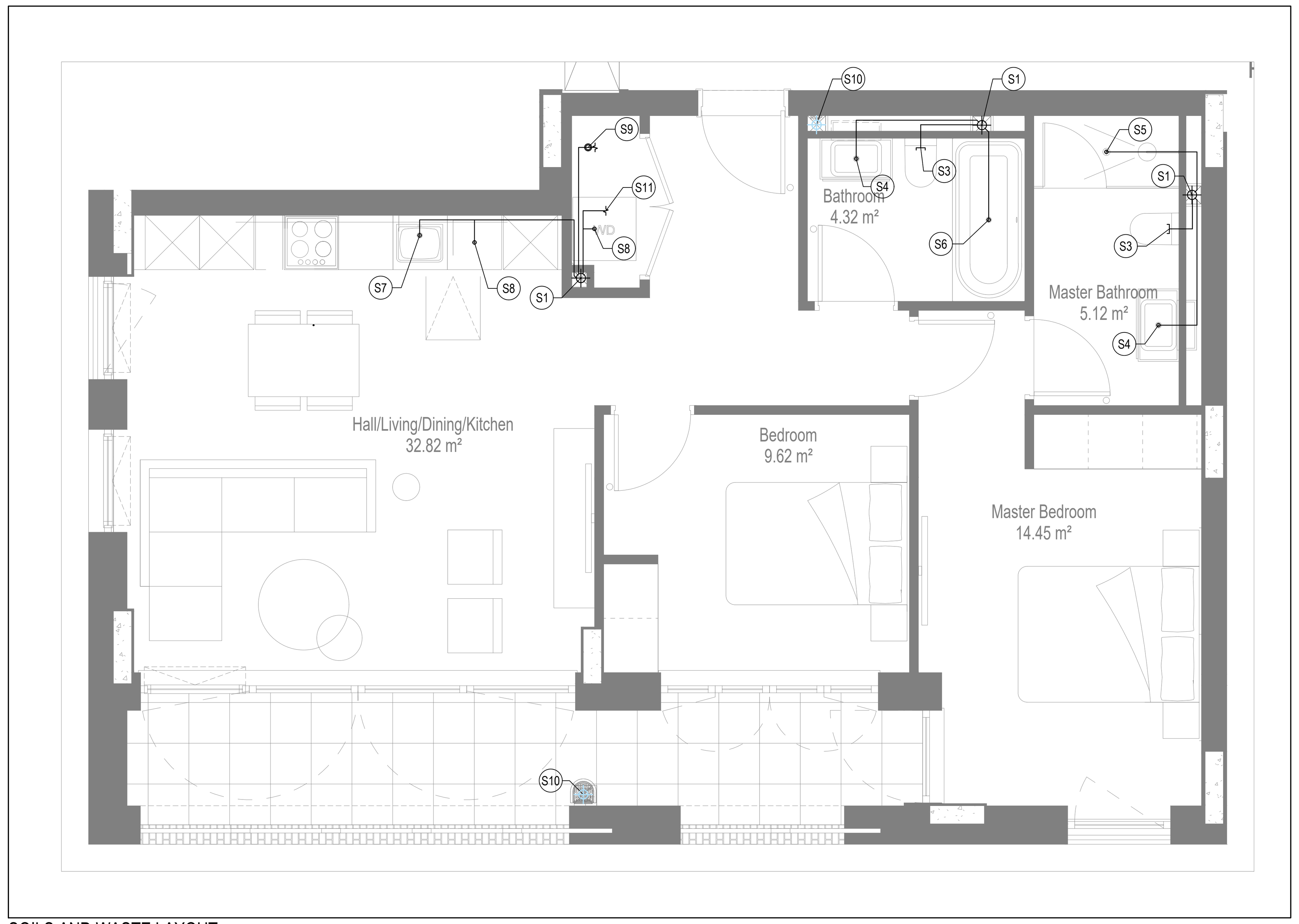
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Rev: AB

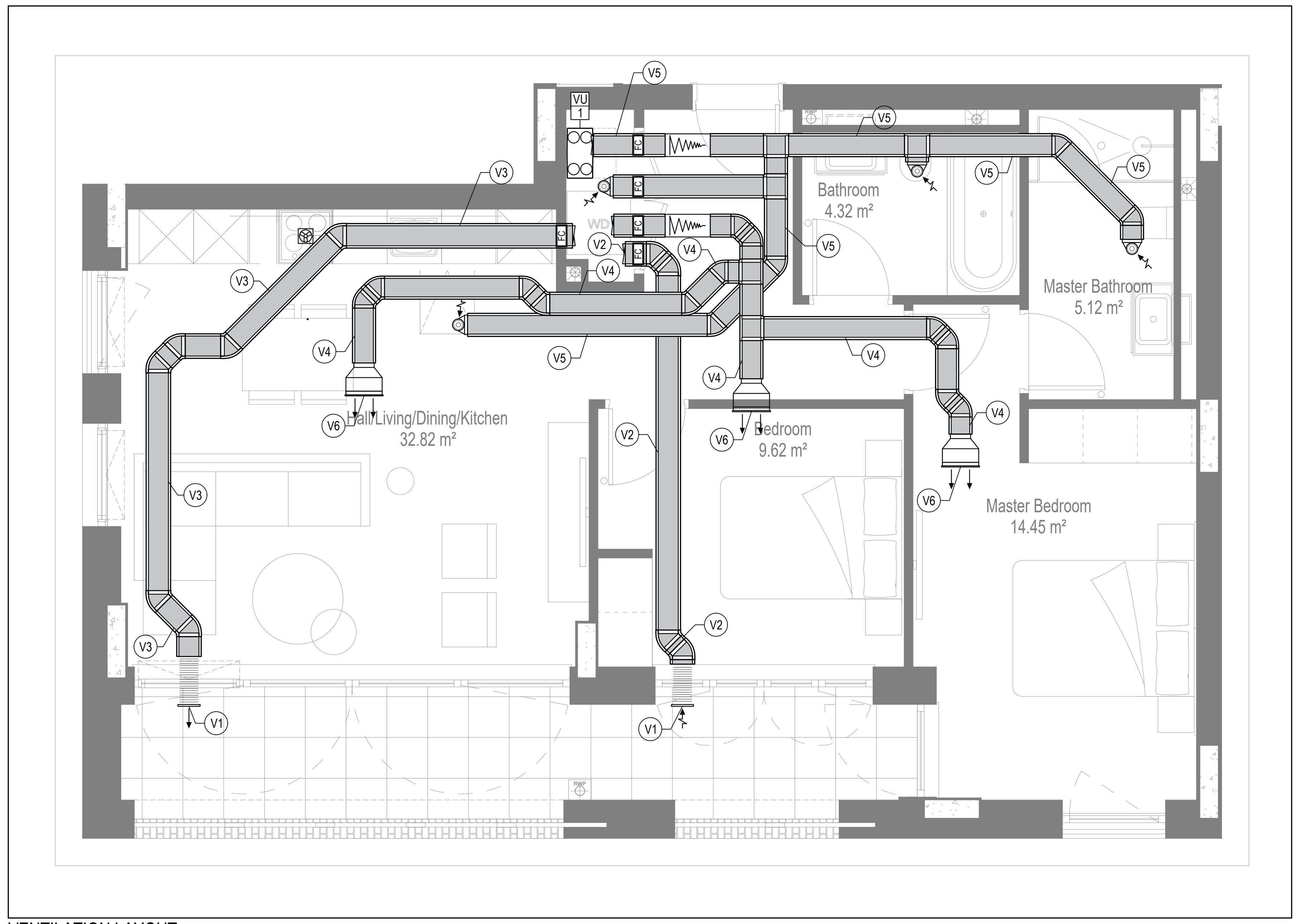
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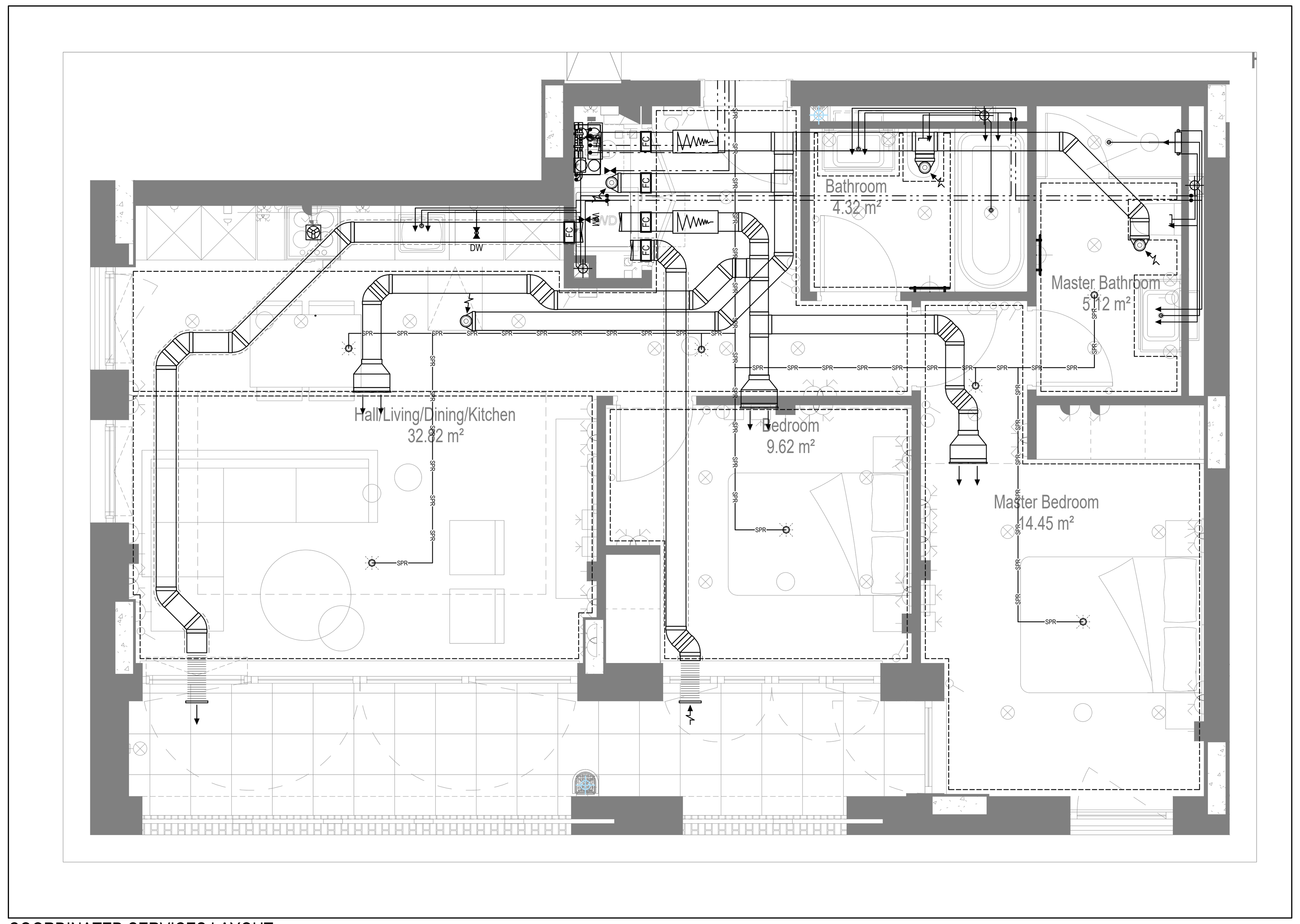
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/HALLWAY
UF2	Z1	M1	LIVING ROOM
UF3	Z3	M1	BEDROOM 1
UF4	Z4	M1	BEDROOM 2
UF5	Z5	M1	BATHROOM
UF6	Z6	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BB-XX-DR-A-06-110	REVISION: C1	DATE RECEIVED: 29.07.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C2	19.08.2021	Updated to fire strategy, updated grilles and updated to latest GA/RCP	DALS/SP	EJ
C1	02.10.2020	Construction issue	TN	EJ
P1	16.04.2020	Preliminary issue	MJ	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 16.04.2020 Drwn: MJ Chkd: EJ

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Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 09

Plots: B15, B35, B55

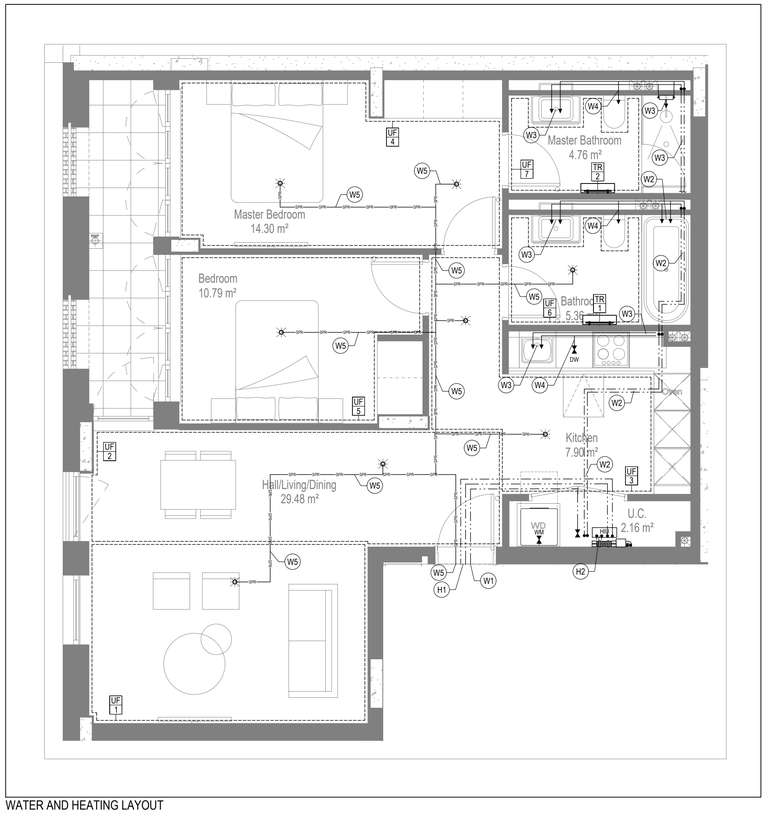
Project:
HORNSEY
TOWN HALL

Client: ARDMORE

Dwg Number: 10687-M-03-B-0009

Rev: AB

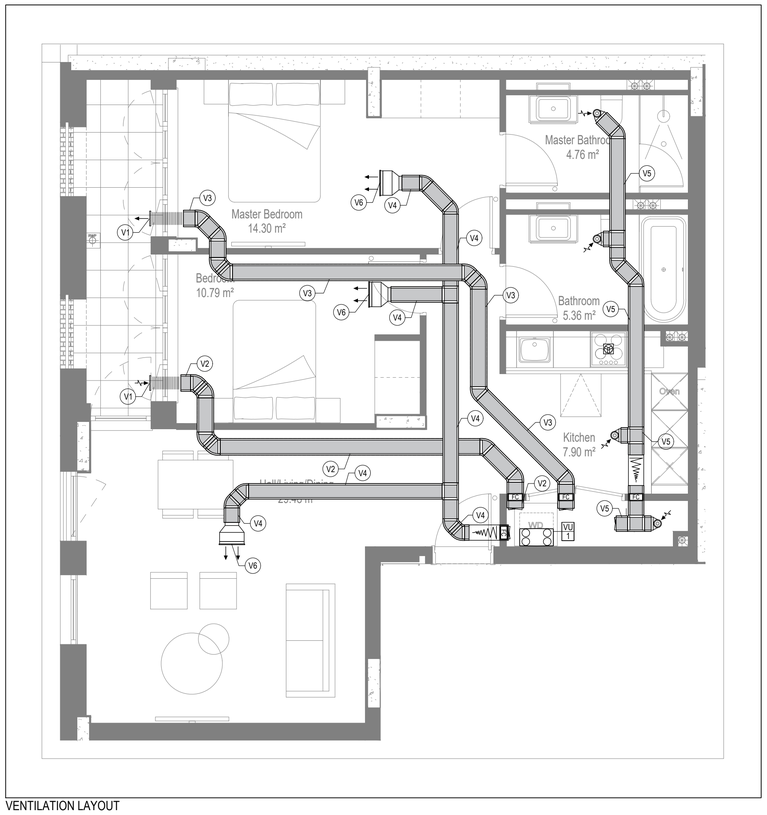
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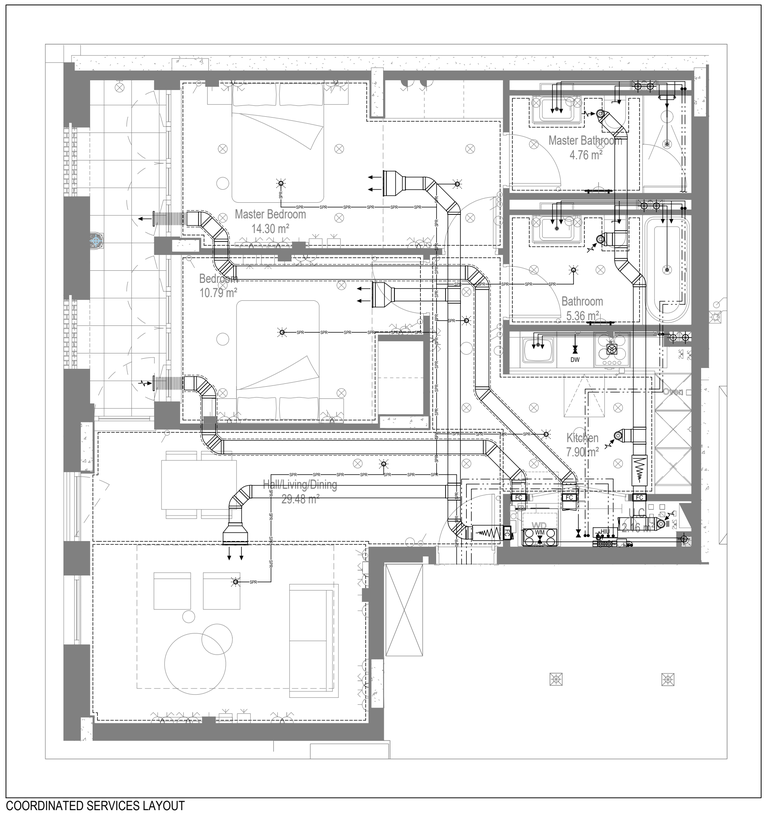
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

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GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
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W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

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H3. Under floor Heating.

SOILS NOTES

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S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from part to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
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S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

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- Supply diffuser
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- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- 15mm Cold Isolation Valve for Washing Machine
- 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- Hot Water Cylinder on stand (if above washing machine)
- Hot Water Expansion Vessel
- Sealed Heating Kit
- Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	LIVING ROOM/HALLWAY
UF3	Z3	M1	KITCHEN/HALLWAY
UF4	Z4	M1	BEDROOM 1
UF5	Z5	M1	BEDROOM 2
UF6	Z6	M1	BATHROOM
UF7	Z7	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BB-XX-DR-A-06-111	C1	29.07.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C2	19.08.2021	Updated to fire strategy, updated grilles and updated to latest GA/RCP	DALS/ SP	EJ
C1	02.10.2020	Construction issue	TN	EJ
P1	16.04.2020	Preliminary issue	MJ	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 16.04.2020 Drwn: MJ Chkd: EJ

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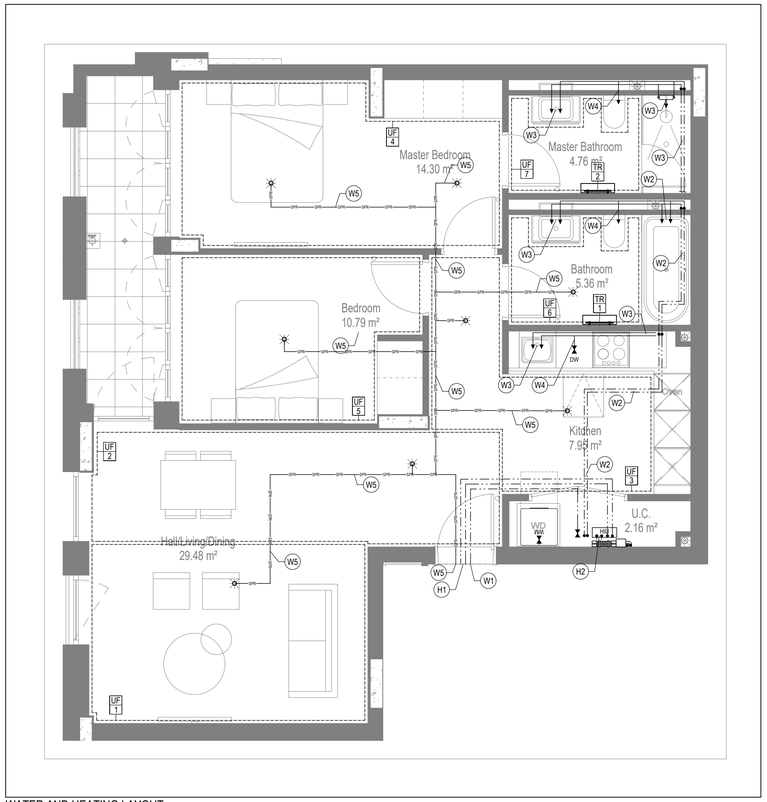
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MECHANICAL SERVICES LAYOUT
FLAT TYPE 10
Plots: B16, B36, B56

Project:
HORNSEY
TOWN HALL

Client: ARDMORE

Dwg Number: 10687-M-03-B-0010

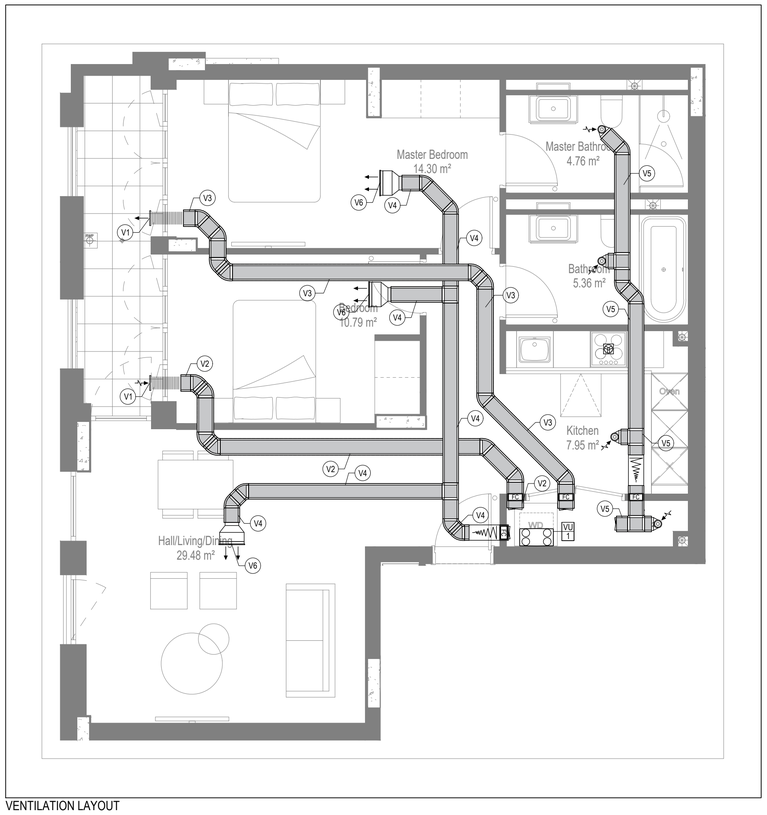
Rev: AB



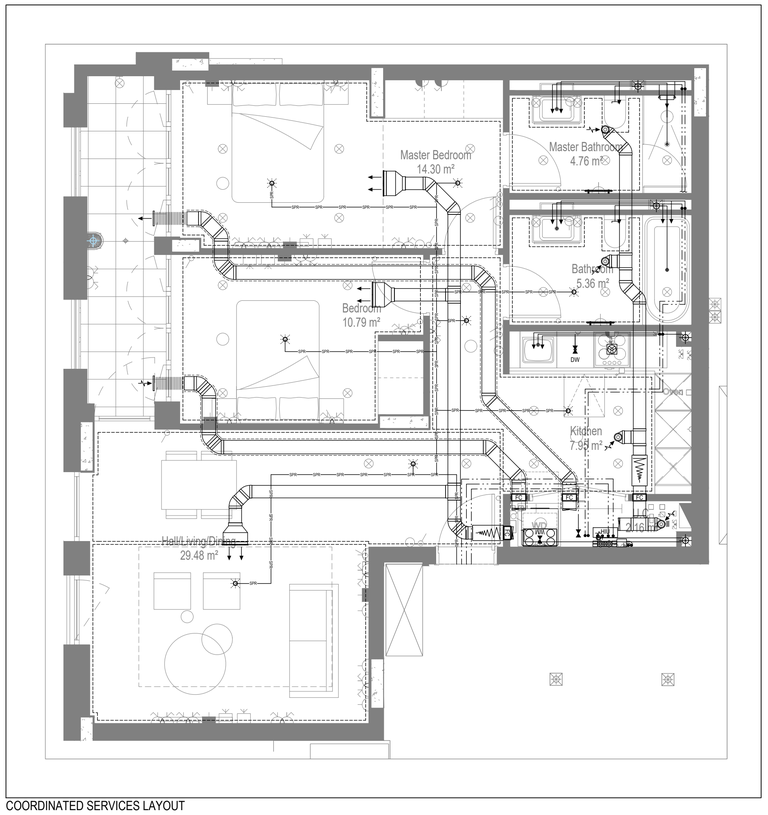
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is aceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from part to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVING ROOM
UF2	Z1	M1	LIVING ROOM/HALLWAY
UF3	Z3	M1	KITCHEN/HALLWAY
UF4	Z4	M1	BEDROOM 1
UF5	Z5	M1	BEDROOM 2
UF6	Z6	M1	BATHROOM
UF7	Z7	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM 15mm Cold Isolation Valve for Washing Machine
- DW 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL Hot Water Cylinder on stand (if above washing machine)
- EX Hot Water Expansion Vessel
- SK Sealed Heating Kit
- HIU Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BB-XX-DR-A-06-117	REVISION: C1	DATE RECEIVED: 29.07.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C2	19.08.2021	Updated to fire strategy, updated grilles and updated to latest GA/RCP	DALS/ SP	EJ
C1	01.10.2020	Construction issue	TN	EJ
P1	16.04.2020	Preliminary issue	MJ	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 16.04.2020 Drwn: MJ Chkd: EJ

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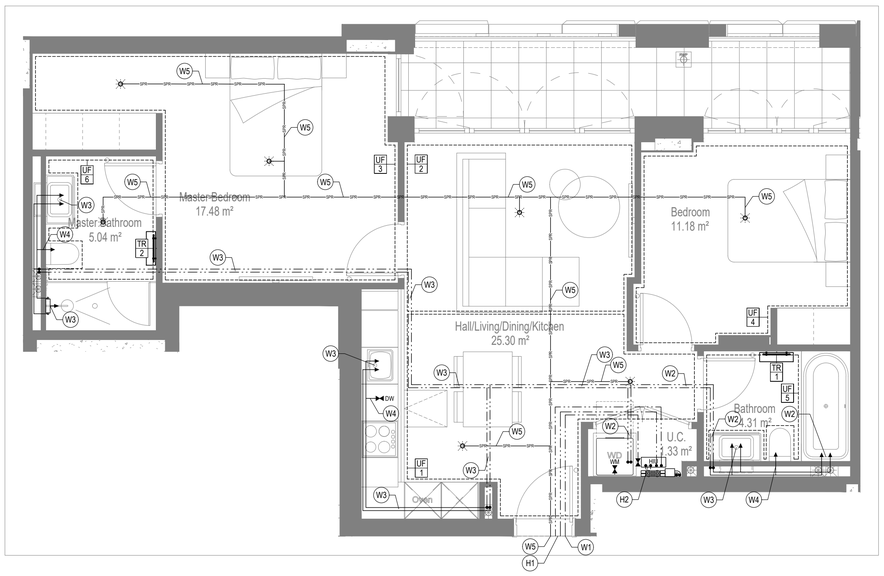
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 10B
Plots: B26, B46, B66

Project:
HORNSEY
TOWN HALL

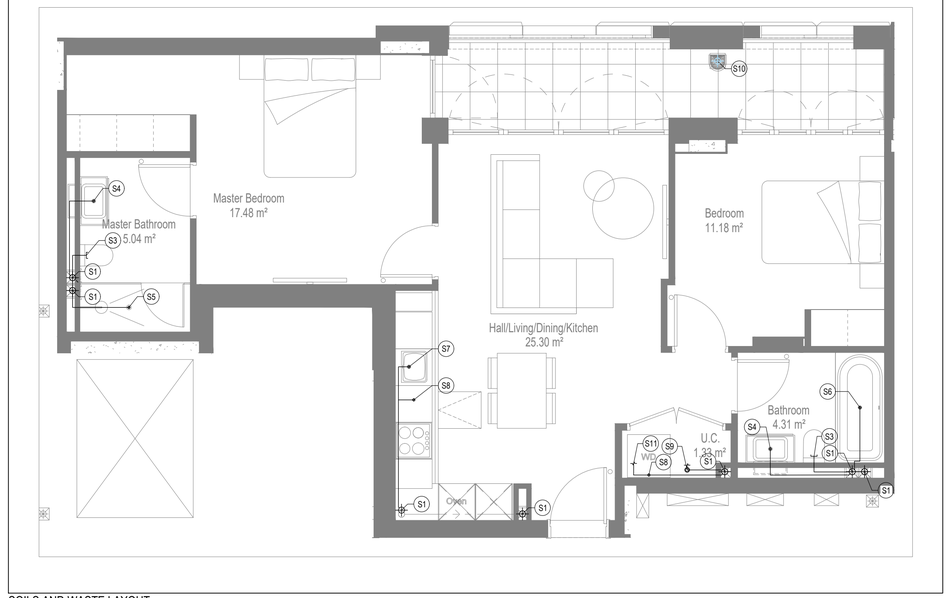
Client: ARDMORE

Dwg Number: 10687-M-03-B-0010B

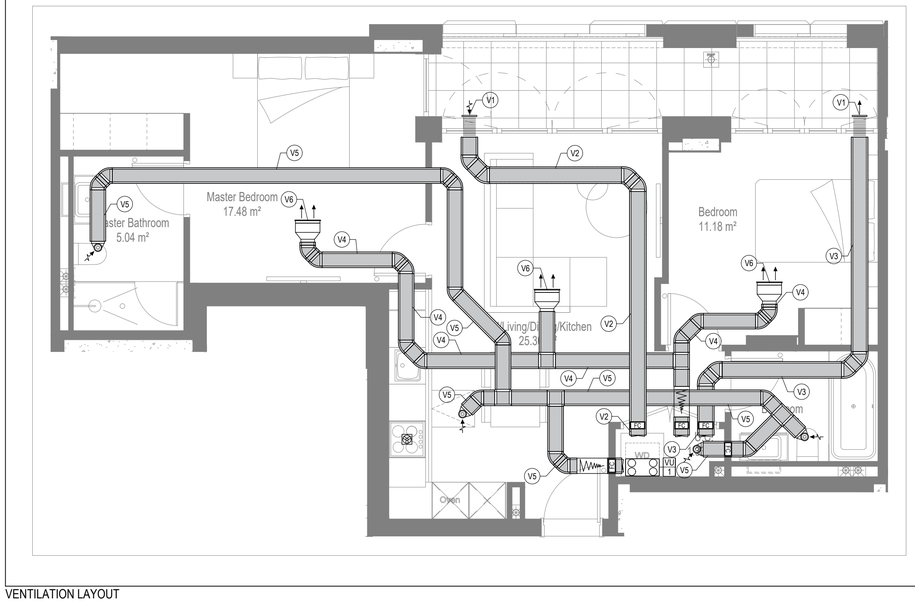
Rev: AB



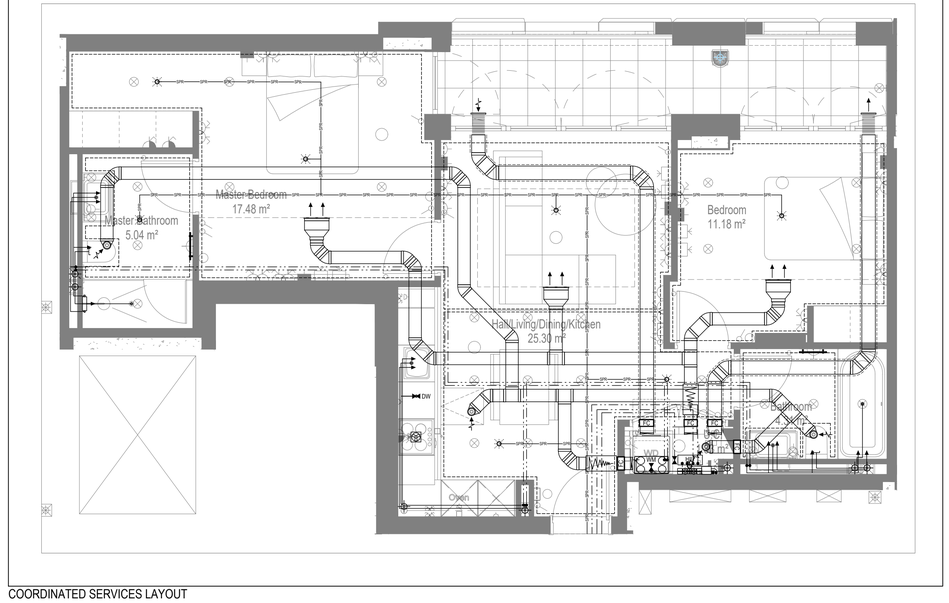
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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- Trace heating to be provided to all hot water pipework to within 3m of appliances.
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GENERAL HEATING NOTES

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GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is aceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from part to SVP/SS.
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S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/HALLWAY
UF2	Z1	M1	LIVING ROOM
UF3	Z3	M1	BEDROOM 1
UF4	Z4	M1	BEDROOM 2
UF5	Z5	M1	BATHROOM
UF6	Z6	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
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- Circular ductwork / SVP
- Flexible ductwork
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- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM 15mm Cold Isolation Valve for Washing Machine
- DW 15mm Cold Isolation Valve for Dish Washer
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- CYL Hot Water Cylinder on stand (if above washing machine)
- EX Hot Water Expansion Vessel
- SH Sealed Heating Kit
- HIU Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BB-XX-DR-A-06-112	C1	29.07.2021

AB	03.02.2023	AS Built	IV	EJ
C2	19.08.2021	Updated to fire strategy, updated grilles and updated to latest GA/RCP	DALS/ SP	EJ
C1	02.10.2020	Construction issue	TN	EJ
P1	16.04.2020	Preliminary issue	MJ	EJ
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 16.04.2020 | Drwn: MJ | Chkd: EJ

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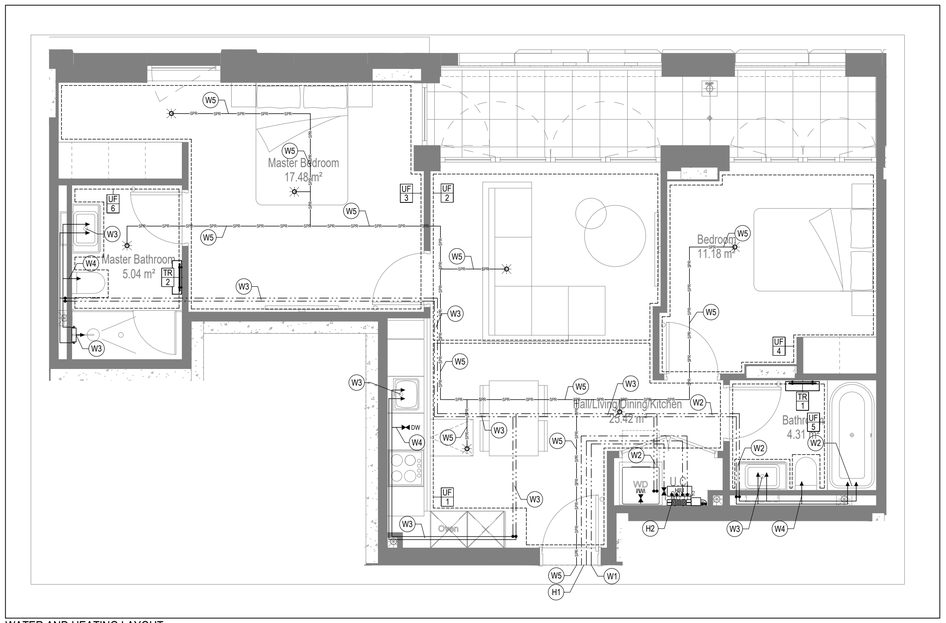
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 11
Plots: B21, B31, B41

Project:
HORNSEY
TOWN HALL

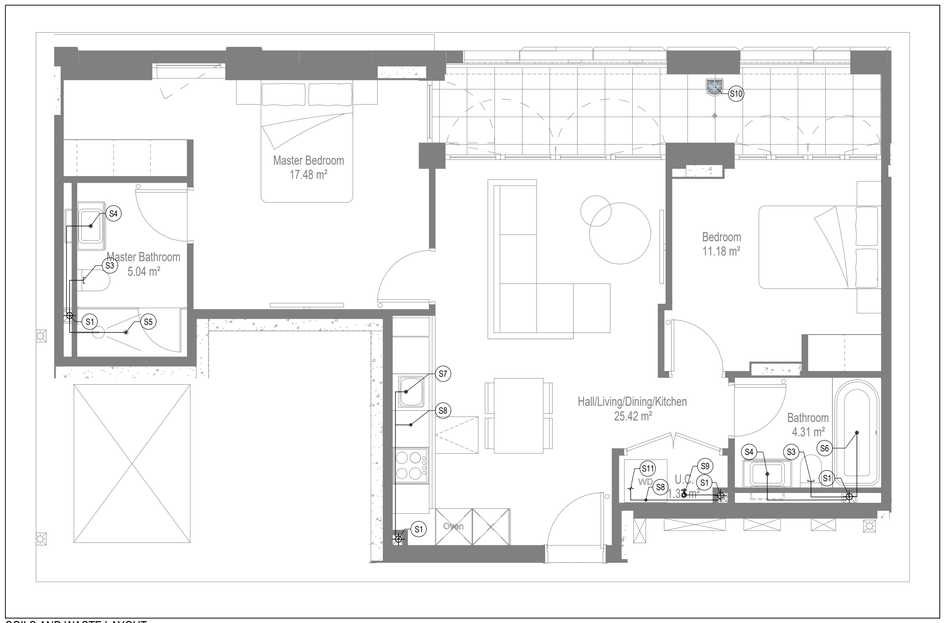
Client: ARDMORE

Dwg Number: 10687-M-03-B-0011

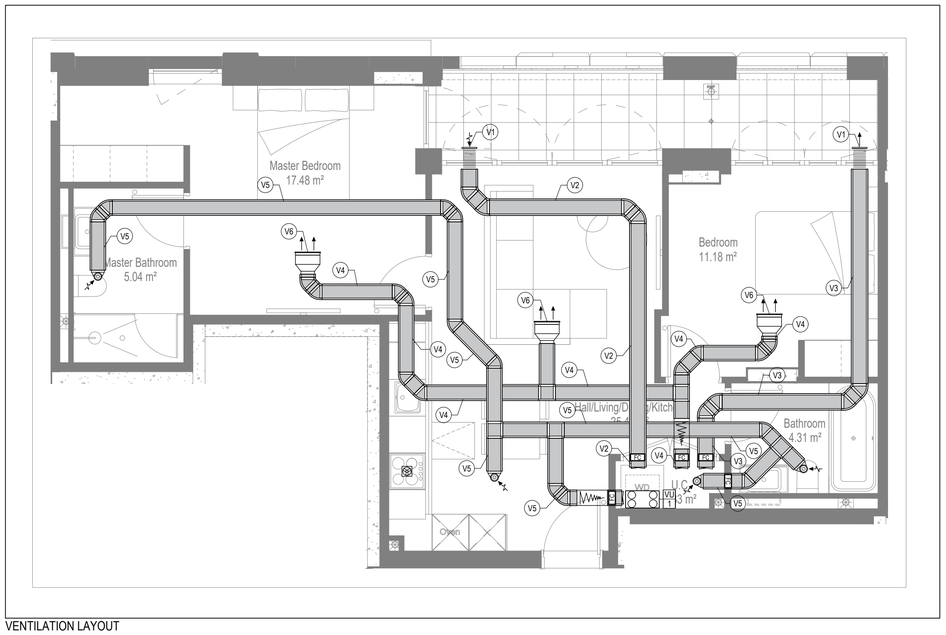
Rev: AB



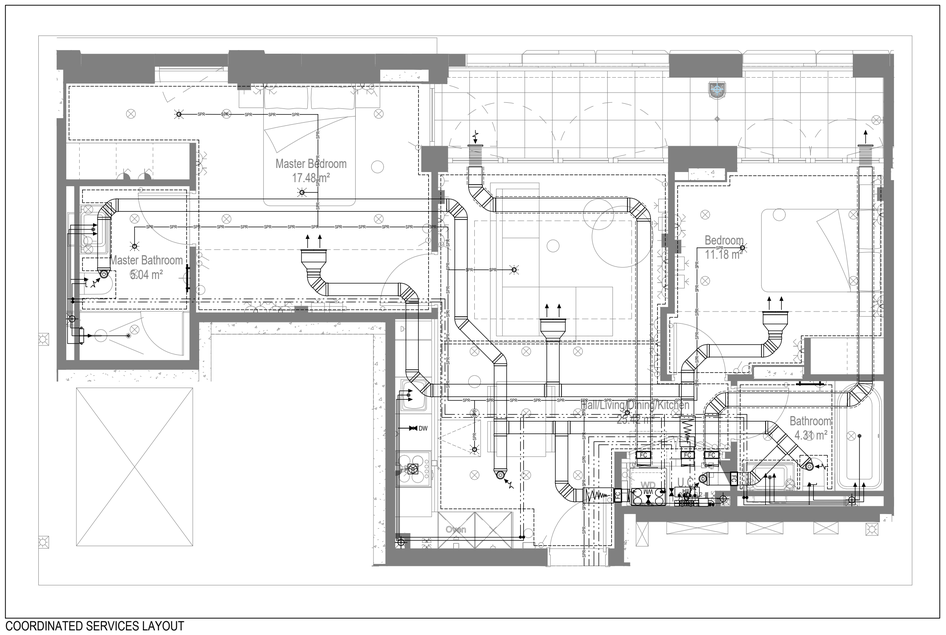
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FSD — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/HALLWAY
UF2	Z1	M1	LIVING ROOM
UF3	Z3	M1	BEDROOM 1
UF4	Z4	M1	BEDROOM 2
UF5	Z5	M1	BATHROOM
UF6	Z6	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BB-XX-DR-A-06-115	C1	29.07.2021

AB	03.02.2023	AS Built	IV	EJ
C2	19.08.2021	Updated to fire strategy, updated grilles and updated to latest GA/RCP	DALS/ SP	EJ
C1	01.10.2020	Construction issue	TN	EJ
P1	16.04.2020	Preliminary issue	MJ	EJ
Rev	Date	Description	Drwn	Chkd

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 16.04.2020 — Drwn: MJ — Chkd: EJ

WHITECODE CONSULTING

BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title:

MECHANICAL SERVICES LAYOUT
FLAT TYPE 11B

Plots: B51, B61

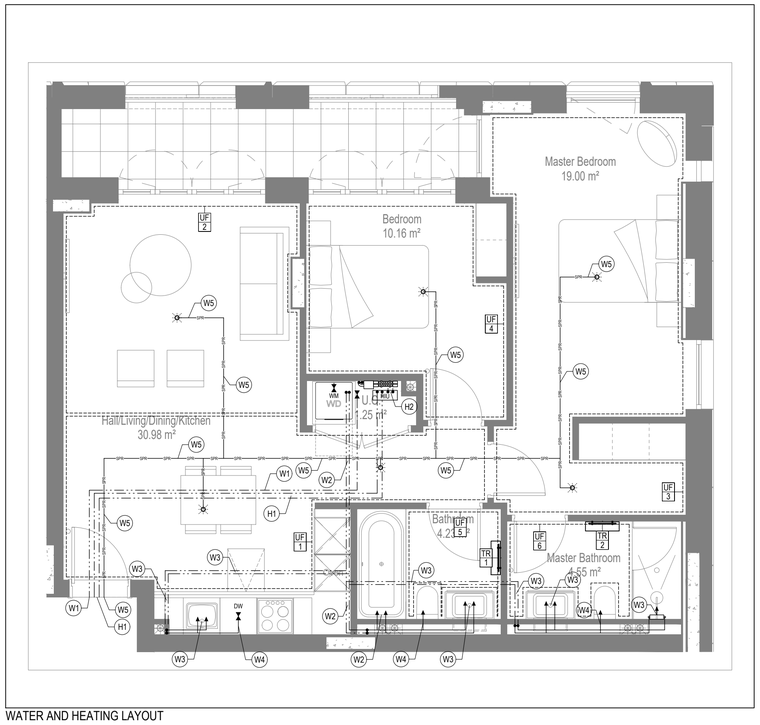
Project:

HORNSEY
TOWN HALL

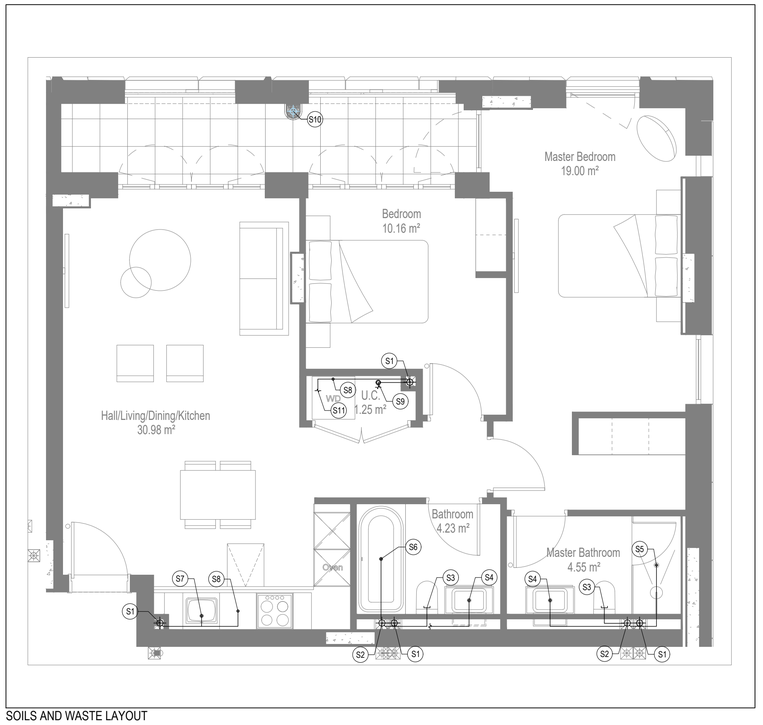
Client: ARDMORE

Dwg Number: 10687-M-03-B-0011B

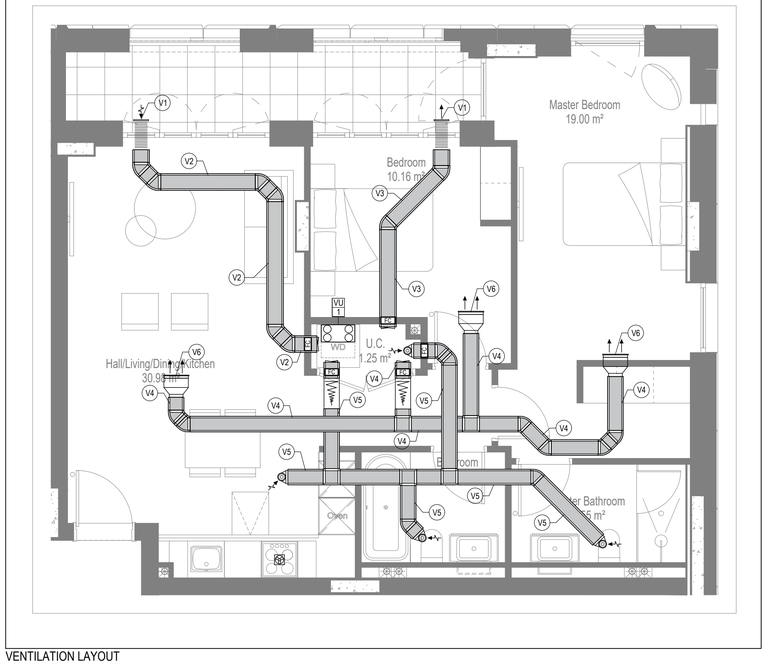
Rev: AB



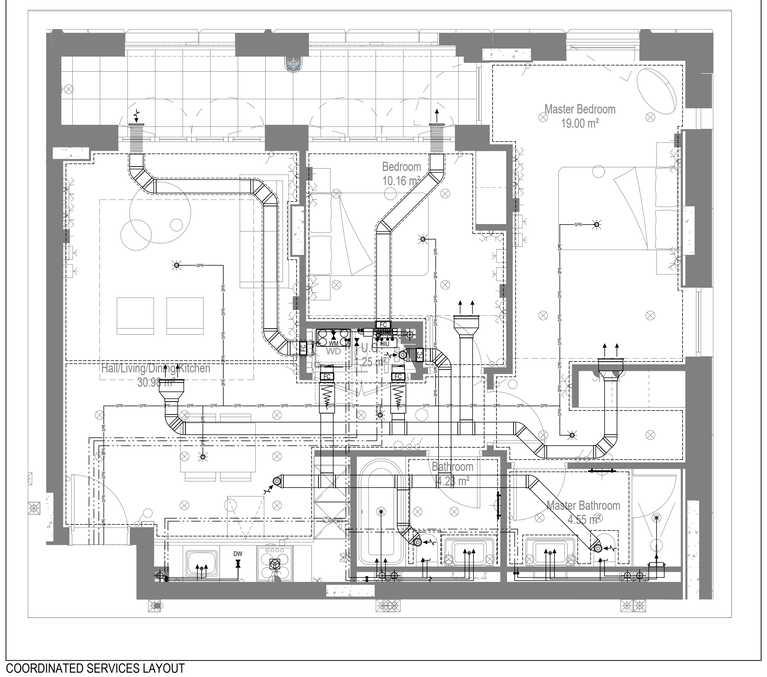
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from part to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/HALLWAY
UF2	Z1	M1	LIVING ROOM
UF3	Z3	M1	BEDROOM 1
UF4	Z4	M1	BEDROOM 2
UF5	Z5	M1	BATHROOM
UF6	Z6	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINAL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FSC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH — UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BB-XX-DR-A-06-113	C1	29.07.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C2	19.08.2021	Updated to fire strategy, updated grilles and updated to latest GA/RCP	DALS/ SP	EJ
C1	02.10.2020	Construction issue	TN	EJ
P1	16.04.2020	Preliminary issue	MJ	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 16.04.2020 Drwn: MJ Chkd: EJ

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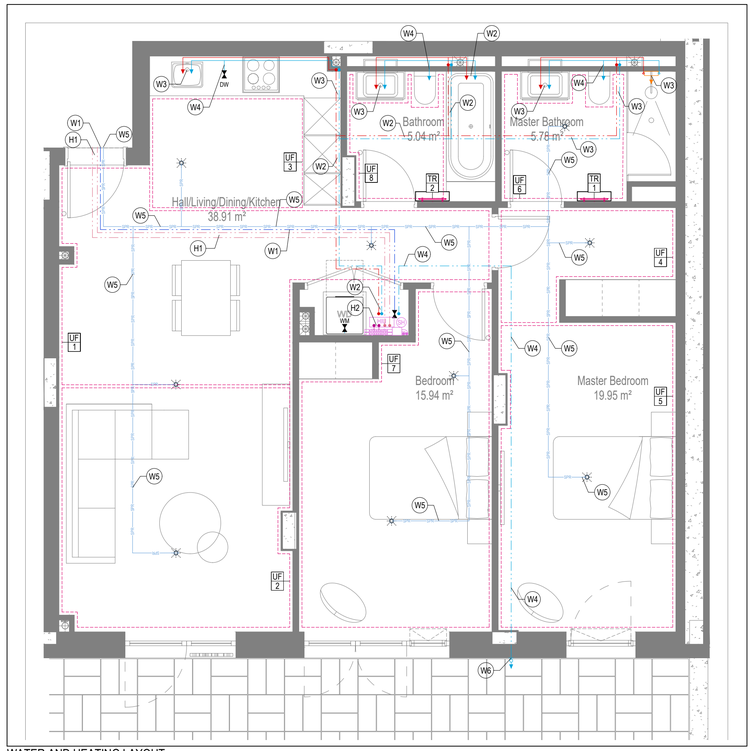
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 12
Plots: B22, B32, B42, B52, B62

Project:
HORNSEY
TOWN HALL

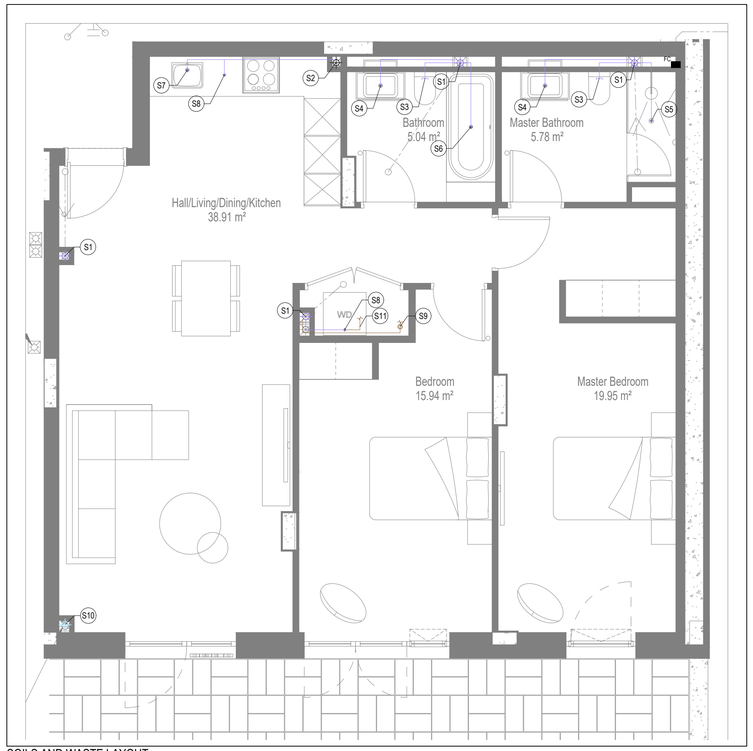
Client:
ARDMORE

Dwg Number:
10687-M-03-B-0012

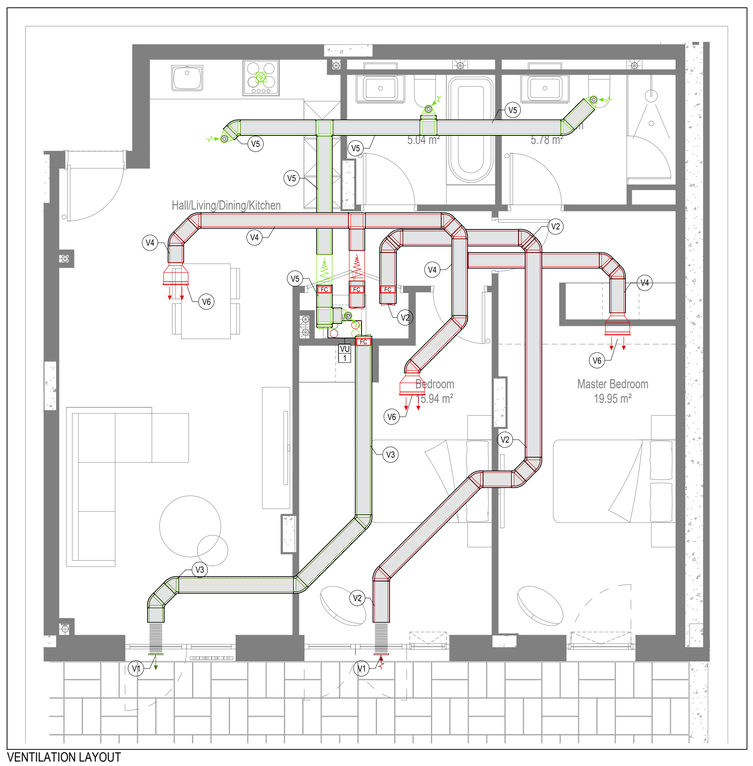
Rev:
AB



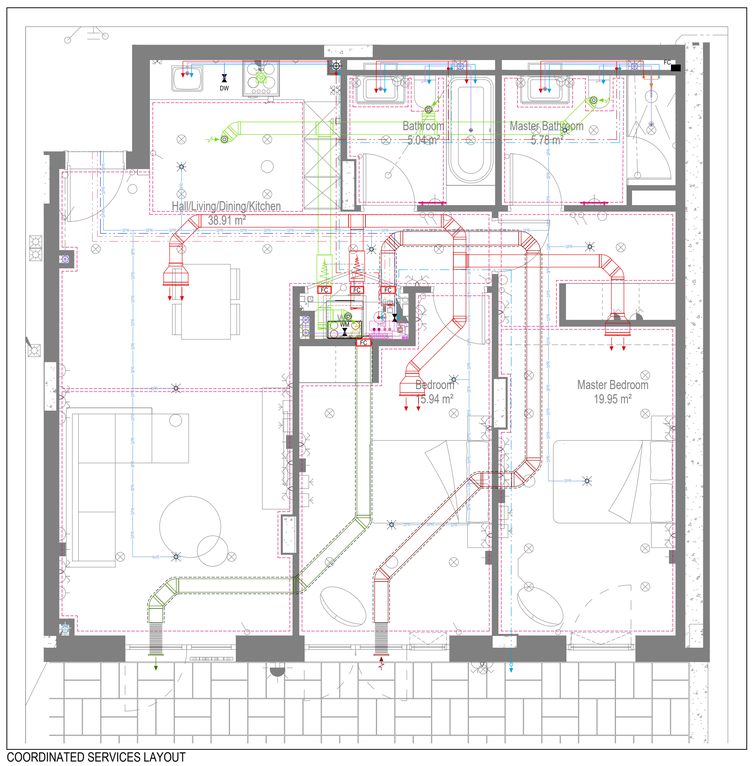
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is aceptable.

WATER NOTES

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W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
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- FC — Intumescent Fire Collar
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- WM — 15mm Cold Isolation Valve for Washing Machine
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- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
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- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

UF HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z1	M1	KITCHEN
UF4	Z3	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 1
UF6	Z4	M1	ENSUITE
UF7	Z5	M1	BEDROOM 2
UF8	Z4	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3569-KDS-BB-XX-DR-A-06-101	C4	13.09.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C3	22.09.2021	Added grilles / Revision of routes following new RCP	DS	EJ
C2	19.08.2021	Updated to fire strategy, update grilles and updated to latest GA/RCP	DALS/SP	EJ
C1	11.09.2020	Construction Issue	TN	EJ
P1	16.04.2020	Preliminary Issue	SP	EJ

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 16.04.2020 — Drwn: SP — Chkd: EJ

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Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 01

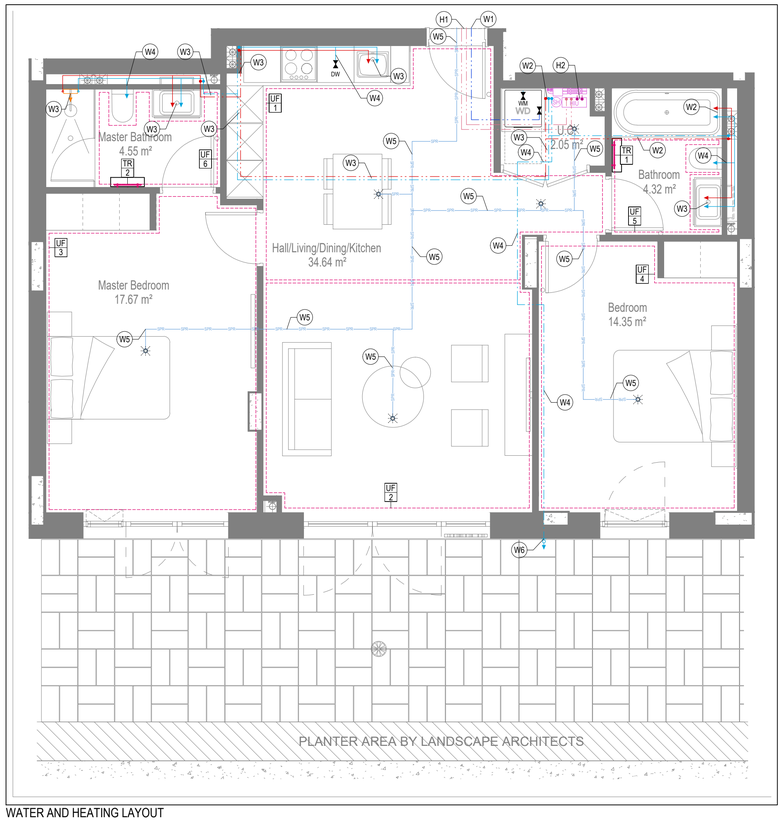
Plots: B01

Project:
HORNSEY
TOWN HALL

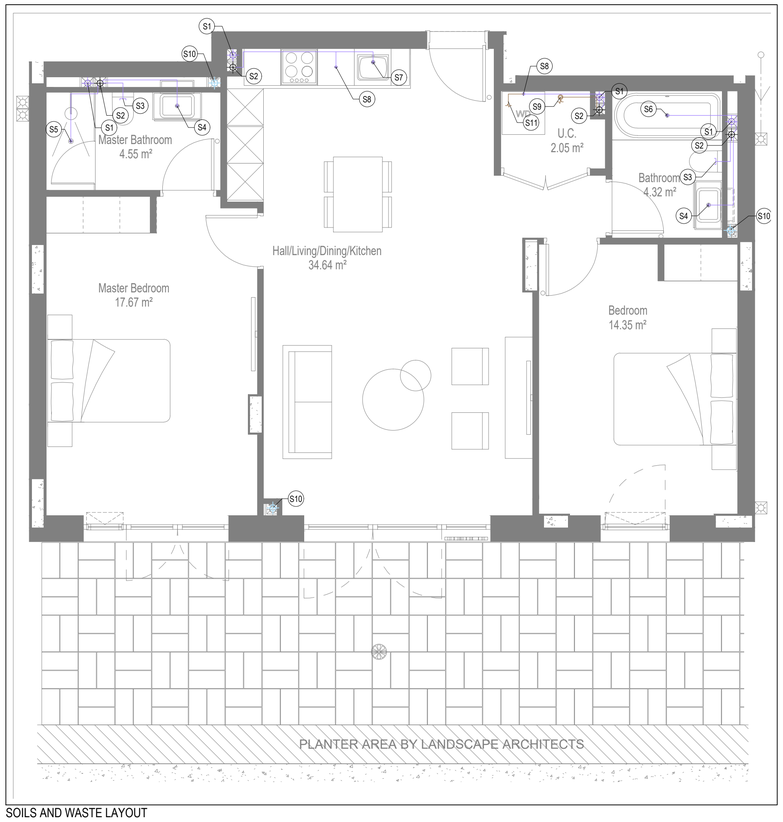
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Dwg Number: 10687-M-03-B-0001

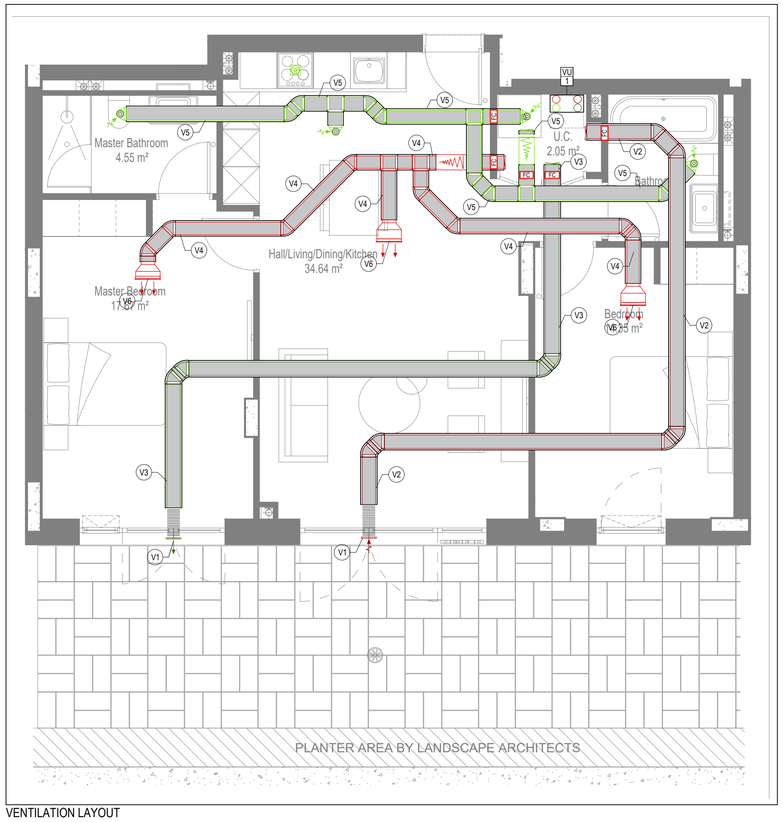
Rev: AB



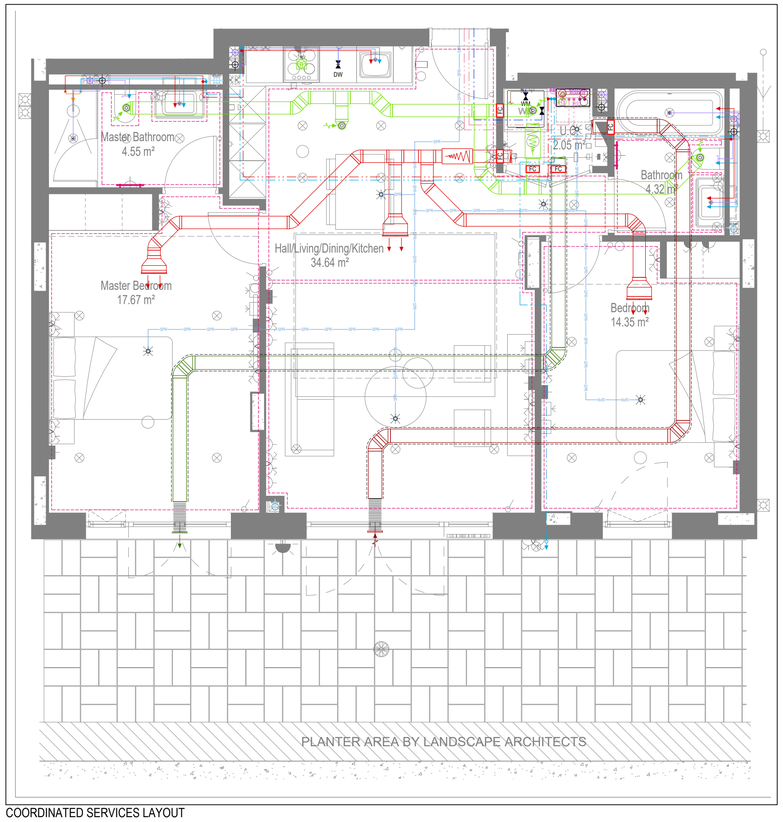
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
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- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is aceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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S6. 40Ø bath waste to run to SVP/SS .
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S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/HALLWAY
UF2	Z1	M1	LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z2	M1	BEDROOM 2
UF5	Z3	M1	BATHROOM
UF6	Z4	M1	ENSUITE

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
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- Pipework beneath floor / within floor screed / hidden
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- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
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- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BB-XX-DR-A-06-102	C4	13.09.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C3	22.09.2021	Added grilles / Revision of routes following new RCP	DS	EJ
C2	19.08.2021	Updated to latest fire strategy, updated grilles and updated to latest GA/RCP	DALS/SP	EJ
C1	11.09.2020	Construction issue	TN	EJ
P1	16.04.2020	Preliminary issue	MJ	EJ

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 16.04.2020 | Drwn: MJ | Chkd: EJ

WHITECODE CONSULTING
BUILDING SERVICES DESIGN CONSULTANTS
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Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

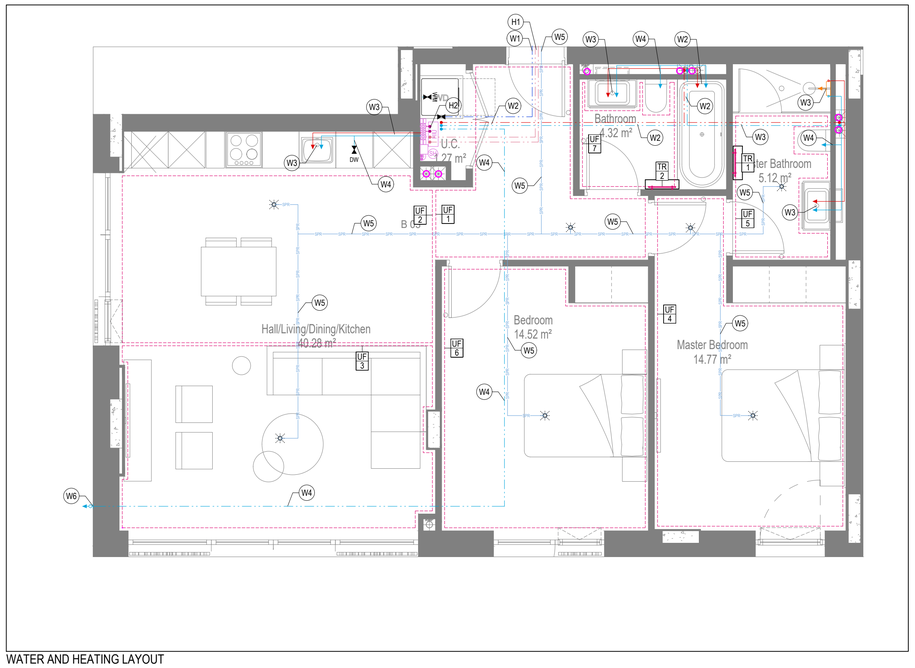
Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 02
Plots: B02

Project:
HORNSEY
TOWN HALL

Client: ARDMORE

Dwg Number: 10687-M-03-B-0002

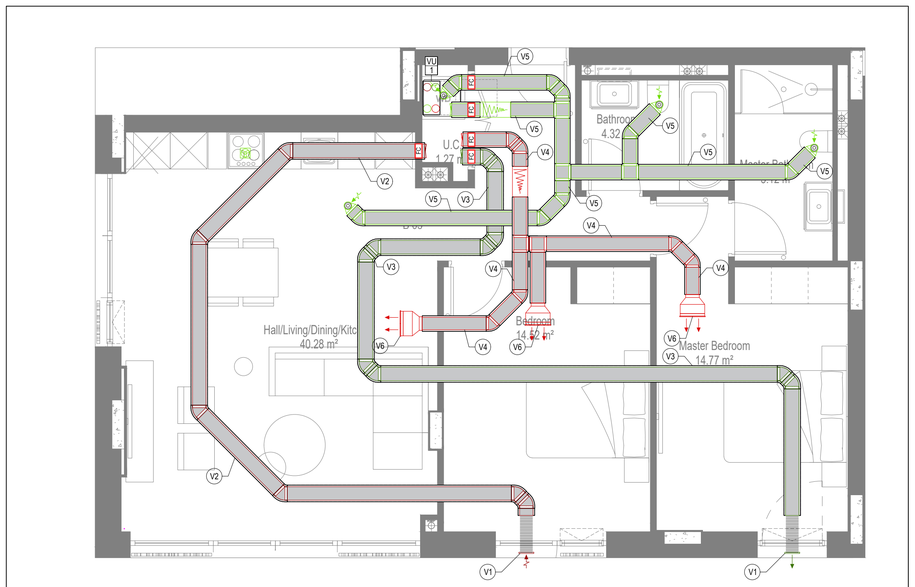
Rev: AB



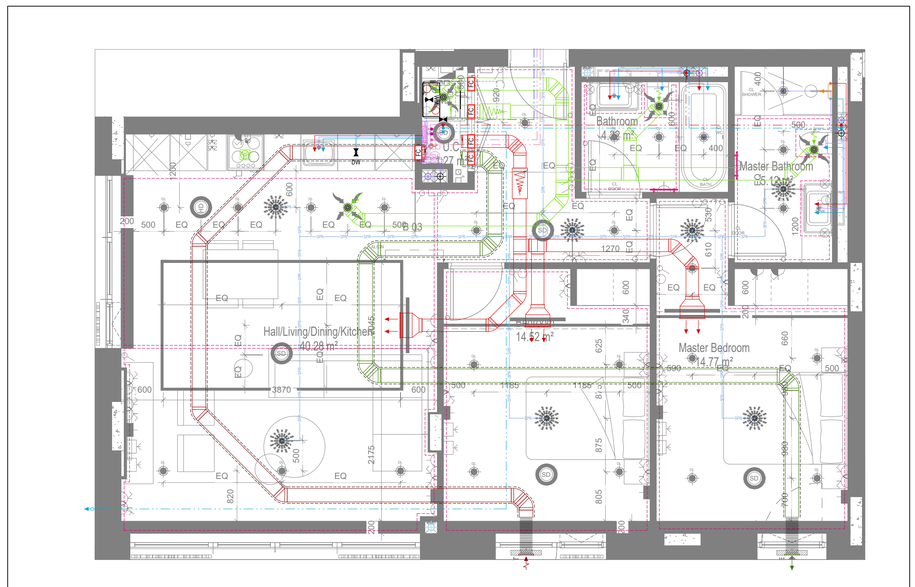
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct
V6. Brookeair flowline linear grille

COOLING NOTES

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z22	M1	HALLWAY
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z1	M1	KITCHEN/LIVING ROOM
UF4	Z3	M1	BEDROOM 1
UF5	Z4	M1	ENSUITE
UF6	Z5	M1	BEDROOM 2
UF7	Z4	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3569-KDS-BB-XX-DR-A-06-103	C4	13.09.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C3	22.09.2021	Added grilles / Revision of routes following new RCP	DS	EJ
C2	19.08.2021	Updated to fire strategy, removed cooling and updatd to latest GA/RCP	DALS/SP	EJ
C1	11.09.2020	Construction Issue	TN	EJ
P1	16.04.2020	Preliminary Issue	SP	EJ

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 16.04.2020 — Drwn: SP — Chkd: EJ

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26-27 The Hill, Northfleet, Gravesend Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 03

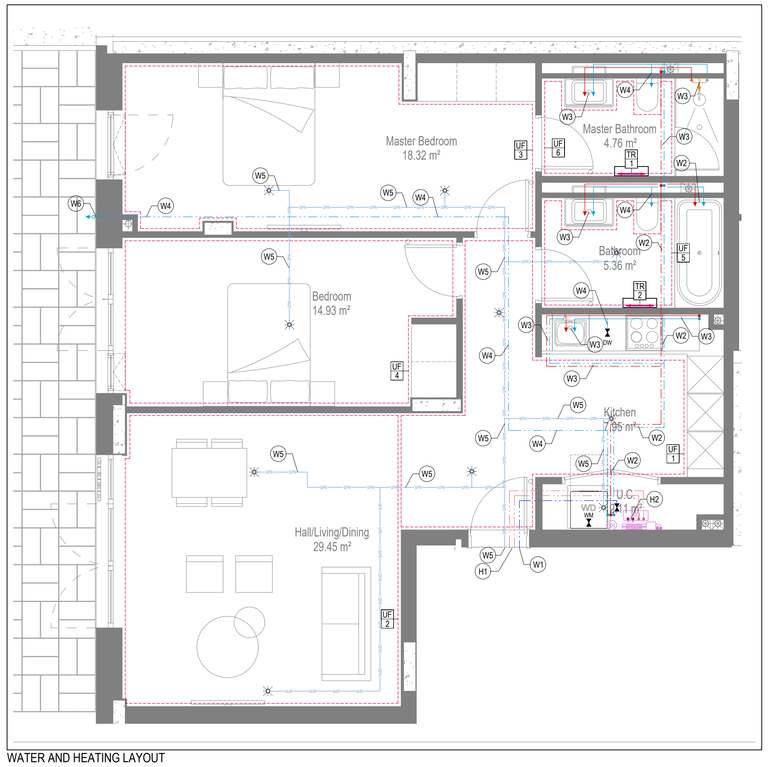
Plots: B03

Project:
HORNSEY
TOWN HALL

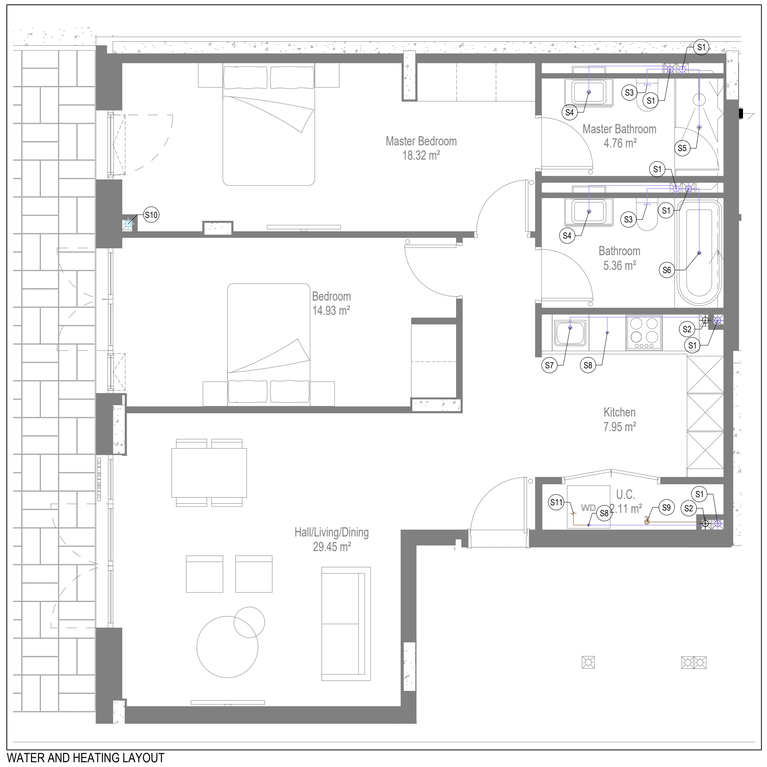
Client: ARDMORE

Dwg Number: 10687-M-03-B-0003

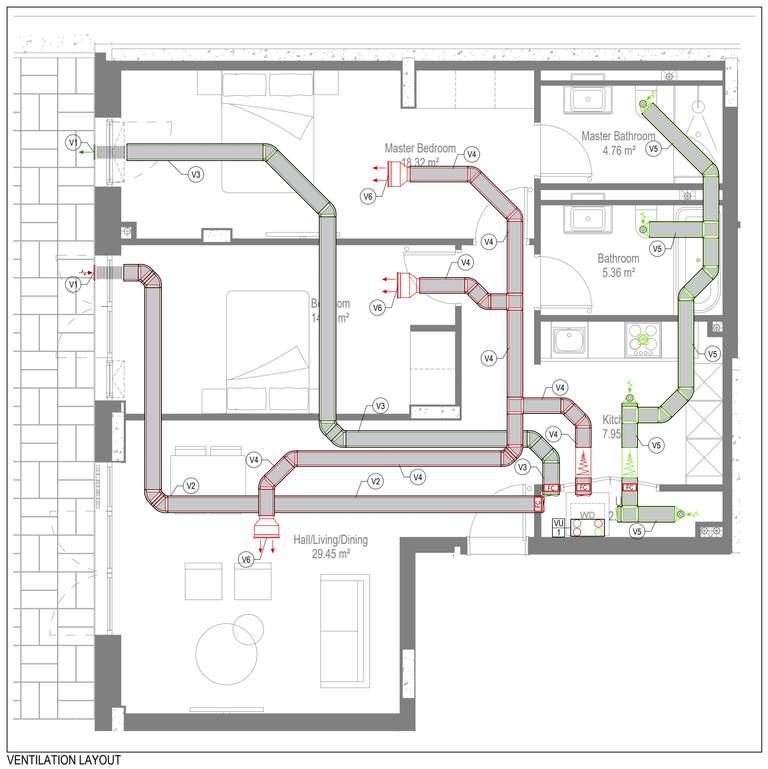
Rev: AB



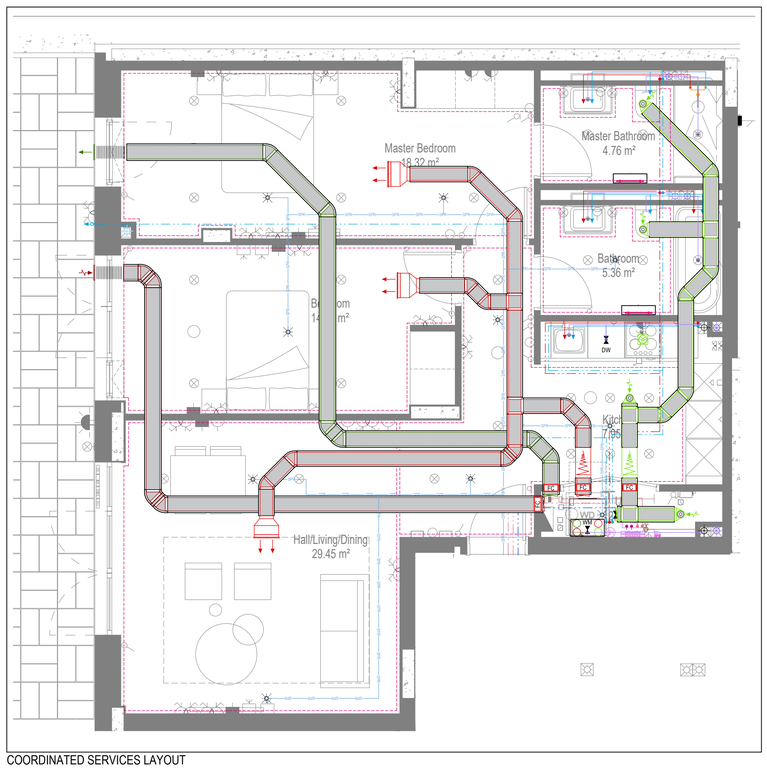
WATER AND HEATING LAYOUT



WATER AND HEATING LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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- SK — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/HALLWAY
UF2	Z1	M1	LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BEDROOM 2
UF5	Z3	M1	BATHROOM
UF6	Z4	M1	ENSUITE

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-BB-XX-DR-A-06-104	C4	13.09.2021

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C3	22.09.2021	Added grilles / Revision of routes following new RCP	DS	EJ
C2	19.08.2021	Updated to fire strategy and updated to latest GA/RCP	DALS/SP	EJ
C1	11.09.2020	Construction Issue	TN	EJ
P1	16.04.2020	Preliminary Issue	MJ	EJ

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 16.04.2020 | Drwn: MJ | Chkd: EJ

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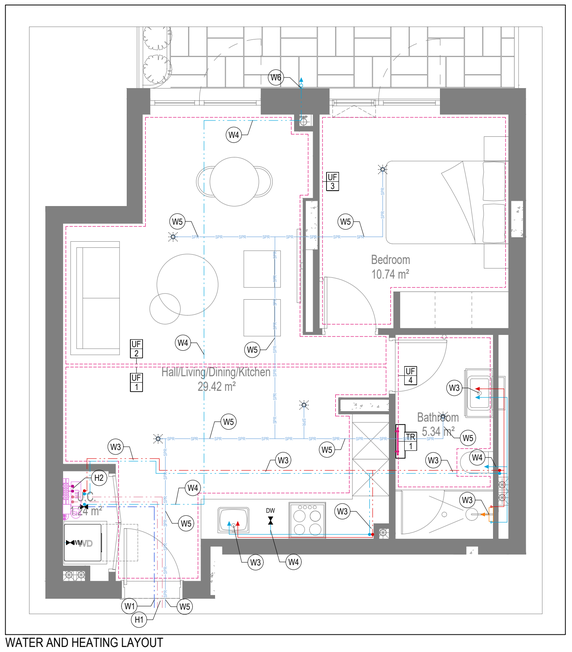
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FLAT TYPE 04
Plots: B04

Project:
HORNSEY
TOWN HALL

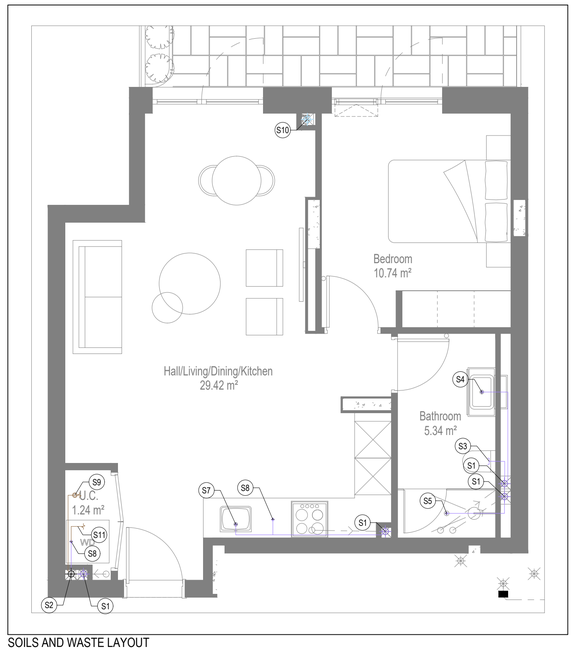
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Dwg Number: 10687-M-03-B-0004

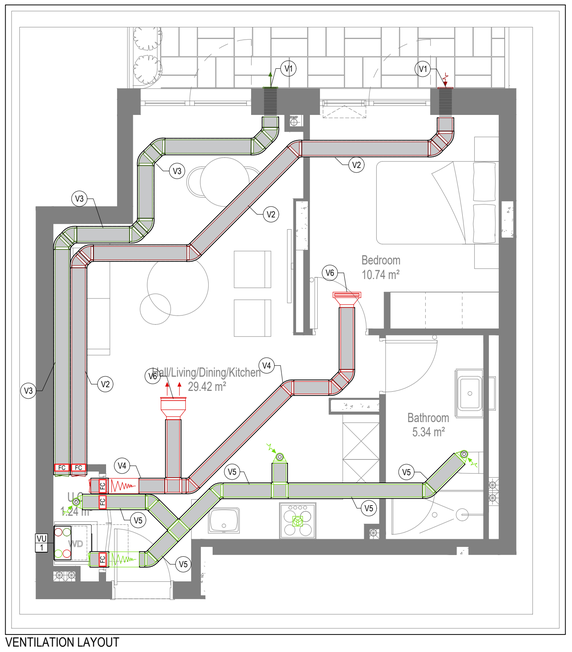
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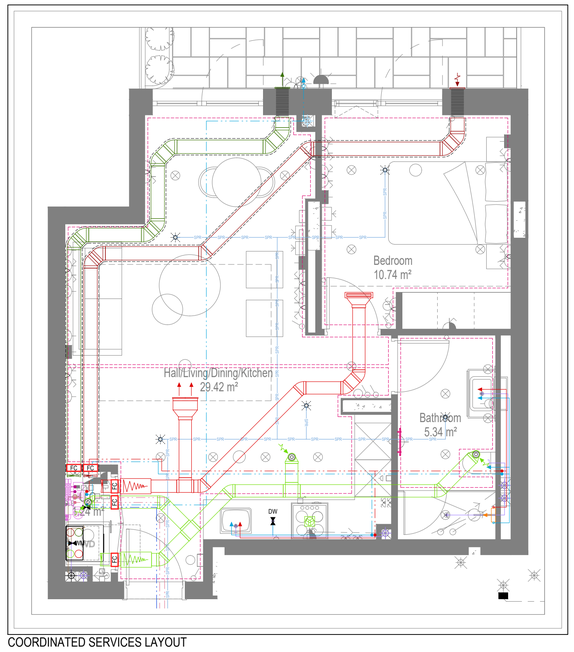
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is aceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from part to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z3	M1	BEDROOM
UF4	Z4	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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Conflicts of Information
It still remains the responsibility of the Installer/contractor to ensure that there are no conflicts with information provided by ourselves & that of any manufacturers information or relevant requirements of statuary Bodies or Client specification/E's. If any conflicts do exist it is the responsibility of the Installer/Contractor to inform The Consultant/Client immediately Verbally & in writing.

WARNING TO HOUSE PURCHASERS - Property Misdescriptions Act 1991
Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any descriptive material describing, in relation to any descriptive particular property or development, any of the Specific Matters prescribed by an Order made under the above Act. The contents of this drawing may be subject to change at any time & alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, contents & dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or a warranty.

LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3569-KDS-BB-XX-DR-A-06-105	C5	19.04.2022

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C4	10.01.2022	Moved intake and exhaust duct away from windows	JH	EJ
C3	22.09.2021	Added grilles / Revision of routes following new RCP	DS	EJ
C2	19.08.2021	Updated to fire strategy and latest GA/RCP	DALS/ SP	EJ
C1	11.09.2020	Construction Issue	TN	EJ
P1	16.04.2020	Preliminary Issue	SP	EJ

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 16.04.2020 — Drwn: SP — Chkd: EJ

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Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE 05

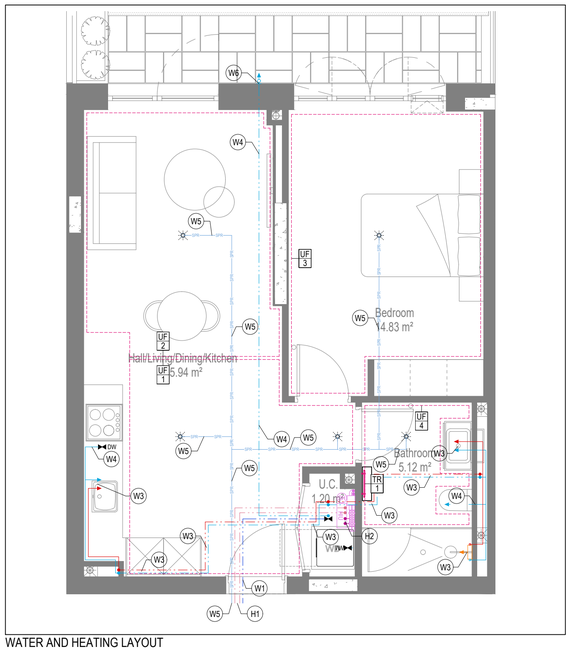
Plots: B11

Project:
HORNSEY
TOWN HALL

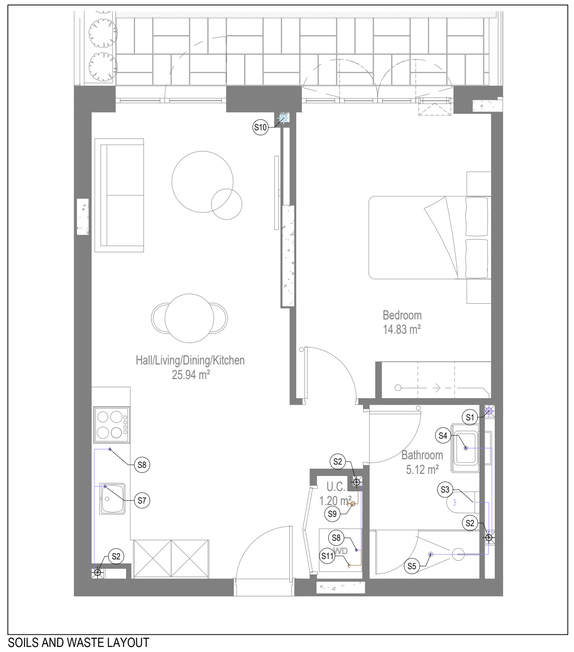
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Dwg Number: 10687-M-03-B-0005

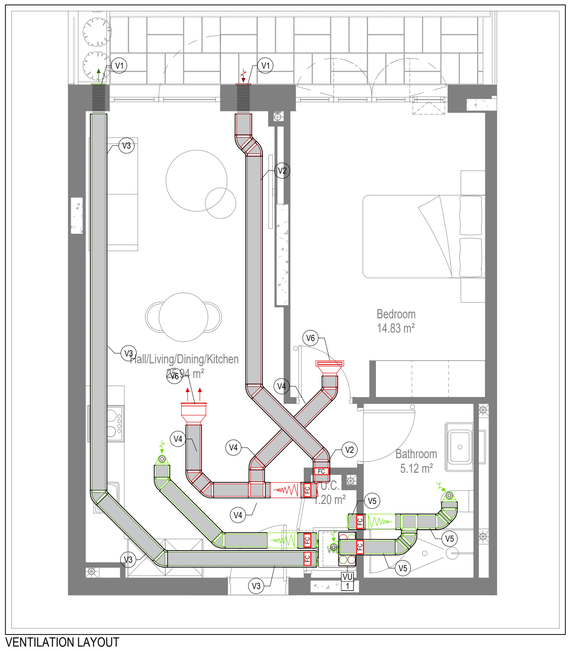
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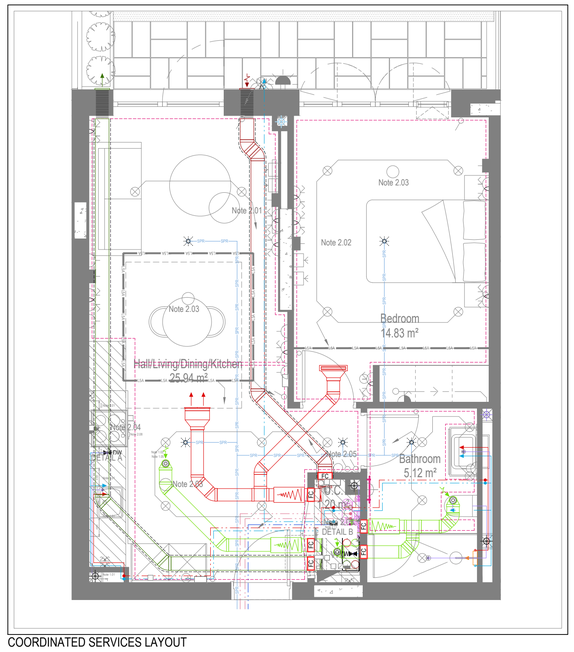
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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- Before commencing work on site, please read Design Risk Management Information.
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- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP from above with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from part to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 220x90 Insulated Intake duct.
V3. 220x90 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
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- Pipework beneath floor / within floor screed / hidden
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- FC — Intumescent Fire Collar
- Supply diffuser
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- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
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- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
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- Access Panel - Size varies
- Titon Attenuator

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DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 24.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3569-KDS-BB-XX-DR-A-06-106	C4	19.04.2022

Rev	Date	Description	Drwn	Chkd
AB	03.02.2023	AS Built	IV	EJ
C2	30.11.2021	Updated vent terminations	DS	EJ
C1	22.09.2021	Added grilles / Revision of routes following new RCP	DS	EJ

Current purpose: AS BUILT — Scale: 1:50 — Size: A1

Original Issue Date: 16.04.2020 — Drwn: SP — Chkd: EJ

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z3	M1	BEDROOM
UF4	Z4	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 06

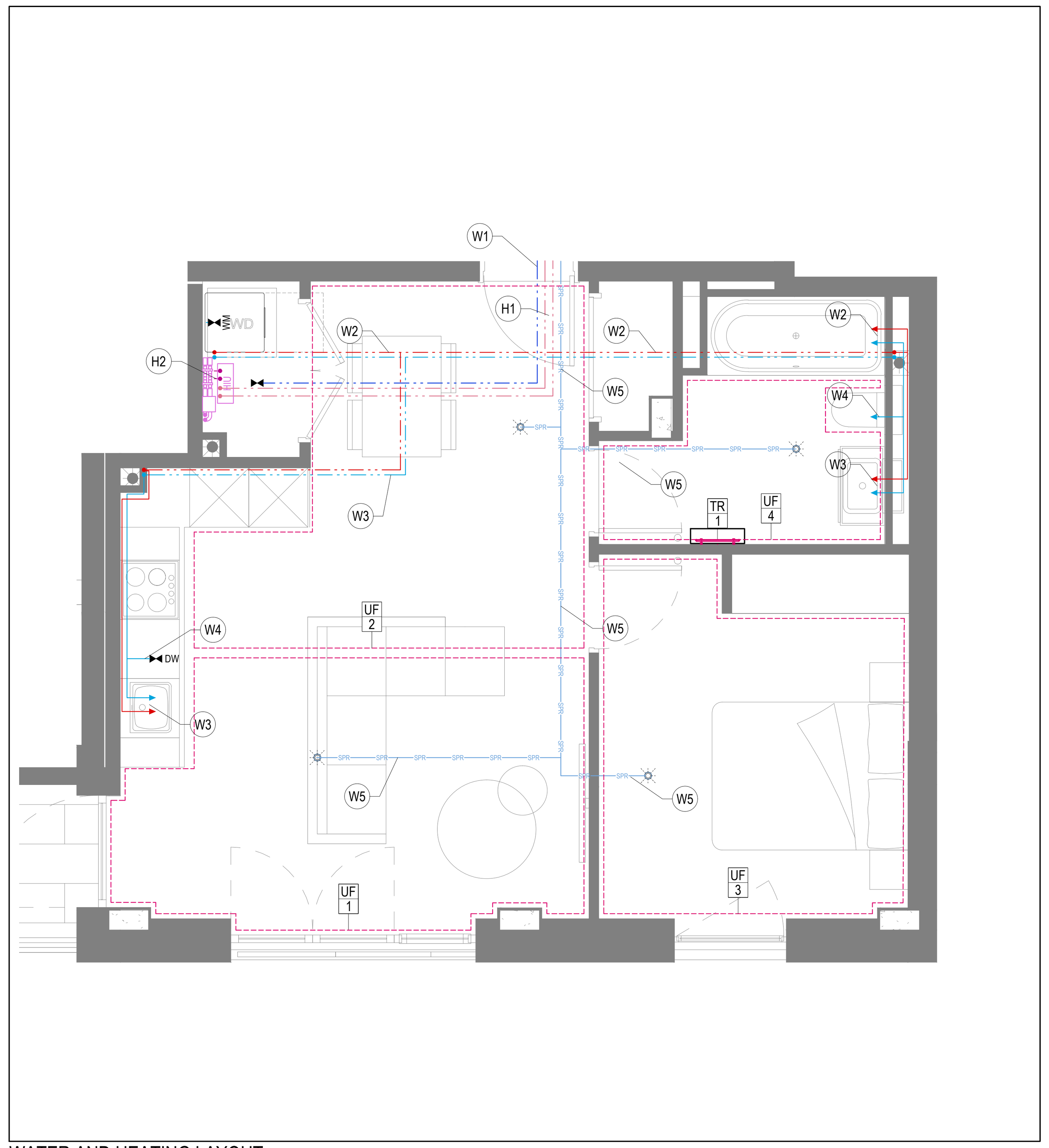
Plots: B12

Project: HORNSEY TOWN HALL

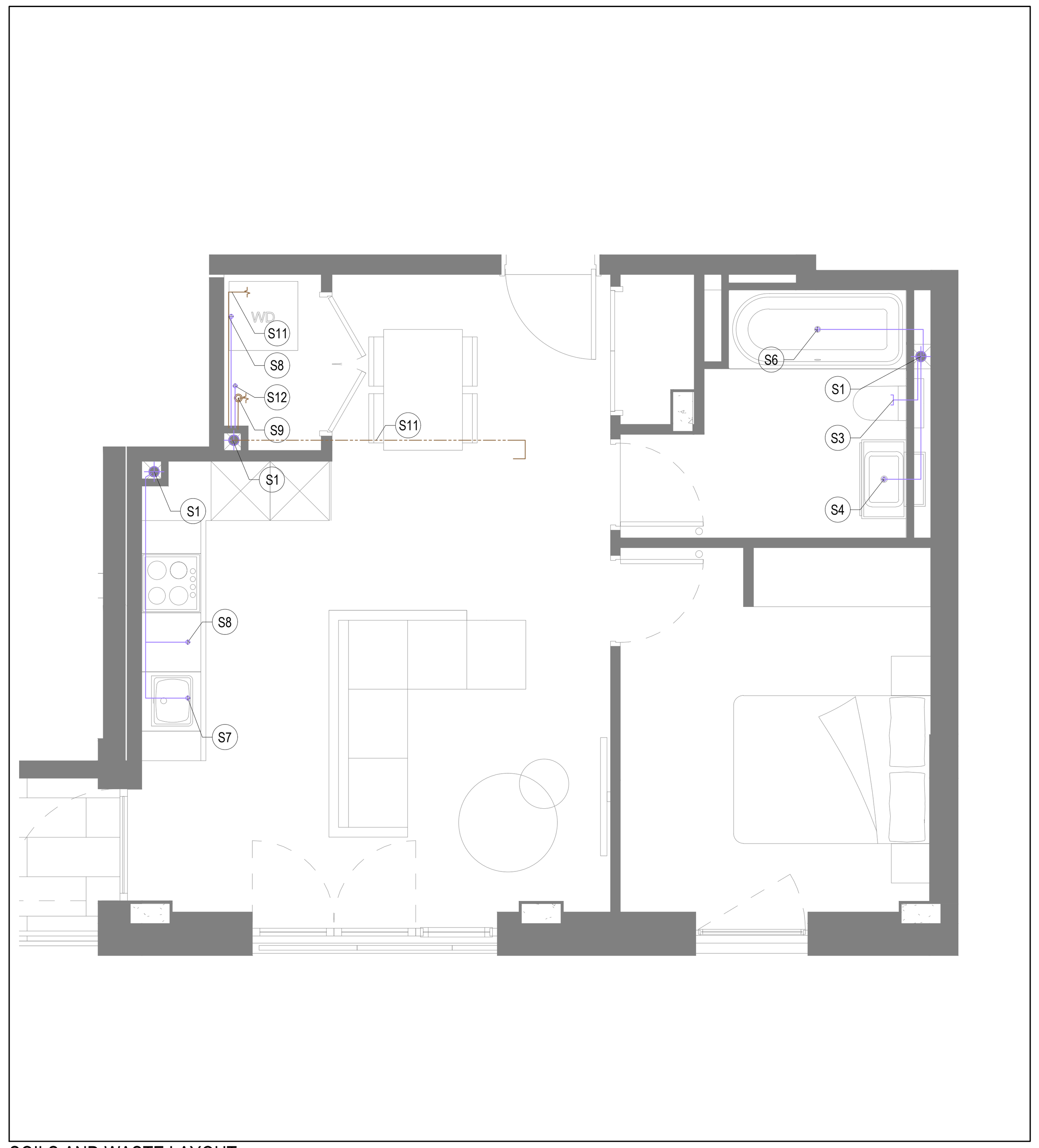
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Dwg Number: 10687-M-03-B-0006

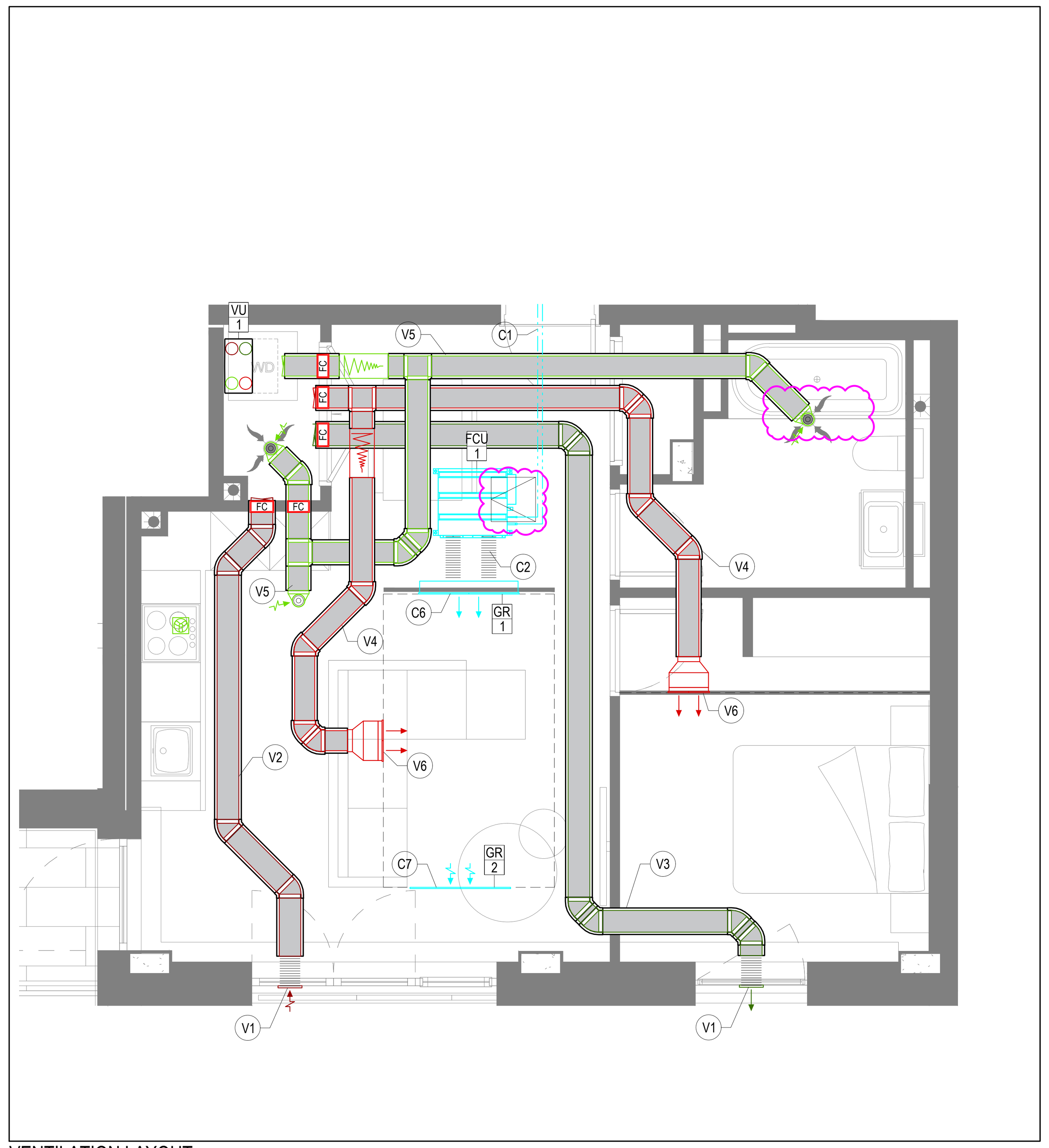
Rev: AB



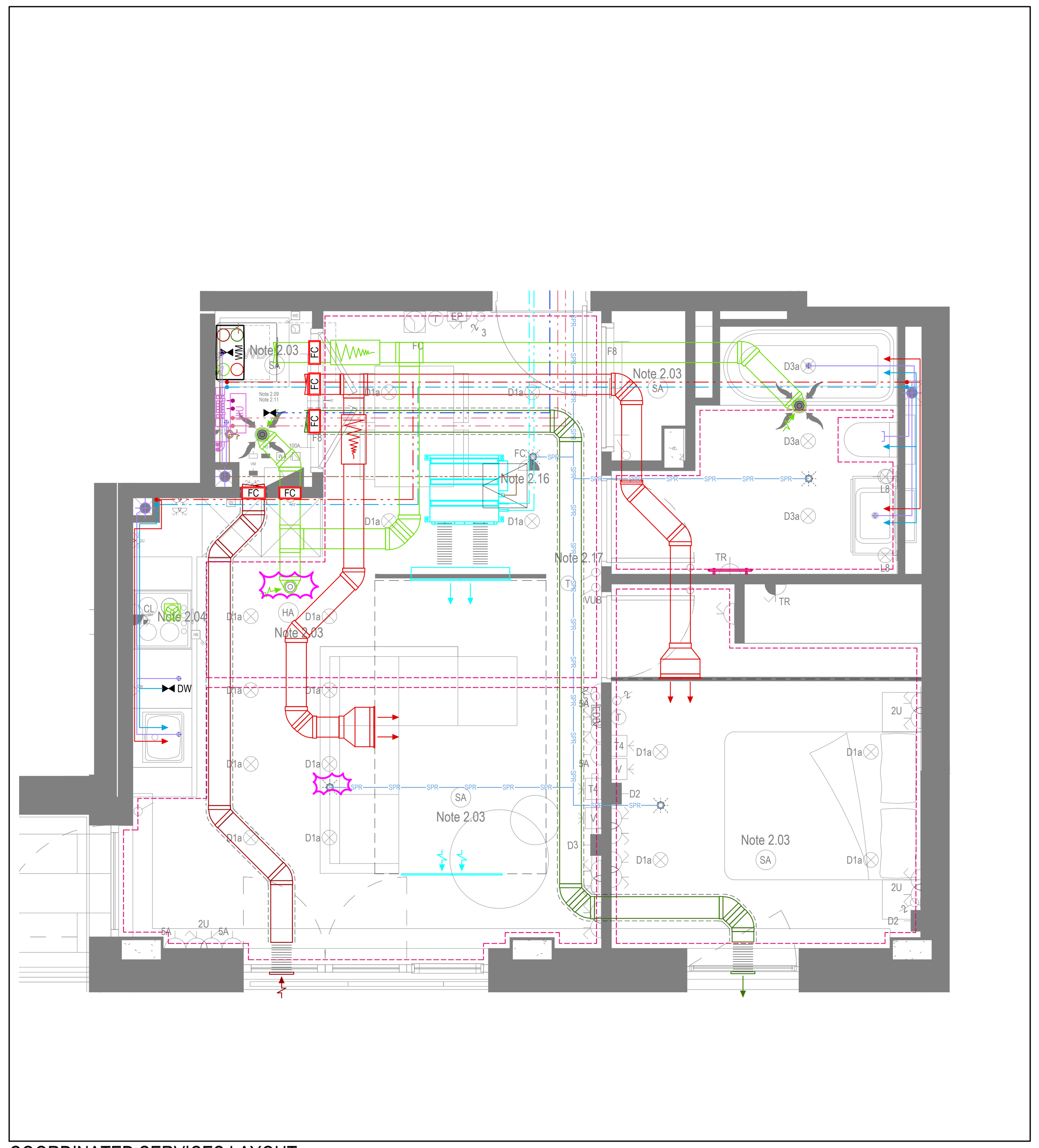
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

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- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
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GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP to below with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.
S12. 22Ø plastic condense from Hydrokit to drain to SVP.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 204x60 Insulated Intake duct.
V3. 204x60 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear slot grille with plenum from duct for supply ventilation within coffer.

Cooling Notes

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	MASTER BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P20VMS1-E	150Ø	BEDROOM

GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE (L/S)	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING ROOM	100	1000	2F	SUPPLY
GR2	LIVING/DINING ROOM	100	1000	2F	RETURN

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 26.10.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-MW-XX-DR-A-06-3008	REVISION: C1	DATE RECEIVED: 06.04.2021

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	As Built	IV	EJ
C2	09.04.2021	Removed cylinder	DALS	EJ
C1	07.04.2021	Construction Issue	IV	EJ
P1	07.09.2020	Preliminary Issue	IV	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 07.09.2020 Drwn: IV Chkd: EJ

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BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE PM202

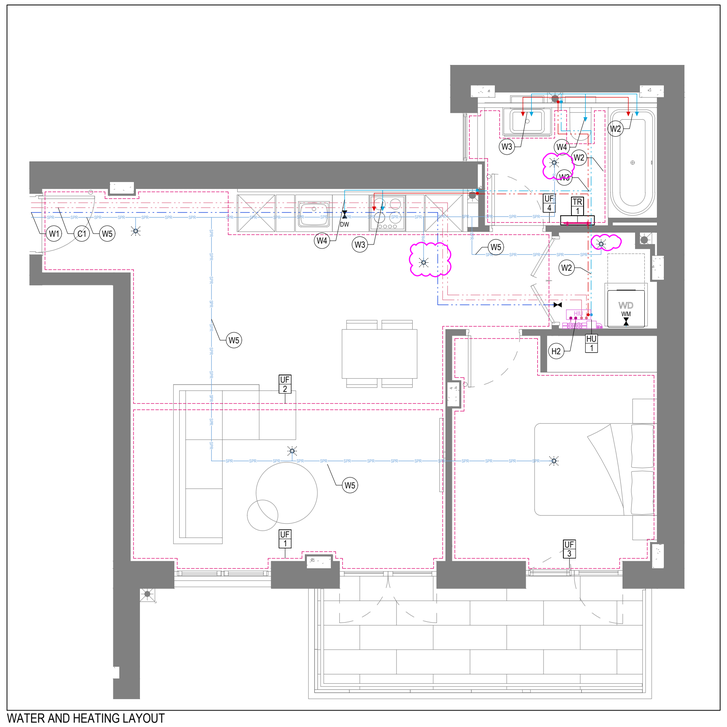
Plots:

Project: HORNSEY TOWN HALL

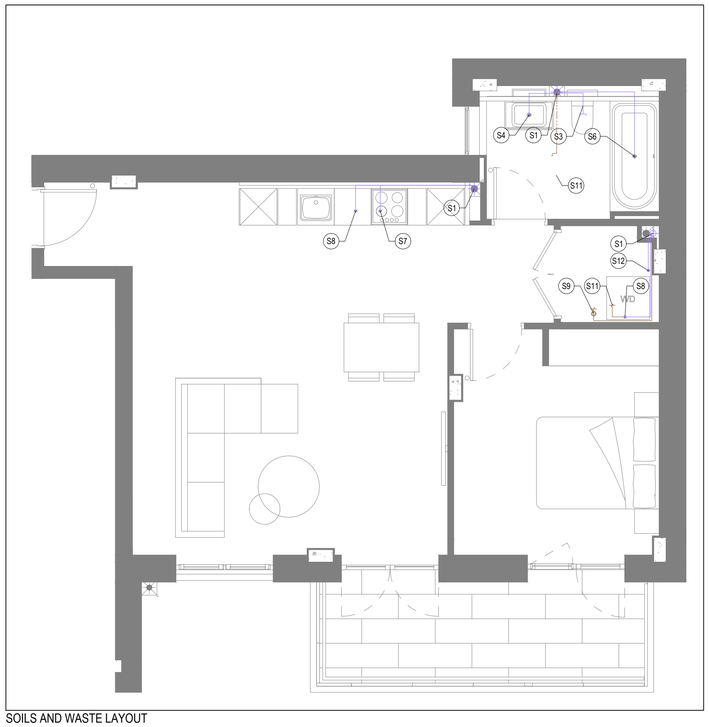
Client: ARDMORE

Dwg Number: 10687-M-03-M-PM202

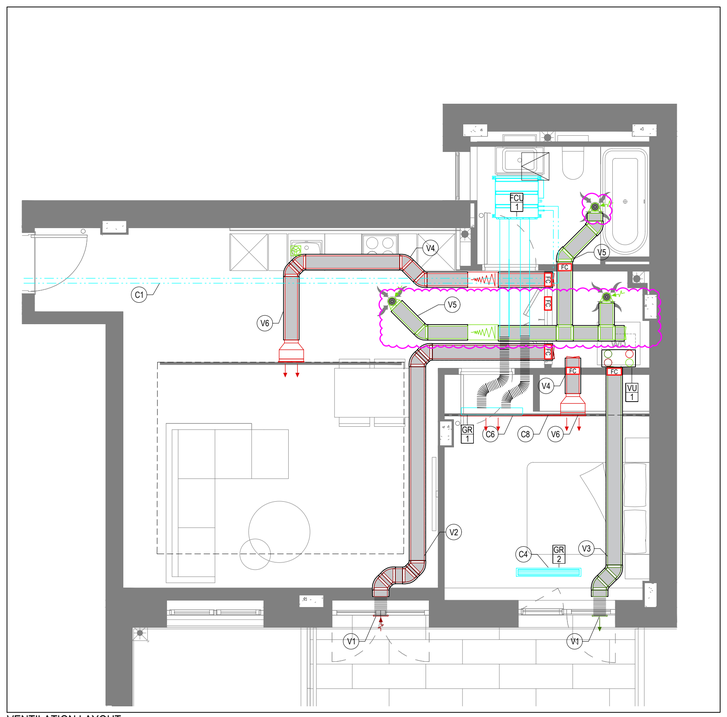
Rev: AB



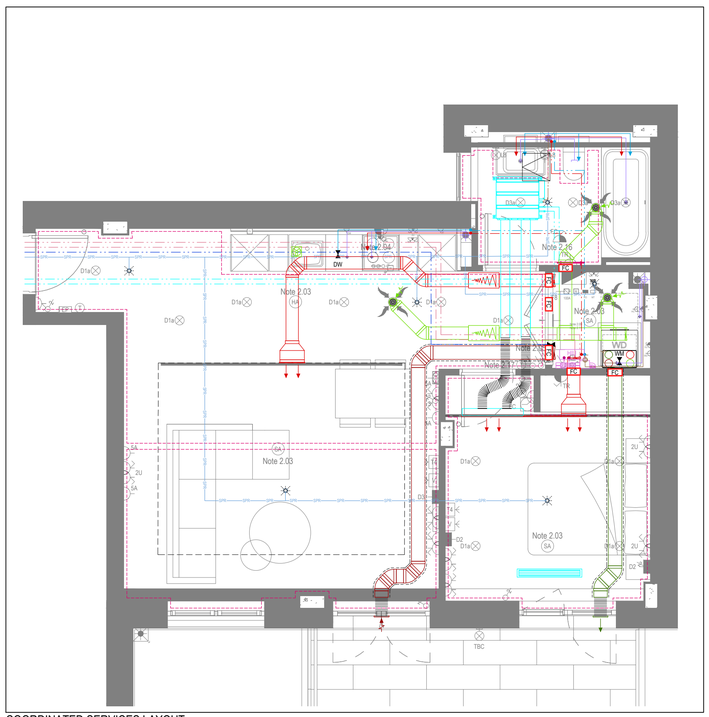
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
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S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.
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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 204x60 Insulated Intake duct.
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Cooling Notes

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
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C8. Dummy grille to make up continuous slot diffuser.

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- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
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- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
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- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
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DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 26.10.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	MASTER BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE

MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P20VMS1-E	150Ø	BEDROOM

GRILLE SCHEDULE

MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE (L/S)	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	LIVING/DINING ROOM	113	2000	2F	SUPPLY
GR2	LIVING/DINING ROOM	100	1000	2F	RETURN

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-MW-XX-DR-A-06-3009	C1	06.04.2021

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	As Built	IV	EJ
C3	02.06.2021	Updated to fire strategy and updated grilles	DALS	EJ
C2	09.04.2021	Removed cylinder	DALS	EJ
C1	07.04.2021	Construction Issue	IV	EJ
P1	07.09.2020	Preliminary Issue	IV	EJ

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 07.09.2020 | Drwn: IV | Chkd: EJ

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Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE PM203

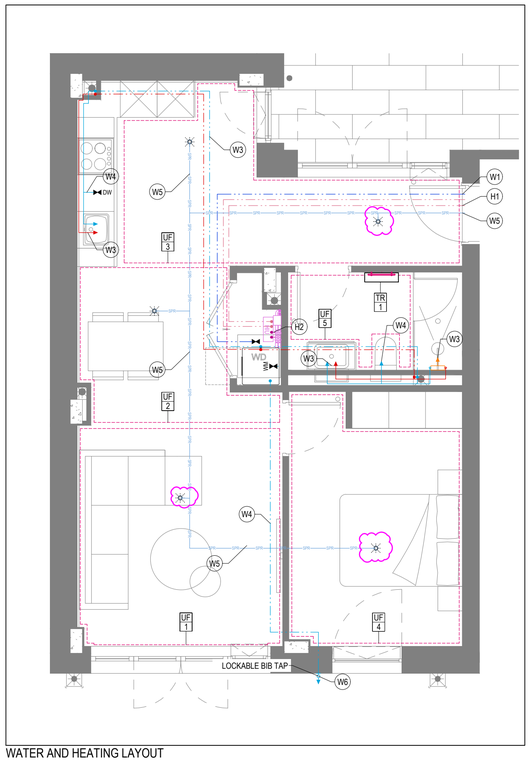
Plots:

Project:
HORNSEY
TOWN HALL

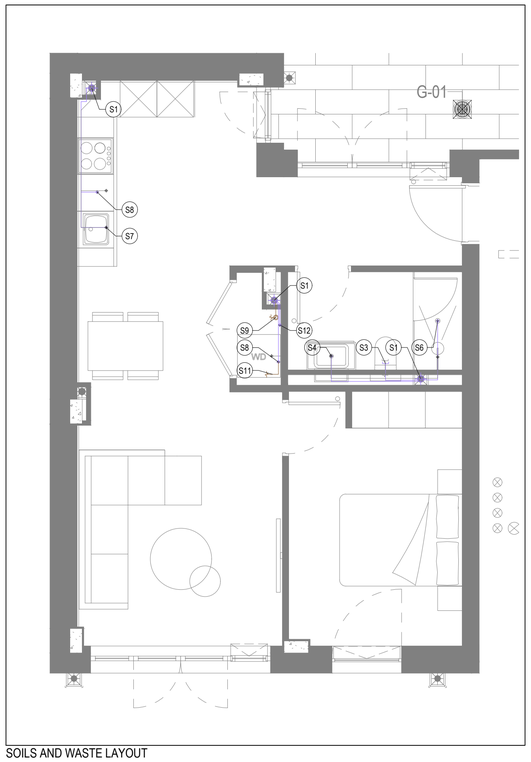
Client:
ARDMORE

Dwg Number:
10687-M-03-M-PM203

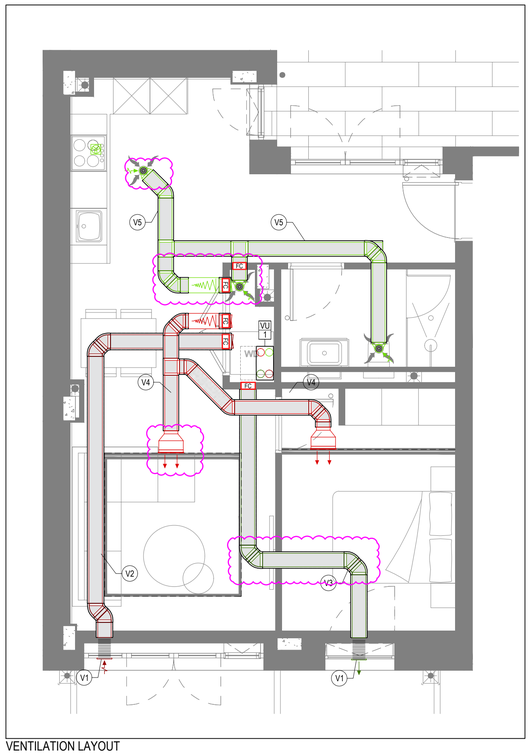
Rev:
AB



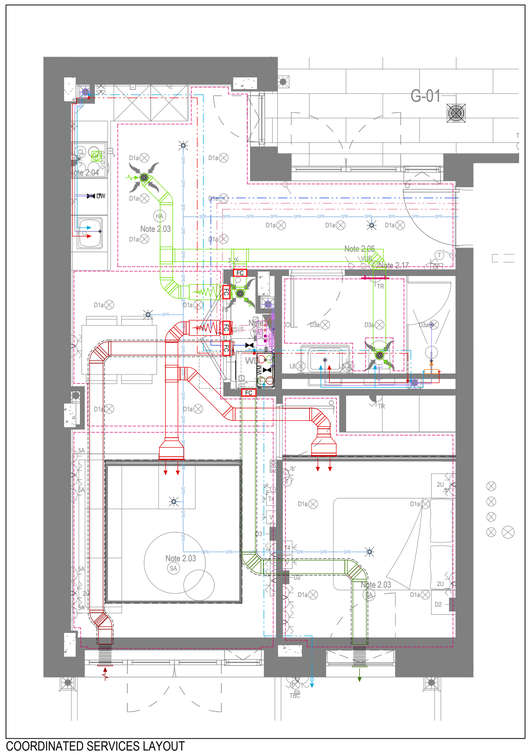
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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W4. 15Ø CWS.
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H2. 22Ø Heating F&R.
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V6. Linear slot grille with plenum from duct for supply ventilation within coffer.

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z1	M1	KITCHEN/LIVING ROOM
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
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- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FSC Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM 15mm Cold Isolation Valve for Washing Machine
- DW 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL Hot Water Cylinder on stand (if above washing machine)
- EX Hot Water Expansion Vessel
- Sealed Heating Kit
- HIU Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPK SPK SPK Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Triton Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 26.10.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-MW-XX-DR-A-06-3001	C2	31.10.2022

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	As Built	IV	JM
C4	22.09.2021	Updated to fire strategy, udpated grilles and exhaust	JH	EJ
C3	09.04.2021	Removed cylinder	DALS	EJ
C2	08.04.2021	Bib tap added	IV	JM
C1	11.03.2021	Construction Issue	IV	JM
P1	07.09.2020	Preliminary Issue	IV	EJ

Current purpose: CONSTRUCTION Scale: 1:50 Size: A1
Original Issue Date: 07.09.2020 Drwn: IV Chkd: EJ

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Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT FLAT TYPE PM001

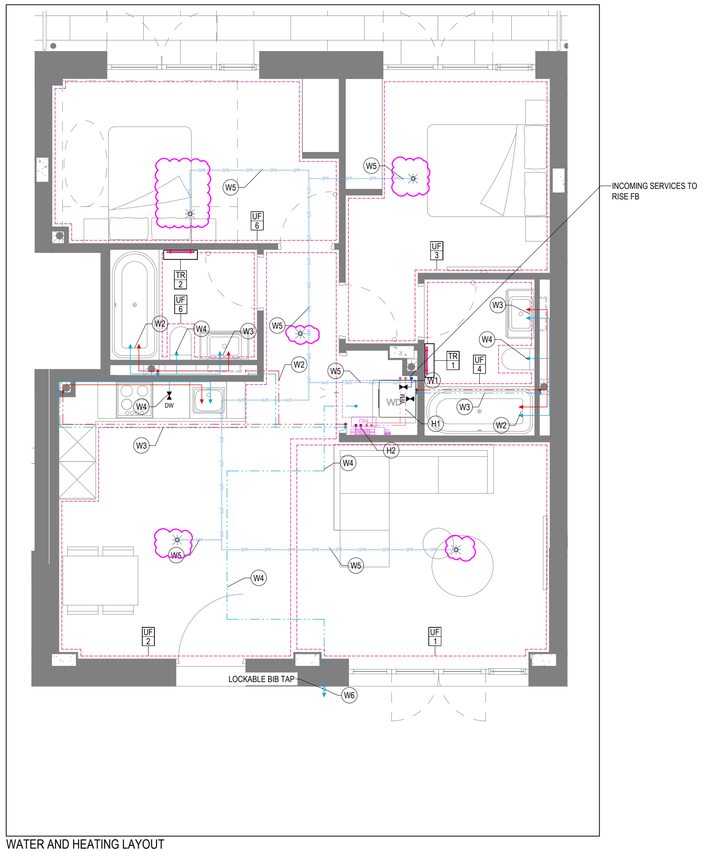
Plots:

Project: HORNSEY TOWN HALL

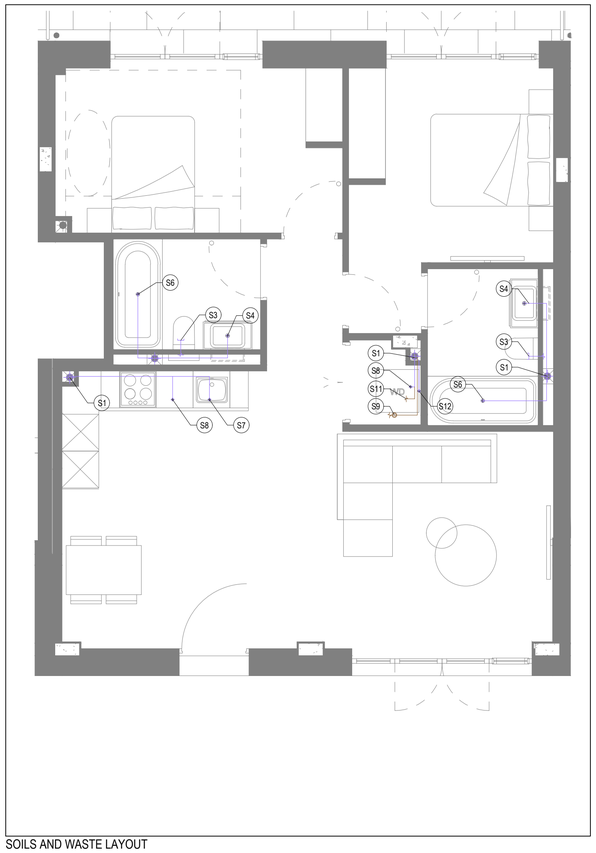
Client: ARDMORE

Dwg Number: 10687-M-03-M-PM001

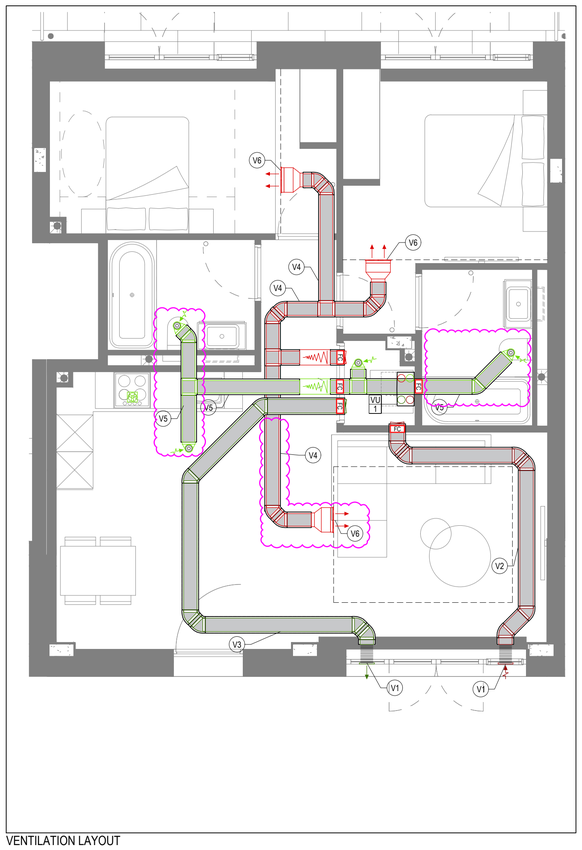
Rev: AB



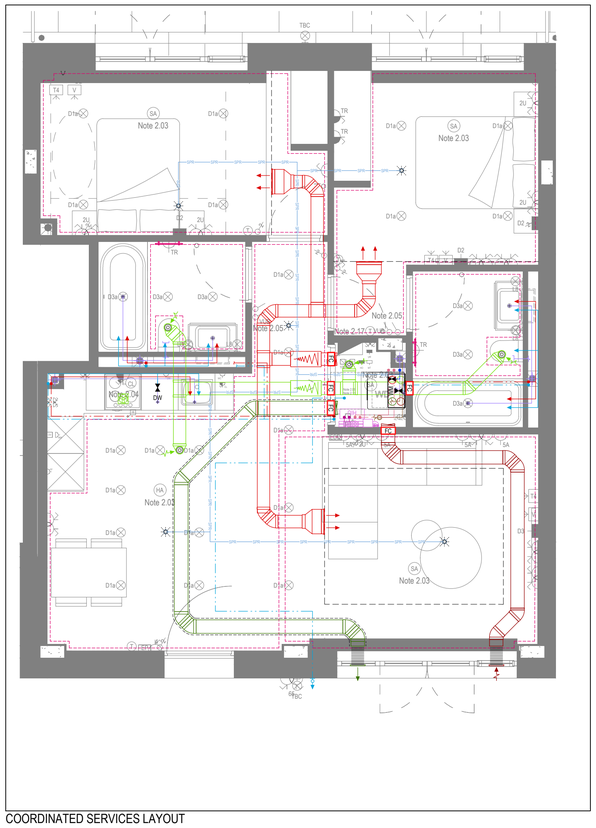
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP to below with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
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S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.
S12. 22Ø plastic condense from Hydrokit to drain to SVP.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 204x60 Insulated Intake duct.
V3. 204x60 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear slot grille with plenum from duct for supply ventilation within coffer.

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- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 26.10.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	MASTER BEDROOM
UF4	Z2	M1	ENSUITE
UF5	Z3	M1	BATHROOM
UF5	Z4	M1	BEDROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-MW-XX-DR-A-06-3002	C2	31.10.2022

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	As Built	IV	JM
C4	02.06.2021	Updated to fire strategy and updated grilles	DALS	EJ
C3	09.04.2021	Removed cylinder	DALS	EJ
C2	08.04.2021	Bib tap added.	IV	JM
C1	07.04.2021	Construction Issue	IV	EJ
P1	07.09.2020	Preliminary Issue	IV	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 07.09.2020 Drwn: IV Chkd: EJ

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Title: MECHANICAL SERVICES LAYOUT FLAT TYPE PM002

Plots:

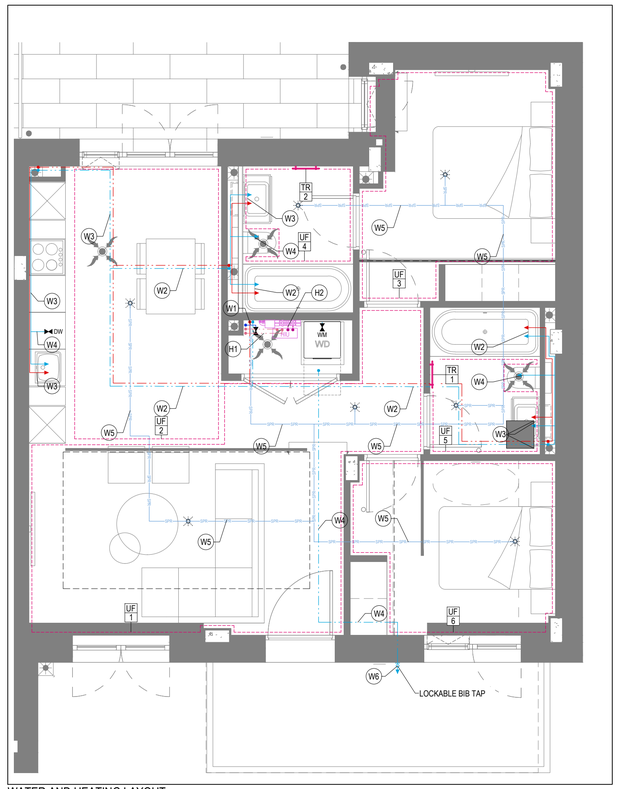
Project: HORNSEY TOWN HALL

Client: ARDMORE

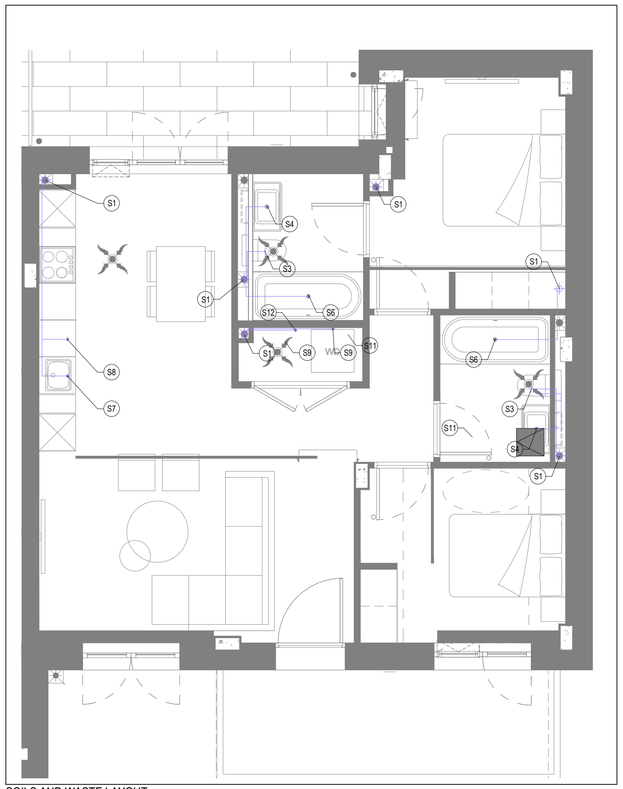
Dwg Number: 10687-M-03-M-PM002

Rev: AB

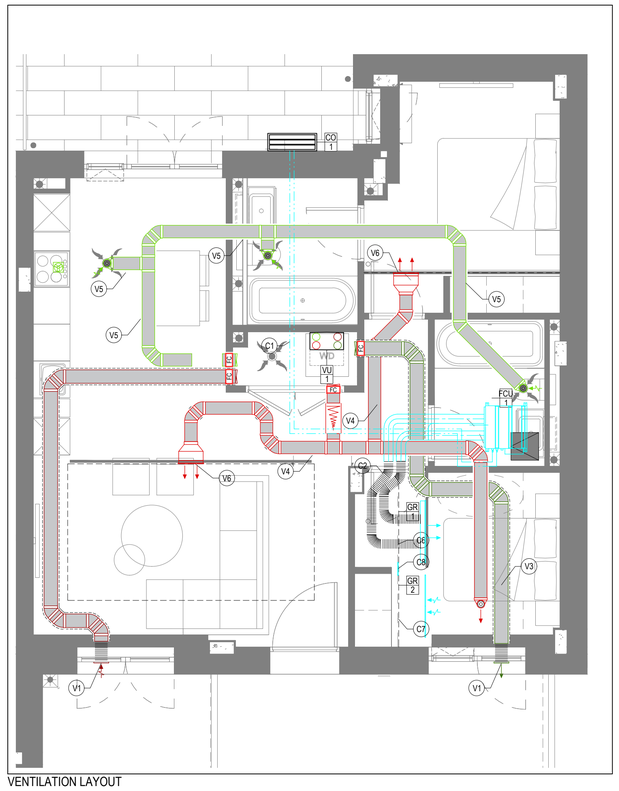
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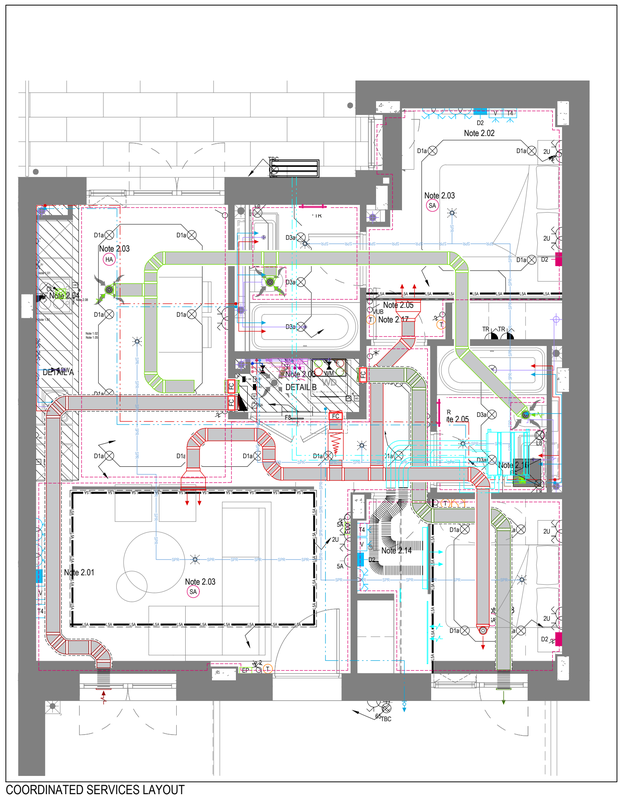
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
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W4. 15Ø CWS.
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W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

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VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 204x60 Insulated Intake duct.
V3. 204x60 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear slot grille with plenum from duct for supply ventilation within coffer.

Cooling Notes

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EV — Hot Water Expansion Vessel
- SHK — Sealed Heating Kit
- MHIU — Wall mounted Heat Interface unit
- UFCH — UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

If a grille is used for both ventilation and cooling, the plenums for either service connected to the grille must be separated

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	MASTER BEDROOM
UF4	Z2	M1	ENSUITE
UF5	Z3	M1	BATHROOM
UF6	Z4	M1	BEDROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL: (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	SEZ-M25DA	150Ø	BEDROOM

CONDENSER SCHEDULE	
MANUFACTURER / RANGE:	MITSUBISHI
MODEL:	SUZ-M25VAR2
REF:	CO1

GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE (L/S)	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	BEDROOM	100	1000	2F	SUPPLY
GR2	BEDROOM	100	1000	2F	RETURN

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-MW-XX-DR-A-06-3003	C1	06.04.2021

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	AS built	IV	JM
C4	02.06.2021	Updated to fire strategy and updated grilles	DALS	EJ
C3	09.04.2021	Removed cylinder	DALS	EJ
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Current purpose: AS BUILT Scale: 1:50 Size: A1

Original Issue Date: 07.09.2020 Drwn: IV Chkd: EJ

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26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
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T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE PM003

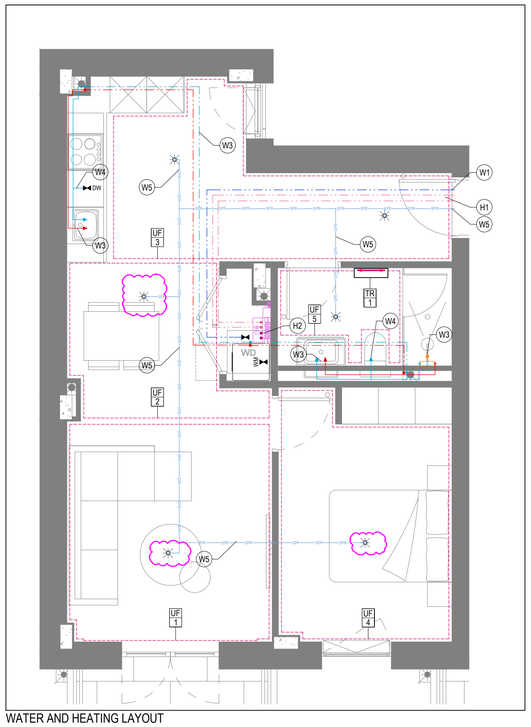
Plots:

Project:
HORNSEY
TOWN HALL

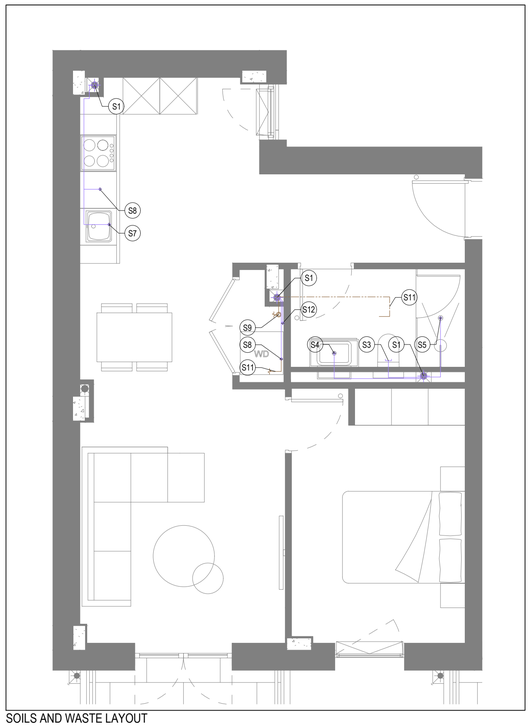
Client:
ARDMORE

Dwg Number:
10687-M-03-M-PM003

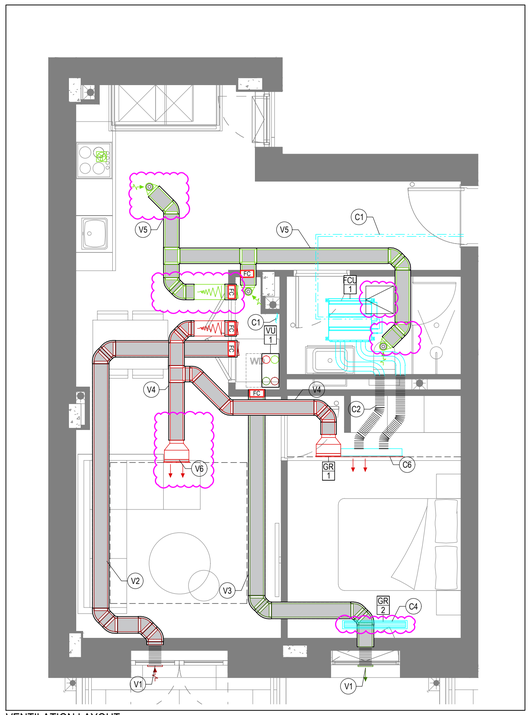
Rev:
AB



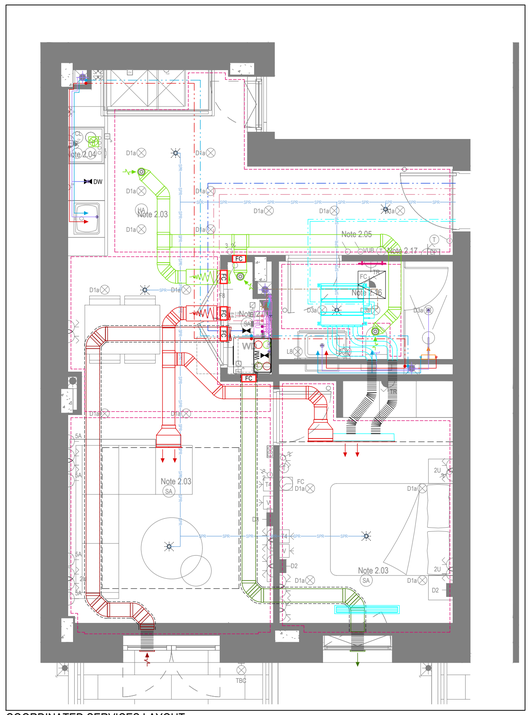
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
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- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
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W5. Sprinkler main - Refer to sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

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H2. 22Ø Heating F&R.
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S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.
S12. 22Ø plastic condense from Hydrokit to drain to SVP.

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V5. 204x60 Extract duct.
V6. Linear slot grille with plenum from duct for supply ventilation within coffer.

Cooling Notes

C1. VRF pipework to FCU.
C2. FCU to connect to supply air plenum with duct.
C3. Supply grille within ceiling.
C4. Return air to FCU via return air grille within ceiling.
C5. Boarding to stop at ceiling level to allow for return air path to FCU.
C6. Supply grille mounted on side of bulkhead.
C7. Return air to FCU via grille mounted on side of bulkhead.
C8. Dummy grille to make up continuous slot diffuser.

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LEGEND

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- Flexible ductwork
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- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR SPR SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator
- Titon Trimbox NOX Filter
- LD — Leak Detector
- Fan Coil Unit
- Grille for Fan Coil Unit

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 26.10.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z1	M1	KITCHEN/LIVING ROOM
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

FCU SCHEDULE			
MANUFACTURER / RANGE:		MITSUBISHI	
REF:	MODEL:	DUCT SIZE:	SERVING ROOM:
FCU1	PEFY-P20VMS1-E	150Ø	BEDROOM

GRILLE SCHEDULE					
MANUFACTURER / RANGE:	BROOKEAIR FLOWLINE				
GRILLE REF:	ROOM	FLOW RATE (L/S)	GRILLE LENGTH	GRILLE TYPE	DUTY
GR1	BEDROOM	113	1400	2F	FCU + VENT SUPPLY
GR2	BEDROOM	100	1000	2F	RETURN

BACKGROUND PLAN AS PER: KDS

DRAWING ID:	REVISION:	DATE RECEIVED:
3596-KDS-MW-XX-DR-A-06-3004	C1	06.04.2021

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	As Built	IV	EJ
C3	02.06.2021	Updated to fire strategy and updated grilles	DALS	EJ
C2	09.04.2021	Removed cylinder	DALS	EJ
C1	07.04.2021	Construction Issue	IV	EJ
P1	07.09.2020	Preliminary Issue	IV	EJ

Current purpose: AS BUILT | Scale: 1:50 | Size: A1
Original Issue Date: 07.09.2020 | Drwn: IV | Chkd: EJ

WHITECODE CONSULTING
BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE PM101

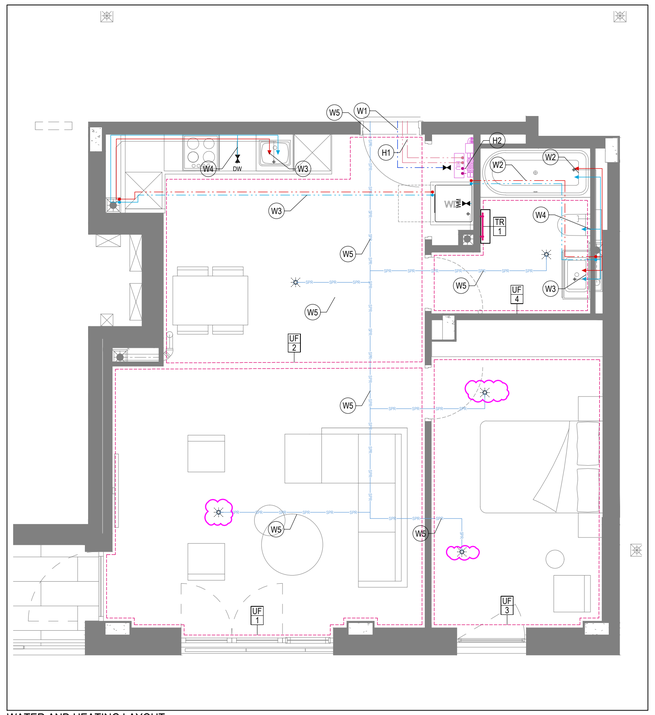
Plots:

Project:
HORNSEY
TOWN HALL

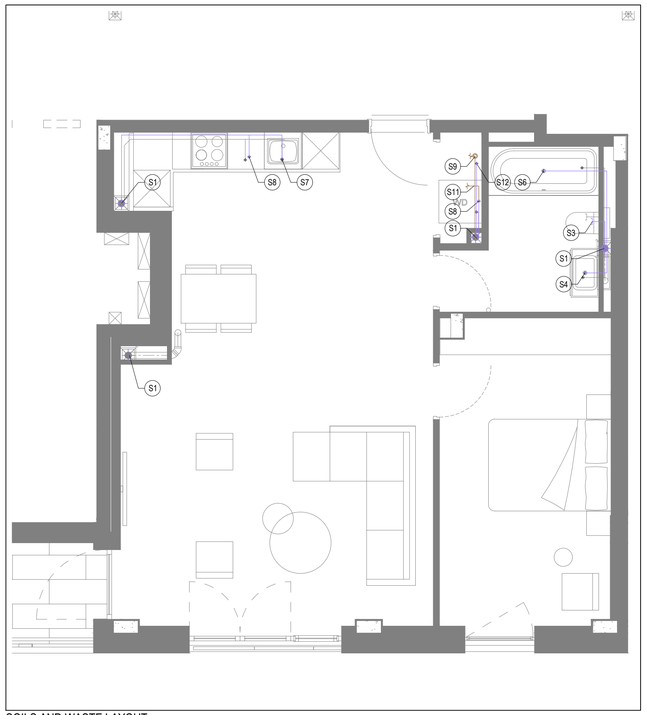
Client:
ARDMORE

Dwg Number:
10687-M-03-M-PM101

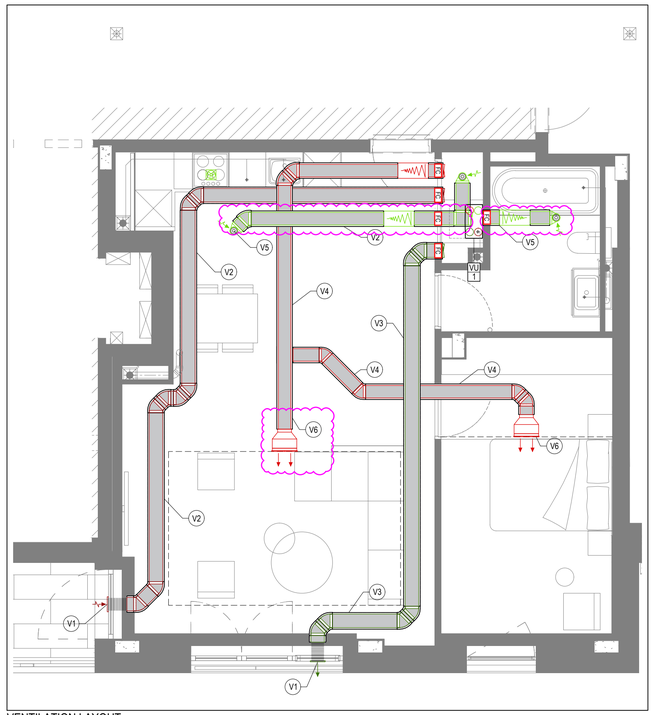
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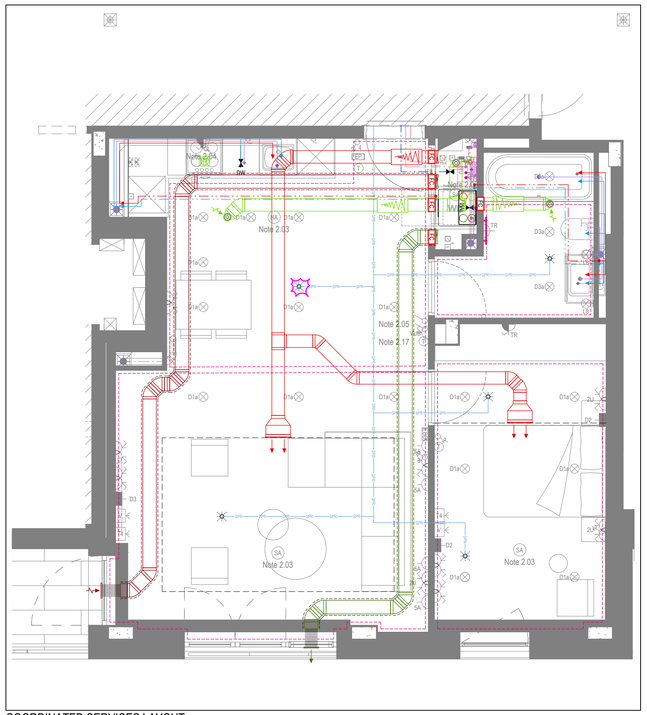
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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V6. Linear slot grille with plenum from duct for supply ventilation within coffer.

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BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-MW-XX-DR-A-06-3005	C1	06.04.2021

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	As Built	IV	EJ
C3	02.06.2021	Updated to fire strategy grilles	DALS	EJ
C2	09.04.2021	Removed cylinder	DALS	EJ
C1	07.04.2021	Construction Issue	IV	EJ
P1	07.09.2020	Preliminary Issue	IV	EJ

Current purpose: AS BUILT — Scale: 1:50 — Size: A1
Original Issue Date: 07.09.2020 — Drwn: IV — Chkd: EJ

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	MASTER BEDROOM
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

WHITECODE CONSULTING
BUILDING SERVICES DESIGN CONSULTANTS
26-27 The Hill, Northfleet, Gravesend
Kent, DA11 9EU
www.whitecode.co.uk
T: 01322 289977 E: design@whitecode.co.uk

Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE PM102

Plots:

Project:
HORNSEY
TOWN HALL

Client:
ARDMORE

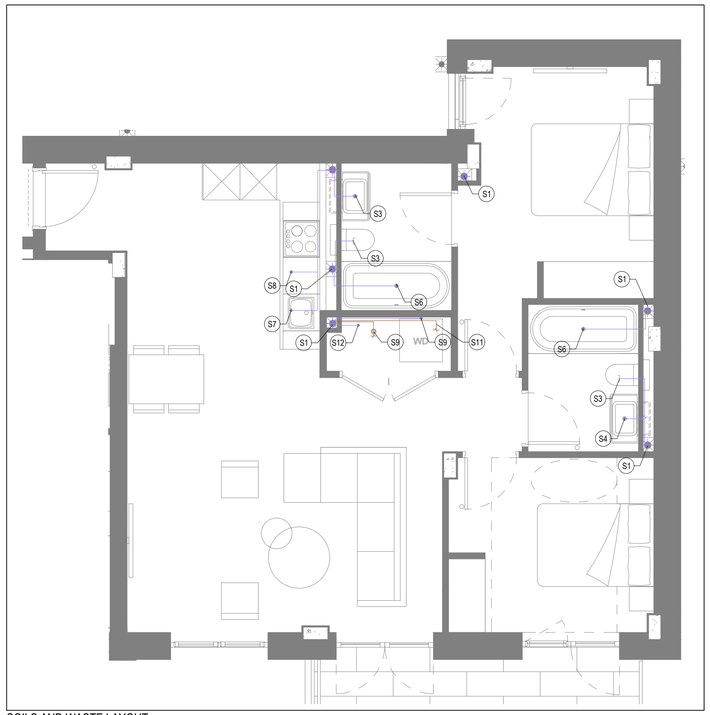
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Rev:
AB

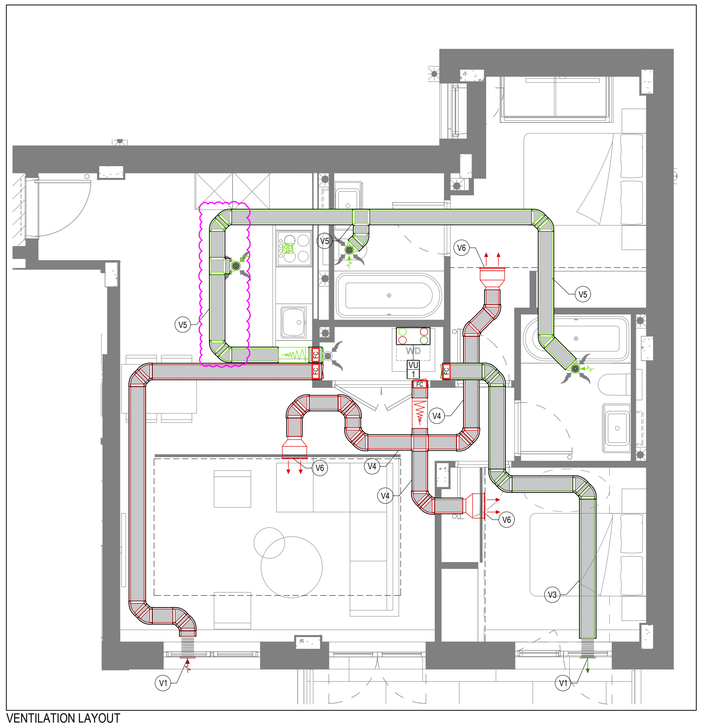
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WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	MASTER BEDROOM
UF4	Z2	M1	ENSUITE
UF5	Z3	M1	BATHROOM
UF6	Z4	M1	BEDROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	ENSUITE
TR2	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE

UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

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LEGEND

- Pipework at high level / within ceiling void or joist space
- Pipework at low level
- Pipework to drop/rise to low/high level or joist space
- Pipework beneath floor / within floor screed / hidden
- Rectangular ductwork
- Rectangular ductwork with insulation
- Circular ductwork / SVP
- Flexible ductwork
- FC — Intumescent Fire Collar
- Supply diffuser
- Extract diffuser
- Kitchen manufacturers re-circulating cooker hood
- Thermostatic Shower Mixer
- WM — 15mm Cold Isolation Valve for Washing Machine
- DW — 15mm Cold Isolation Valve for Dish Washer
- Ceiling mounted Sprinkler Head
- CYL — Hot Water Cylinder on stand (if above washing machine)
- EX — Hot Water Expansion Vessel
- SH — Sealed Heating Kit
- HIU — Wall mounted Heat Interface unit
- UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones
- Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type
- Ceiling mounted Sprinkler Head
- SPR — Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.
- Access Panel - Size varies
- Titon Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 26.10.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-MW-XX-DR-A-06-3006	C1	06.04.2021

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	As Built	IV	EJ
C3	02.06.2021	Updated to fire strategy and updated grilles	DALS	EJ
C2	09.04.2021	Removed cylinder	DALS	EJ
C1	07.04.2021	Construction Issue	IV	EJ
P1	07.09.2020	Preliminary Issue	IV	EJ

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 07.09.2020 Drwn: IV Chkd: EJ

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T: 01322 289977 E: design@whitecode.co.uk

Title: MECHANICAL SERVICES LAYOUT FLAT TYPE PM103

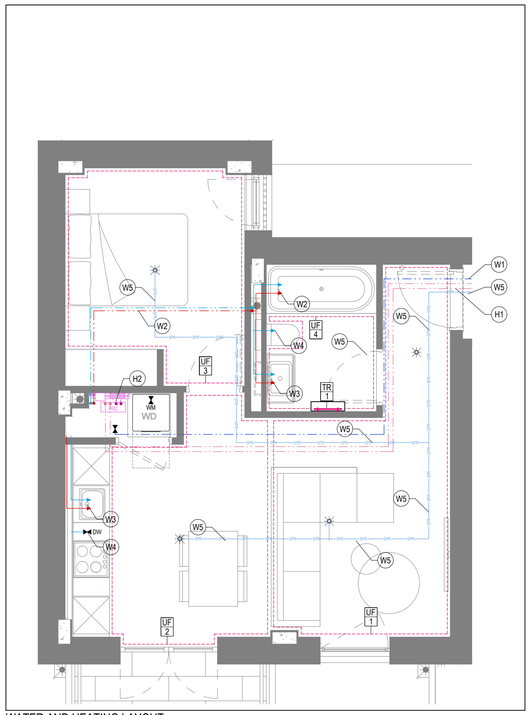
Plots:

Project: HORNSEY TOWN HALL

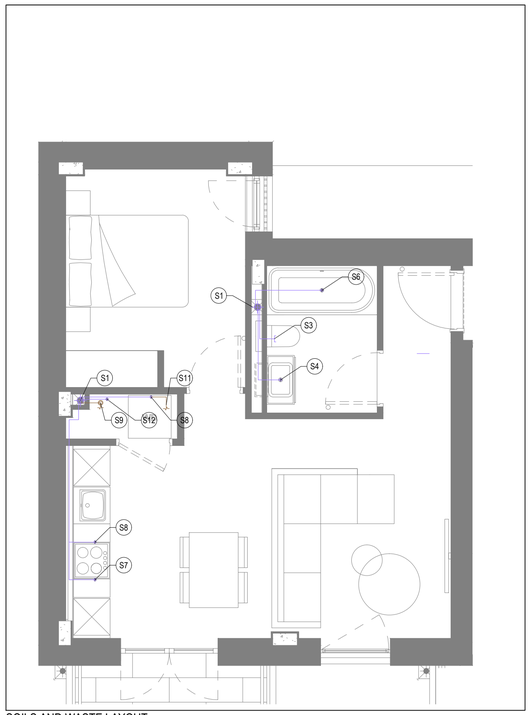
Client: ARDMORE

Dwg Number: 10687-M-03-M-PM103

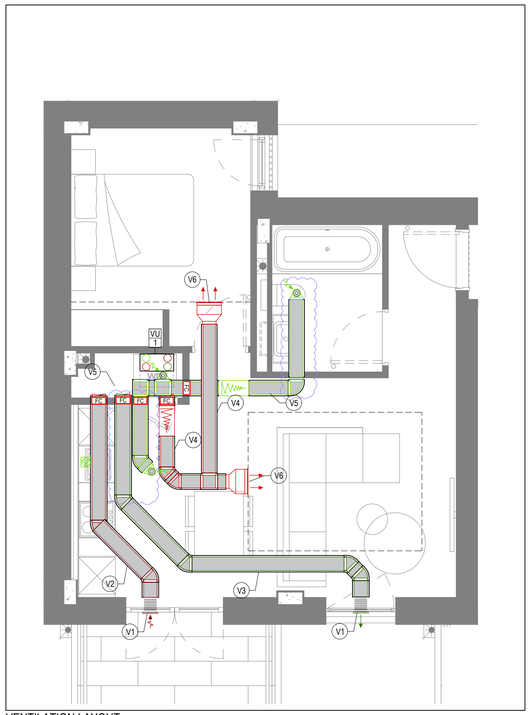
Rev: AB



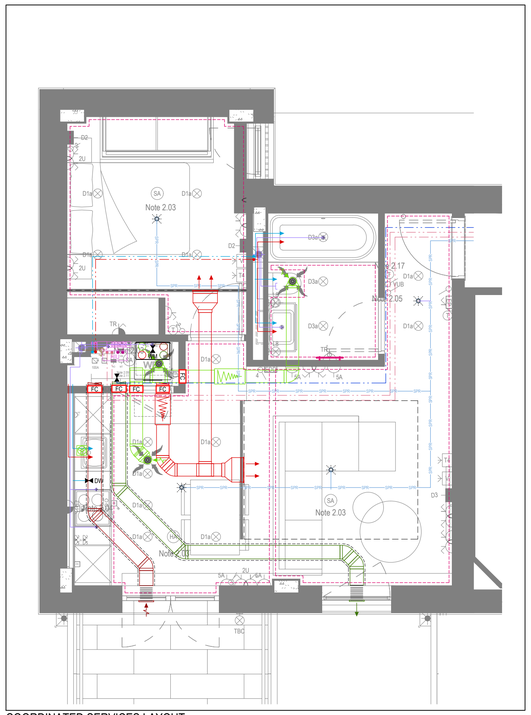
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

GENERAL SERVICES NOTES

- Electrical services shown for coordination purposes only. Refer to electrical drawings for Electrical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- This drawing is to be read in conjunction with all schematics, details and specification documents.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.

GENERAL WATER NOTES

- This drawing must be read in conjunction with approved sanitaryware schedule by others.
- Positions of sprinkler heads (if applicable) are indicative and to be verified by specialist subcontractor.
- Trace heating to be provided to all hot water pipework to within 3m of appliances.
- Trace heating to be provided to all bib tap pipework.

GENERAL HEATING NOTES

- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

GENERAL SOILS NOTES

- Where waste pipe passes behind cooker, it shall be suitably protected against heat distortion by being lagged in foil backed 25mm thick fibreglass or to be run in copper.
- Where a waste run exceeds lengths shown in BS EN 12056-2 (table 6) a HepVo trap is to be fitted to the waste run.

GENERAL VENTILATION NOTES

- Where non-fire rated ductwork passes through a fire compartment element (such as protected hallway) the duct is to be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar must be installed in line with manufacturer's requirements.
- Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F1 of the Building Regulations.
- Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each instance and follow a slow radius bend.
- Where ducts need to drop/rise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work shall be insulated wherever there is a risk of condensation forming.
- Where duct work is insulated, it shall be with 25mm of 0.04w/mk or equivalent.
- Ventilation unit to be installed with anti-vibration mounts.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steal wire helix. Traditional domestic PVC flexible duct work is acceptable.

WATER NOTES

W1. Insulated copper water main entering flat at high level in ceiling void to go to low level with stopcock, double check valve and drain off cock fitted. Refer to schematic for valve arrangement and sizing.
W2. 22Ø balanced CWS & HWS.
W3. 15Ø balanced CWS & HWS.
W4. 15Ø CWS.
W5. Sprinkler main - Refer to sprinkler schematic and layouts for details.
W6. BCWS pipe drops to LL with IV & DCV, then penetrates facade to serve external tap.
W7. Heating tape to be added to hot water supply.

HEATING NOTES

H1. Insulated Heating Primary F&R. Refer to schematic for sizing.
H2. 22Ø Heating F&R.
H3. Under floor Heating.

SOILS NOTES

S1. 100Ø SVP to below with rodding eye and access hatch.
S2. 100Ø SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
S3. 100Ø soil pipe from pan to SVP/SS.
S4. 32Ø basin waste with anti-syphon to drop in 40Ø to SVP/SS.
S5. 40Ø shower waste to run to SVP/SS.
S6. 40Ø bath waste to run to SVP/SS .
S7. 40Ø sink waste to drop in 40Ø to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
S8. 40Ø standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.
S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 32Ø polypropylene waste system/SVP via a hep-vo trap. See detail A on Internal water schematic.
S10. RWP from above with access hatch & rodding eye.
S11. 22Ø plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hepv-o trap. To fall by gravity where possible, or to be pumped if not.
S12. 22Ø plastic condense from Hydrokit to drain to SVP.

VENTILATION NOTES

V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2. 204x60 Insulated Intake duct.
V3. 204x60 Insulated Exhaust duct.
V4. 204x60 Supply duct.
V5. 204x60 Extract duct.
V6. Linear slot grille with plenum from duct for supply ventilation within coffer.

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- Triton Attenuator

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U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	KITCHEN/LIVING ROOM
UF2	Z1	M1	KITCHEN/LIVING ROOM
UF3	Z2	M1	BEDROOM 1
UF4	Z3	M1	BATHROOM

TOWEL RAIL SCHEDULE			
MANUFACTURER:	TOWEL RADS		
TR REF:	STAT ZONE:	MODEL (SIZE):	ROOM:
TR1	Z1	PISA WHITE STRAIGHT 500 x 800	BATHROOM

VENTILATION UNIT SCHEDULE			
UNIT REF:	SYSTEM:	MANUFACTURER:	MODEL:
VU1	4	VENT AXIA	SENTINEL KINETIC BH

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3596-KDS-MW-XX-DR-A-06-3007	C2	20.05.2021

Rev	Date	Description	Drwn	Chkd
AB	18.11.2022	As Built	IV	EJ
C4	02.06.2021	Updated to fire strategy	DALS	EJ
C3	20.05.2021	Updated grilles	DALS	EJ
C2	09.04.2021	Removed cylinder	DALS	EJ
C1	07.04.2021	Construction Issue	IV	EJ
P1	07.09.2020	Preliminary Issue	IV	EJ

Current purpose: AS BUILT | Scale: 1:50 | Size: A1

Original Issue Date: 07.09.2020 | Drwn: IV | Chkd: EJ

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Title:
MECHANICAL SERVICES LAYOUT
FLAT TYPE PM201

Plots:

Project:
HORNSEY
TOWN HALL

Client:
ARDMORE

Dwg Number:
10687-M-03-M-PM201

Rev:
AB

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HORNSEY TOWN HALL

FAR EAST CONSORTIUM

November 2022



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FAR EAST CONSORTIUM HOME GUIDE

Hornsey Town Hall the Broadway London

N8 9JJ

Spring 2022

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ABOUT US

Head office in Mayfair, London, with a regional office in Manchester; FEC (Far East Consortium International Ltd) opened its UK operation in 2011 with the arrival of Dorsett Shepherds Bush. FEC aim to create high quality residential developments and hotels across London, the Southeast, Manchester, and ultimately other key cities across the UK.

The company's proven fifty-year track record has resulted in the development of over 200 million sq. ft. of residential and hotel space throughout the Asia pacific region. The experienced team has brought its expertise to the UK to create vibrant places for people to live, work and play. FEC's subsidiary Dorsett Hospitality has 24 hotels and seven more in the pipeline across the globe with a portfolio valued at over £1.6 billion.

On the Hong Kong HKSE since 1972, (HKSE: 35) FEC is a leading developer, specialising in residential development, hotels and commercial ventures. The family run business operates across Mainland China, Hong Kong, Singapore, Malaysia, Australia and New Zealand and the UK, specialising in the construction of high specification homes, mid-scale and boutique hotels and is also a respected car park owner and operator.

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YOUR HOME

GETTING STARTED

This section aims to give you the information you need to get up and running in your new home as quickly as possible. It contains all the information you should need in the first few weeks of living in your new home.

You can find the address of the housing scheme on the front cover of this guide.

Your New Home

Hornsey's history as a parish and administrative area goes back to at least the 13th century. For most of that time, Hornsey was a rural backwater in the county of Middlesex but, with the coming of the railways in the 1850s, developers realised the opportunity to create a suburb.

In 1861 there were just over 11,000 people living in the parish of Hornsey. It became a Borough in 1903 and by 1921 the population was nudging 90,000. Since 1869 Hornsey had been administered from offices in Southwood Lane in Highgate – a building not much bigger than two residential villas.

In 2000, with a shrinking council workforce, the building was declared surplus to requirements and a long exercise started to find a new use.

For many years the fabric had been neglected and, by now listed as Grade II*, a large sum had to be found to remove it from Historic England's at-risk register. A plan was conceived to sell off the car park at the rear and use the funds for the restoration. Ownership would be transferred to a trust to provide arts, community and educational uses.

With the financial crash of 2008, this scheme never took off. An attempt was then made by Mountview Theatre School to take it over, but the finances proved impossible.

An attempt to take the Town Hall into Community ownership didn't succeed and in 2019, following a competitive tendering process, Haringey Council awarded the Far East Consortium a long lease to begin restoration works and redevelop the Town Hall, as well as building on the car park.

The development aims to restore the building to its former glory and to provide the community with an arts centre, cafe, restaurant, hotel and workspaces as well as with 146 apartments and a small amount of social housing.

Home Quality Mark

Your Home has been designed, built and assessed in line with the Home Quality Mark (HQM) certification scheme.

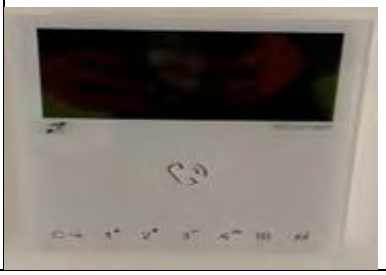
The Home Quality Mark is a scheme that assesses the standard of new homes. Every home that receives a HQM certificate meets specific quality and sustainability standards that are higher than the minimum standards which must be achieved in a new home, such as Building Regulations. This means your home has a reduced effect on the environment, costs less to run and is designed to benefit your health and wellbeing. The HQM is seen as a symbol of quality and sustainability for housebuilders and investors, and it's a mark of assurance for you, as homeowners and tenants.

Your home has received a rating of 3 stars, out of a maximum of 5 stars. This means your home meets **high standards** when assessed across three main criteria; cost, well-being for the occupier and environmental footprint of your home during construction and when in use**.**

The HQM 3 star certificate can be found at the back of this manual (see Appendices)

Important Features

In this section you will find a list of important features you will need to run your home. This list includes a description of and the location of, all features, including meters.

Item	Location	Description	Image
Door-entry panel	By front door	Paxton Net 2 PoE door controller	
Door-entry video	By front door	Hornsey TH Paxton Access Control	

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Heat interface unit	Utility Cupboard	Your heating and UFH, comes from a communal (shared) heating system. This heating is provided to your home through the 'heat interface unit' (HIU), which is in in the utility cupboard. There is heat meter within the HIU. This measures how much heat you use. This will form part of your heating charges. **It is important that you do not interfere with the HIU or the heat meter as this could breach your tenancy agreement**.	
MVHR (mechanical ventilation and heat-recovery unit)	Utility Cupboard	This is your ventilation system. It keeps fresh air in your home. It also has built-in heat recovery, so no heat is lost when fresh air is brought in.	
MVHR booster switch	Switch outside bathroom & kitchen, the right-hand switch operates the MVHR switch	Turning on the boost mode from this switch will increase the rate that air is extracted from your home. .	
Intruder alarm spur	Utility cupboard	Isolation for fire alarm	

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Fuse Board (also known as an electrical consumer unit)	Utility Cupboard	Your electricity comes from a mains supply through an underground cable. The mains supply is connected to your electricity meter. Cables leading from the meter are then connected to your consumer unit. The consumer unit contains the electricity supply on/off switch, which is red. It also contains several circuit breakers which are controlled by R.C.D The circuit breakers protect individual circuits in your home. Each circuit breaker is labelled to show which circuit it protects. When one of the circuit breakers 'trips', it goes down to the OFF position and cuts off the power to that circuit. To get the power back on, lift the switch back to the ON position. If it trips again, follow the procedures set out in part F on page 22-23.	

Mains Water valve (also known as a Stopcock)	Utility Cupboard	The outside stop valve, also known as a stopcock, controls the cold-water supply going into your home. If you think there is a water leak in your home, you should turn off the water supply using this valve. You should then immediately call 020 3370 6804 or a qualified plumber to fix the problem. This will depend on your tenure; you can call 020 3370 6804 Direct for further clarification on this.	
Satellite and aerial sockets	Lounge & Bedrooms	Multimedia Plate that provides the power, TV, and data within the plate.	
Water meter	Utility Cupboard	This is your water meter. It measures how much water you use in your home so that you only pay for what you use.	

Electricity meter	Utility cupboard	This is your electricity meter. On the front you can see your serial number and meter reading, which you will need to set up your billing and switch suppliers.	
Data outlets	Lounge/bedrooms/utility cupboard	Subject to your home being connected to the internet, these will provide a useful means of connectivity throughout your apartment.	
Towel Rail Mat thermostats	Adjacent to bathroom doors	Enable adjustment to the temperature of the heat mat, which is located in the wall behind the towel rail.	
Data/Telephone patch units	Utility Cupboard	This is the link between the data and telephone sockets in your apartment and the BT and Virgin Master units in the utility, patch leads are installed to provide you with the connections to these points.	

Virgin Media Unit	Utility cupboard	To provide you with a Virgin Media connection to your property.	
Multi-Gang Switch	Kitchen under Hob (in drawer)	Provides isolation/energisation of appliances in the kitchen, will also provide boost facility to ventilation.	

The Location Of Meters And Setting Up Your Billing

You will be charged for the electricity, heating and water you use. When you first move into your home you must make sure that your services are set up properly.

You will need to set up services for electricity and water.

As you are on a communal heating system, your heating bills have already been set up and you will receive a bill every month. To learn more about communal heating, turn to page 22 -23.

The following table shows you who you need to contact to set up your billing (this sentence inserted for communal heating credit billing only). You can learn more about your meters in this section.

Utility	How this is provided to your home	Current provider	Contact details for setting up you're billing or queries	Meter location
Heat	You can learn more about communal heating in the "Customer Heat Charter" which was provided to you with this guide.	Your heat supplier is Insite Energy. Your billing is managed by: Insite Energy. If you have any questions about billing, you can phone 0345 872 9600.	"To keep your bills accurate, meter readings are automatically taken from the heat interface unit (HIU) by a heat meter. These readings are sent to Insite Energy. You will be billed automatically every month. For more information on your heating bill, see page 16. "Please refer to the "Customer Heat Charter" for guidance on using and topping up your pre-payment meter."	Your heat meter can be found in the utility cupboard.
Electricity	Mains electricity	British gas	0800 072 8625. https://www.britishgas.co.uk	Your electricity meter is the in-utility cupboard.

Water	Mains supply	Thames Water	Phone: 0800 980 8800 Website: www.thameswater.co.uk	Your water meter is in utility cupboard

You are free to switch to whichever electricity supplier you like. We recommend shopping around to find the best rate.

You can switch electricity suppliers online. We recommend you go to www.energyhelpline.com where you may be able to find competitive tariffs. You can also call them on 0800 074 0745.

Once set up, we recommend providing regular readings to your electricity supplier which is British Gas. This will prevent you from being overcharged or undercharged, which can lead to problems in managing payments to your supplier.

Smart Meters

A Smart Meter measures how much gas and electricity you're using and automatically sends these readings to your energy supplier. This device displays current and cumulative electricity consumption, primary heating fuel consumption and internal temperature levels (over a weekly, monthly and yearly basis) and have cost factors inputted into the device so that current cost and account balance information can be displayed.

You can monitor and understand your energy use in the following way:

1. Look at the display when only the essential electrical appliances are on in your home. This is your standard energy usage.
2. You can now test how turning on other non-essential appliances affects your energy usage. For example, turn on the kettle, washing machine etc, and see their impact on your total costs.
3. Having a better understanding of how much different electrical appliances cost when they are in use, you can make better decisions about how much electricity you wish or need to use.

There is an option to set a budget marker on your Smart Meter. This is the maximum you want to spend each day. Please refer to the manual for more specific information on how to set this up, and how to use the control panel and arrows on the display to look through your consumption and usage.

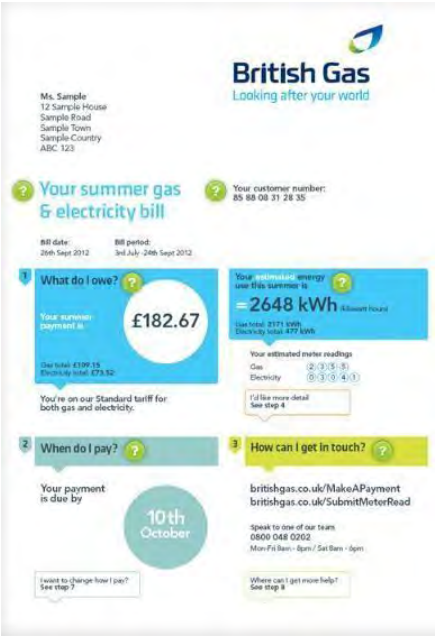
A smart meter therefore offers a number of benefits to you, such as more accurate bills, access to money saving initiatives and lower energy consumption. To get the most benefits out of your Smart Meter, we recommend you monitor your energy usage regularly.

Heating Bill

You will receive a heating bill every month an example of this heating bill is given below.

How much energy you have used since your last bill for heating your home and your hot water.

This is the cost of delivering energy into your property, including meter reading, billing, and account management.



What am I paying for?

You are paying for the energy that is needed to provide heating and hot water. You are also paying a charge for the cost of delivering the energy to your property, including meter reading, billing and account management.

What is kWh?

This stands for kilowatt hour, which is a standard measure for energy used

Appliances

Listed below are the makes and models of the appliances we have provided in your home.

If you find a fault in an appliance or need information about the warranty, check the manufacturer's manual.

We are not responsible for repairing or maintaining appliances. For further information, you can call Far East Consortium Limited or have a look on our website at:

https://fecil.uk/

Washer dryer

Make: Siemens

Model: WN44G290GB

Energy-efficiency rating: E

Dishwasher

Make: Siemens

Model: SN61IX12TG

Energy-efficiency rating: 92 kwh E

Fridge freezer

Make: Siemens

Model: KI87VNSF0G

Energy-efficiency rating: 277 kWh/annum F

Oven (1)

Make: Siemens

Model: MB535A0S0B

Energy-efficiency rating: 6200 W A

Oven (2)

Make: Siemens

Model: HB535A0S0B

Energy-efficiency rating: 6200 W A

Oven (3)

Make: Siemens

Model: HB676GBS6B & CM676GBS6B

Energy-efficiency rating: 6200 W A

Extractor fan

Make: Siemens

Model: LB53NAA30B

Energy-efficiency rating: 68 kwh / annum D

Wine cooler

Make: CDA

Model: FWC304BL/2 ; FWC604BL

Energy – efficiency rating: 150 kwh / annum G

Hob

Make: Siemens

Model: EU611BEB1E

Energy-efficiency: 175.0 Wh/kg

Extractor Recirculation

Make: Siemens

Model: LZ10INT00

DEFECTS PROCEDURE AND AFTERCARE

Within the first few weeks of living in your new home, you may find some repairs that you need to report to us. The first 12/24 months of a building's life is called the 'defects liability period'. During the defects liability period, the contractor who built your home is responsible for repairs which are part of the settling-in process of the building. These are called defects.

Defects include (but are not limited to) the following:

- Kitchen units which have dropped naturally at the hinges
- Toilet not flushing
- Loose taps
- Baths which drain slowly
- No heating

- No hot water
- Door-entry system not working
- Ventilation system not working
- Large cracks (wider than a one-pound coin) on stairs, or where walls meet windows, door frames and skirting boards.

Some things which are not considered to be defects include (but are not limited to) the following:

- Kitchen units which have come away at the hinges due to mistreatment
- Toilets blocked because of wet wipes, nappies, sanitary towels and other items being flushed down them
- Damage caused by misuse or vandalism
- TV or set-top box not working when all other TVs are working in the building
- Small cracks which can be painted over

To report a defect, call the Building Management Company, Far East Consortium Limited on 020 3370 6804. They will ask you some simple questions about the defect. If appropriate, they will arrange for a contractor to come to your home.

The Aftercare team of the Main Contractor, Ardmore Construction, can also be reached on customercare@ardmoregroup.co.uk or 020 8344 0300.

Below are the response times you can expect during the defects liability period.

Emergency – make safe within four hours and put right within 24 hours

These defects are when there is a real danger to life or risk of major damage to property, for example:

- complete loss of power (when this is not related to the fuses in your home, which you are responsible for, or the mains power supply, which the electricity company is responsible for)
- total loss of water supply
- total loss of heating or hot water between 1 October and 30 April
- blocked or leaking drains or waste pipes
- having no working toilet in the home
- any leak which cannot be contained
- faulty locks to doors or windows on the outside of the home
- total lift failure.

Urgent – completed within five working days

These are small repairs which need to be carried out urgently to overcome a big inconvenience to you or to prevent damage to property, for example:

- total loss of heating or hot water between 1 May and 30 September
- loss of a toilet where there is another in the home
- any blockage or leak on sinks, baths, or basins
- leak in the roof (unless it cannot be contained)
- loose handrails (unless there is a risk to a person's safety)
- door-entry system not working
- ventilation system not working.

Non-urgent – completed within 20 working days

These repairs are where there is a less urgent defect, but it is causing some inconvenience or potential damage to property, for example:

- minor repairs to doors.
- faults that haven't been put right; and
- minor repairs to electrical items.

After the end of the defects liability period

Some faults will be dealt with at the end of the defect's liability period, for example:

- cracks which are caused by settlement and are wider than the edge of a pound coin.
- flooring which has dropped.
- seals which have perished or come away
- rusting balcony fixings.

Reporting repairs out of office hours

If you call Far East Consortium Limited outside office hours, you will be put through to our out-of-hours service. If the repair is an emergency, someone will come out to you. If it is not an emergency, we will get back to you on the next working day.

Your defects liability period ends 2 years after you have legally completed. At which time, we, along with a consultant and the defects contractor, will ask to inspect your property and make sure there are no defects which need to be dealt with.

BUILDING WARRANTY

The Warranty Provider of your home is Premier Guarantee. If you have any questions or concerns that relate to the building warranty, you can find additional information and contact details on your warranty certificate.

exaprojects

RUNNING YOUR HOME EFFICIENTLY

We take global warming and climate change very seriously. We are responding to this challenge by building energy-efficient homes which use less energy and so are cheaper to run. An added benefit is that using less energy means your home is kinder to the environment.

Your new home has been built according to the Code for Sustainable Homes, which is a standard for controlling the effect your home has on the environment Hornsey Town Hall.

To make the most of your new home and save on bills, you will need to understand and control your heating, electricity uses and water use. You can make big savings if you use them more efficiently.

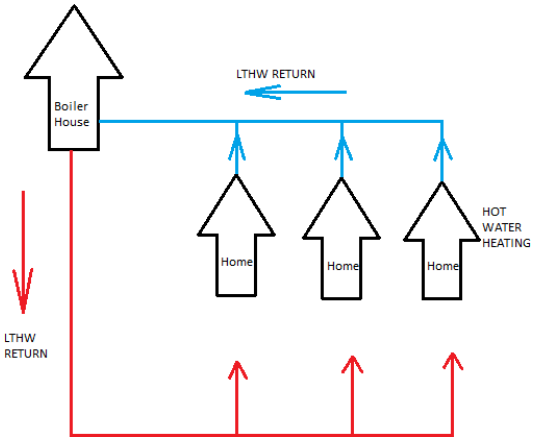
Communal heating system

Communal heating is where heat is provided to more than one home from a central heat source.

Pipes run from the central heat source, e.g. a boiler property, to every flat in the block. Heat is then delivered to your home through a heat interface unit (HIU). A heat meter inside the HIU will measure how much heat is delivered to your home.

The heat from the central heat source is provided by a/a network of: a gas boiler

Please refer to the “Community Heating Charter” for more information.

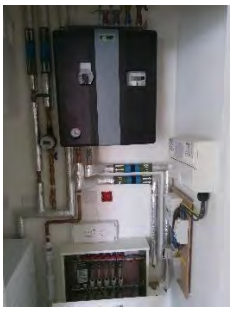


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Heating controls

Setting your heating timer and thermostats will give you control of exactly how much heat energy you use. This will help you to heat your home efficiently while managing your heating bills. The next few pages will show you how to use them. You control your heating by:

- using thermostats to set the right temperature for your rooms
- programming the timer to set when your central heating and hot water comes on
- Underfloor heating






Timer Controls

A heating timer allows you to control the following:

- When the central heating comes on and goes off
- If you're not at home or are asleep, you can turn the heating off



Setting heating controls will heat your home efficiently and help you to cut your bills.

It's up to you to decide when to turn your heating on or off. You can set your system to go on and off automatically whenever you want

The following guidelines will help you to set your central heating timers. You can set your thermostat for each room.

Setting	**Instructions**
Turn the heating on Continuous heating	Press the SELECT button until 'on' is shown on the display.
Turn the heating off No heating	Press the SELECT button until 'off' is shown on the display.

Turn the heating to AUTO mode This will set the heating controls to your preferred timer settings. This is the best way to use heating timer controls. We recommend that you: • set your central heating to come on half an hour before you get up or get home	Press the SELECT button until 'AUTO' is shown on the display. Follow the instructions below to set the control to automatically turn your heating on and off when you need it. 1 Press SELECT until you see 'AUTO' in the circle on the display. 2 Press PROG to set the time. 3 Press DAY/HOL to set the day. The day is shown under the time. 4 Use the + and – buttons to set the time you want the heating to come on (for example, 7.30am). 5 Press the NEXT ON/OFF button to set the time you want the heating to go off (for example, 9am). 6 Use the + and – buttons to set the time you want the heating to go off. (You can set up to three on and off times a day – morning, afternoon and evening.) 7 Go back to step 3 and press the DAY/HOL button to set next day's times. Repeat stages 4 to 6.
Turn the heating to ALL DAY mode Heating on from the first set time through to the last set time of the day	Press the SELECT button until 'All Day' is shown on the display.

The information in the table above is basic guidance to get you started. Please also read the full manual/s for setting your timer controls.

Heat-Saving Tips

A few simple steps could reduce your heating costs

- Turn your thermostat down by 1°C. This could cut your heating bill by more than 10% (based on an average heating bill).
- Close windows when the heating is on to stop the heat escaping.
- Wear warm clothes when indoors during winter months instead of turning the heating up.
- Set the heating controls so that your property is heated only when you are at home. If you are out for long periods of time, set your controls to turn off.

Ventilation And Heat-Recovery System



This is your new ventilation system. It brings fresh air to your home. It also has built-in heat recovery to save energy. It is referred to as a mechanical ventilation heat-recovery system, or MVHR for short. It is in your utility cupboard with extra controls in kitchen.

This is not an air conditioning unit. You do not need to do anything to it and should leave it to run in the background.

Why you need an MVHR

To keep your home warm and reduce your heating bill, your home has a high level of insulation in the walls, ceilings, and windows. Your home is fitted with the MVHR system to make sure the warm air in your rooms doesn't go stale and smells are removed. It is designed to run in the background and replace stale air with fresh air.

The fresh air entering your home passes through a heat exchanger where it is warmed by the stale air leaving. This means that you do not waste the energy that has been used to heat your home during winter. This function is not used in the summer so that heat can escape to keep your home cool.

How to control

The MVHR system will run continuously in the background without you doing anything to control it. Turning it off could lead to mold and condensation, a build-up of stale air and more expensive heating bills.

To get the most out of your MVHR unit you will need to learn about its boost mode (see below).

To make sure the MVHR works properly, its filters will need cleaning.

Apart from the boost button and cleaning the filters, please **do not to touch your MVHR system**. It has been programmed to suit your home, so it continuously provides fresh clean air. **Do not turn it off.**

MVHR boost mode

Turning on the boost mode will increase the rate air is replaced from your home. Boost mode turns the fans up to 50% of their full power (the usual rate is 30%). Boost mode will automatically come on in your bathroom when you turn the light on. You can also turn it on in the rest of your home using the controls in your airing cupboard. This may be useful when there is a build of stale hot air in your home.

You will see a  button on your MVHR control screen. The following table gives guidance on how many times to press this button for the level of boost you want.

Number of presses	Action
1	Boosts for 5 minutes
2	Boosts for 10 minutes
3	Boosts until stopped
4	Back to normal rate
Hold for five seconds	For when you want to quickly remove air from the property. Fans will be on full speed (100%) for two hours. Hold the button for five seconds to return the fans to normal.

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Kitchen boost

You also have an extra boost switch in your kitchen. This will control the fans in your kitchen only. You may need to use this boost when air moisture levels in the kitchen are high (for example when cooking with several pans). The switch will allow you to turn the boost on and off in your kitchen when necessary.

MVHR – cleaning your filters

Dirty or clogged filters can reduce the efficiency of your system. Try to clean your filters every four to six weeks to make sure you get the most out of your ventilation system. When working properly, your ventilation system will help to keep your home clean and healthy while also keeping your heating bill down.



The filters have been designed to be easily removed for cleaning. To clean the filters, follow the steps below:

1. Open the filter flaps and remove the two filters.
2. Clean the filters by gently tapping or carefully using a vacuum cleaner.
3. Put the filters back.
4. Close the filter flaps.
5. Press and hold the  and  buttons for five seconds.



Filter flaps

Your Vent-Axia unit will also need maintenance every 12 months to replace the filters. For details, see the 'Sentinel Kinetic MVHR and Kinetic Plus MVHR operation and monitoring' on the website at www.vent-axia.com. There is also guidance on the necessary maintenance on page 43 of the Vent-Axia guide.

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Preventing Condensation

Condensation can be a problem, even in new homes. Condensation is caused when steam or water vapour meets cold surfaces (in the same way that steam in the bathroom mists up the mirror). If condensation forms in your home, it will provide ideal conditions for mold to grow. This will lead to an unhealthy environment and can spoil the appearance of your new home.

Many daily activities produce water vapour, which may cause condensation if it is allowed to spread around

Have a look at the following areas to see how you can try to reduce condensation in your home.

Cooking, and drying clothes, can produce more moisture

- Use lids to cover pans when cooking to reduce steam. This will also help to save on energy as covered pans heat quicker.
- Use the ventilation booster switch in your kitchen when cooking.

Stop moisture spreading through your home

- Keep doors closed when cooking, washing, bathing and drying clothes indoors.
- Do not switch the MVHR unit off. This is designed to stop moisture spreading throughout the home by removing it from the room it is created in.

Ventilate moisture away

- Ventilation is needed to get rid of the moisture that is naturally produced in your home. Your home will maintain a healthy environment when the MVHR system is running. You risk damage to your health and home if you turn off the system or block outlets such as vents and air bricks.

Maintain background heating

- Homes that are heated continuously are less likely to suffer condensation problems. This is particularly important in the colder months as moist air (from showers or cooking) will condense on cold walls. Over time, this condensation will lead to mold.
- Use heating timer controls and thermostats to heat your home in a controlled and regular manner.

Saving money on your electrical appliances

As well as saving on your electricity bill, the following tips will help your appliances to last longer (so you won't have to replace them).

Fridge and freezer

- Keep your door seal clean. This will stop heat getting into your fridge, which leads to your fridge using more electricity.
- Defrost the freezer compartment when the ice is 1.5cm thick – any thicker and the fridge will use more electricity.
- Vacuum the back of the fridge every six months to avoid a build-up of dust. Dusty coils mean that the fridge will have to work harder, increasing your electricity bills.

- Place heavy items such as milk cartons close to the door hinges. This will place the doors under less stress.

- If your fridge starts to freeze, or if the food goes off quickly, adjust the thermostat.
- Clean and drain your fridge freezer every few months. This will help to prevent leaks that could damage your floor.

Dishwasher

- Keep the sprayer arm clear from any obstruction.
- Check the dishwasher's drain regularly and remove any food or objects from the filter (the manufacturer's manual will explain where the filter is and how to clean it).
- Clean the inside of your dishwasher. Grease, detergent residue, and calcium deposits can build up. You can use a couple of cups of white wine vinegar to wash them away.

Washing Machine

- Keep your door seal clean.
- Wash clothes at a low temperature to reduce costs. Washing at 40°C will use a third less electricity than washing at 60°C. Most modern washing detergents are designed to wash clothes well at 30°C, or even at 15°C.
- Run the washing machine with full loads rather than half loads. One full load uses less energy than two half loads.
- For the appliances listed above, please see the manufacturers' booklets for guidance on how to connect and use them. The makes and models of these appliances are given on

A few more tips to help you reduce your electricity bill:

- Appliances like TVs, games consoles, stereos, computers, washing machines, dishwashers and tumble dryers left on standby can use up to 85% of the energy they use when switched on. Turn them off at the wall to save money. A typical property could save between £45 and £80 a year just by remembering to turn off appliances left on standby.
- Fill the kettle with only the amount of water you need. If you are making a cup of tea, fill the cup with cold water and then pour this into the kettle. This can save £7 a year on its own.
- Charge your phone before you go to bed. Switch your charger off when your phone is charged. The average phone only needs three hours to charge and leaving it on all night will bump up your electricity bill.

Keep the oven door shut as much as possible. Every time you open it, nearly a quarter of the heat escapes, so more energy is needed to heat the oven up again.

EU Energy-Efficiency Labels

When buying a new electrical appliance, check the energy label. Energy-efficient products use less energy and will help you save on your electricity bill.

By law, the following appliances must have an EU energy-efficiency label.



- Fridges, freezers and fridge freezers
- Washing machines
- Tumble dryers
- Dishwashers
- Lamps
- Electric ovens
- Air conditioners

The label provides clear information about how much energy the appliance uses and its performance. The energy-efficiency rating is an important part of the label. It provides a simple scale of the product's efficiency, which ranges from 'A+++' (the most efficient) to 'G' (the least efficient).

The way a product is used will also influence how much energy it uses. Fridges and freezers, for example, work harder than any other kitchen appliance and are on 24 hours a day. An energy-efficient fridge freezer uses only a third of the energy to do the same job as a 10-year-old model.

More information on energy-efficiency labelling is given in part F.

Solar PV

Uren house has solar panels. These have been installed on roof to generate electricity using daylight to reduce the amount of electricity brought from the National Grid.

The electricity generated from the solar panels is used to provide power for the communal (shared) areas. For example, the electricity is used for powering lifts, security and door entry systems and lighting in hallways. Generating free electricity from sunlight means your building's running costs are lowered. This will result in a cheaper service charge.

All maintenance and operation of this system will be taken care of by the Building Owner and there is no action that you will need to take. If you notice any issues or have questions regarding the strategy that has been implemented, contact Far East Consortium Limited 020 3370 6804 Direct.

Lighting

In most homes, lighting accounts for around 10 to 15% of an electricity bill. Your home has been built with low-energy light fittings in all rooms. We suggest that you always use low-energy light bulbs as they last up to 10 times longer than ordinary bulbs and are just as bright. Switching from a standard bulb to an energy-saving bulb can save you around £45 over the lifetime of a bulb.

To save money on your energy bill, turn the lights off when you leave a room. This can save you £7.50 a year.

It doesn't take any more electricity for a light bulb to turn itself back on. If it's on, it's using electricity and if it's off, it isn't. Modern low-energy light bulbs do use a small amount of extra energy when you first turn them on, as do florescent strip lights. But with both, if you are leaving a room for more than a couple of minutes then turn the light off and you'll save money.

Using Water In Your Home

Water is often called the 'forgotten' environmental problem. Most people don't think water is a problem in our country because it rains so much.

Most of the people in our country live in southeast England, which is a 'water stressed' area. That means there isn't enough water to meet the demand. We keep having droughts and then periods of flooding. This is one of the consequences of climate change – changes to when it rains and how much it rains. The UK is trying to improve its water reserves and water bills will need to increase to achieve this.

As well as the environmental benefits, saving water in the home will help you to save on your water bills.

Both your water bill and your heating bill are affected by the amount of water you use.

1) Your Thames Water bill, sometimes referred to as your cold-water bill, is based on meter readings. So every litre you use adds to your bill.
2) Your heating bill is based on the energy used to heat your hot water. According to the Energy Saving Trust, about £140 of a typical property's total heating bill is from heating water.

There are two big reasons why reducing the amount of water you use will help you save money. The nextfew pages will have a look at how you can save on your water bills.

Water-Saving Tips

Some simple changes to the way you use water in your home can start to help save you money. Try introducing some of these changes and see if you notice a reduction in your water bill.

Showers

Shower instead of having a bath. Taking shorter showers saves on your water bill. The following table gives guidance on the amount of water used in a shower and a bath.

	Average volume of water used (liters)	**Water cost per person per year*** (£)
Bath	80	61
Eight-minute shower	62	47
Eight-minute power shower	136	104
Four-minute shower	32	24

* Based on Thames Water rate of 0.21p per liter and average water use

Dripping taps

If you have a dripping tap you should report it to us/fix it as soon as possible. A dripping tap wastes enough hot water to fill 69 baths a year, costing you £12.

Turn it off

A running tap can waste more than six liters of water a minute. Turn the tap off while brushing your teeth, shaving, or washing your face and use cold water if you don't need hot. Turning off the tap while brushing your teeth could save you around 18 liters at a time. That's around £27 a year!

BUILDING DESIGN

Consumer Unit and Fuse Ratings

The consumer unit is an important piece of electrical equipment that protects the electrical circuit in your home.

The consumer unit contains the main on/off switch (which is red) and several circuit breakers (which are black). The circuit breakers protect individual circuits. Each circuit breaker is labelled to show which circuit it protects.

When one of the circuit breakers 'trips', it will go to the OFF position and cut off the power to that circuit. To get the power back on, flick the circuit breaker back to the ON position. If it trips again, follow the procedure set out below.

1 Turn off all appliances and lights on that circuit.

2 Flick the circuit breaker back to the ON position to reset it.

3 Turn each light and appliance on one by one.

4 If the circuit breaker trips again when you turn a particular appliance or light back on, this means that the light or appliance is faulty and is causing the circuit breaker to trip out.

5 If this happens, turn off the light or turn off and unplug the appliance that caused the circuit breaker to trip and then reset the circuit breaker. You will then be able to continue to use the remaining lighting and appliances on that circuit.

Within the first year of the defects liability period, you should report any faults to FEC's Customer Service Department. After the end of the defects liability period, leaseholders should call a competent electrician to investigate the cause of the problem and not keep resetting a circuit breaker that trips repeatedly.

In the consumer unit there may also be a residual current device to provide extra protection. The residual current device is labelled in the picture of a consumer unit on page 9. If the residual current device has tripped, you can reset it by flicking it back to the ON position. From time to time, you should check that the residual current device is working properly. You do this by pressing the test button.

Electrical Fuses

It is essential that you use the correct fuse for your appliances to avoid damage to these and to guard against electrical fires.

A UK plug is generally fitted with a 3amp (3A) or 13amp (13A) fuse. For appliances up to 700watts (W), you need to use a 3A fuse and for appliances over 700watts you need to use a 13A fuse. For example:

3A fuse – table lamp, floor lamp, television, DVD player, computer, food mixer, blender, fridge, freezer, power drill, jigsaw, soldering iron

13A fuse – washing machine, dishwasher, microwave, kettle, toaster, iron

Nowadays, appliances are fitted with 3A or 13A plugs. However, 5amp fuses are still used in some older equipment. Please check fuse ratings for any of your appliances.

Security

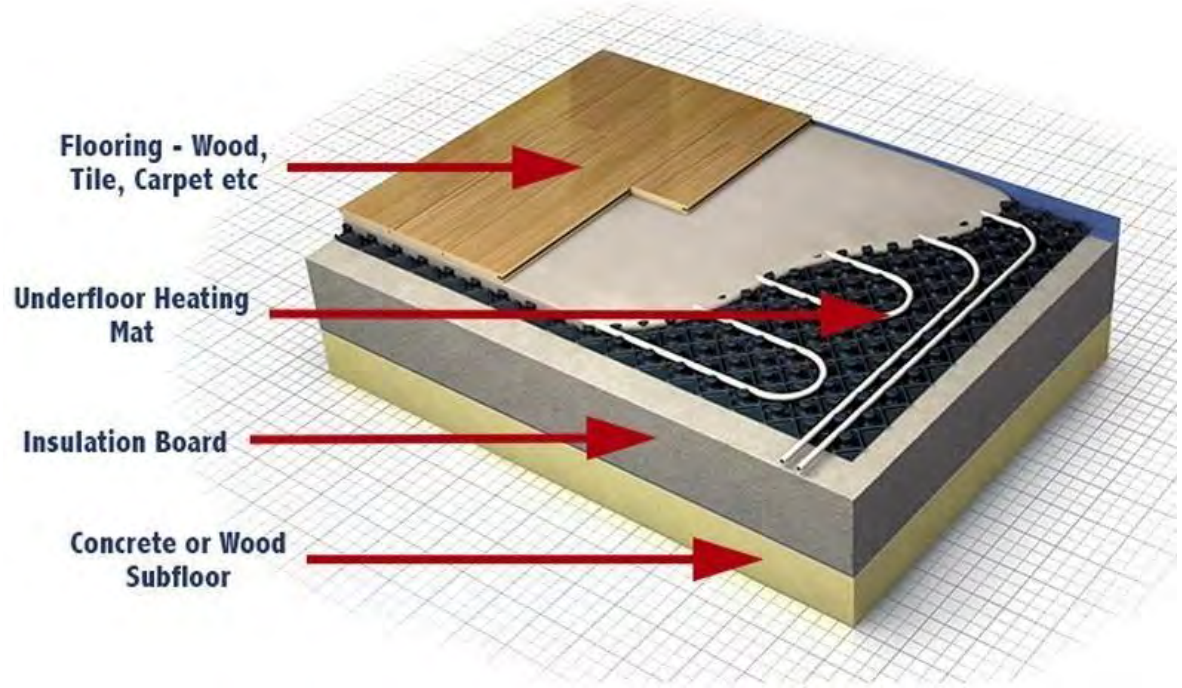
Your home has been assessed and developed in accordance with the Secure By Design (SBD) criteria relevant to your property and building type. Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live.

Your home has been supplied with a Paxton Net 2 access control system. The Net 2 system will control access to the residential blocks and the Town Hall. Open the doors locked by the system by holding your token within close proximity of the reader. If access is granted, the green light flashes. If access is denied, the red light flashes.

Video entry is also installed in your home which allows you to let visitors into the building. The video entry system allows you to see, hear and speak to any visitor at the door stations. This system is integrated with the Net 2 access control system which allows you to release the door locks remotely, to allow people into the building.

Floors

Your floor has been built using:



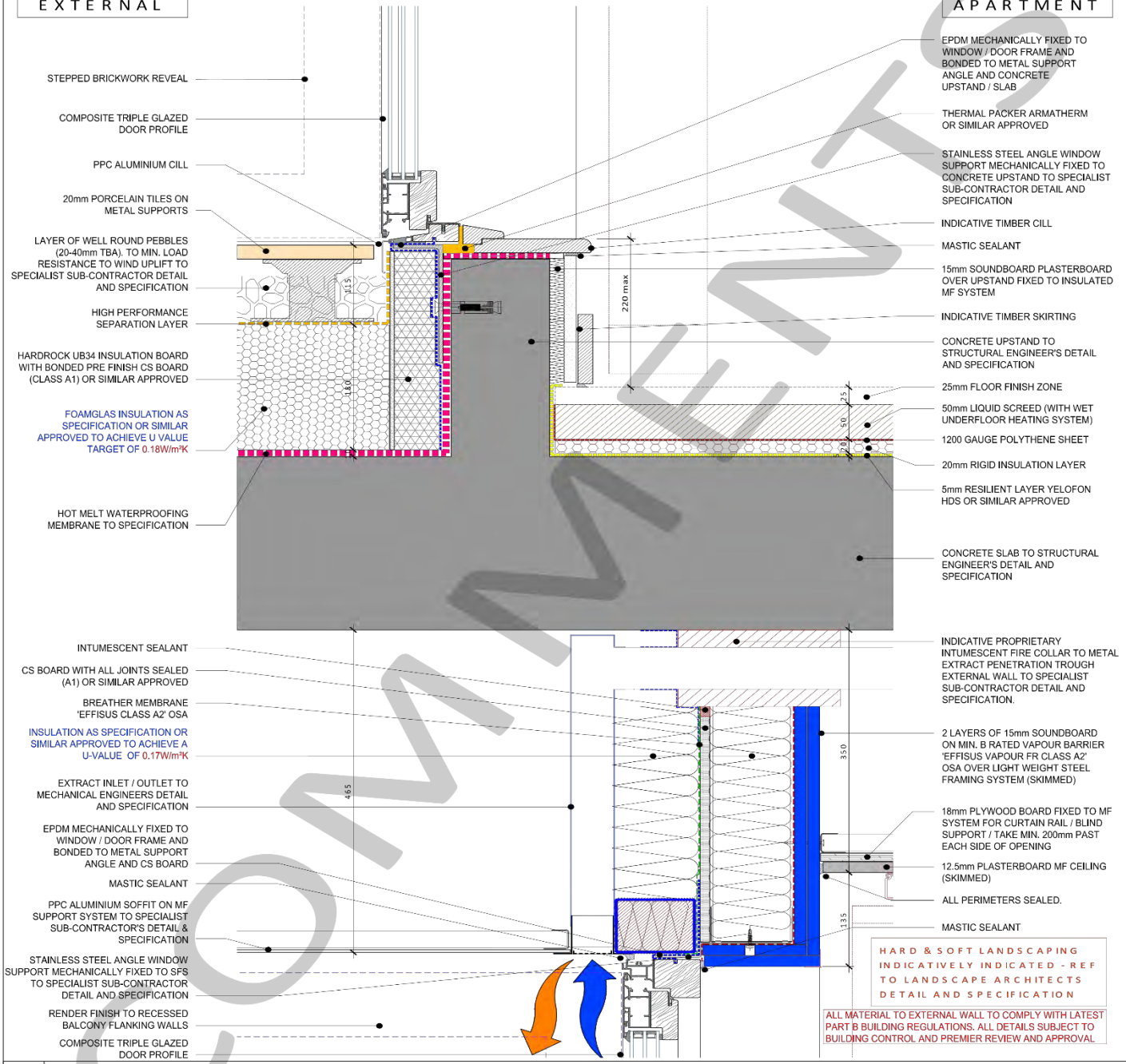
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ALL FIXINGS TO EXTERNAL FACES OR EDGES TO BE STAINLESS STEEL

BRICKWORK TIES TO STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION

EXTERNAL

APARTMENT



HARD & SOFT LANDSCAPING INDICATIVELY INDICATED - REF TO LANDSCAPE ARCHITECTS DETAIL AND SPECIFICATION

ALL MATERIAL TO EXTERNAL WALL TO COMPLY WITH LATEST PART B BUILDING REGULATIONS. ALL DETAILS SUBJECT TO BUILDING CONTROL AND PREMIER REVIEW AND APPROVAL

5 BLOCK A - TYPICAL EXTERNAL DOOR CILL DETAIL AT ROOF LEVEL (INTERNAL STEP TO TERRACE)

REVISION NOTES

C01	200316	JK	CONSTRUCTION ISSUE
C02	200707	JK	AMENDMENTS TO CONCRETE STRUCTURE FRAME CONNECTIONS AND BALCONY FINISH
C03	200730	JK	NOTES REVISED

. ' 6 $ VVRFIDWV / VG
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CONSTRUCTION

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PROJECT / DRAWING TITLE
MAKE / FEC
HORNSEY TOWN HALL

DRAWING TITLE
BLOCK A - DETAIL BA46
TYPICAL EXTERNAL DOOR CILL DETAIL AT ROOF LEVEL (INTERNAL STEP TO TERRACE)

DATE / DRAWN BY: 1712 JK
SCALE: 1:5 @ A3

PROJECT / DRAWING NO: 3596-KDS-BA-XX-DR-A-21-7046
REV: C03

COMMENTS

It has been finished using:

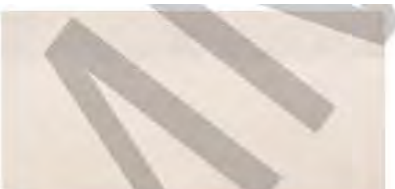
Chevron Timber Floor 14mm board thickness Warm tone chevron timber floor 350mm x 90mm Angle - 60 degrees		Living / Kitchen	FL - 801





The color of the carpet is London Stone, FL-651

Bedroom carpet: Clarendon

Bathroom Floor Tile Gubi Floor tile Light Natural (DLGF 01) 900mm x 300mm Grout colour to match tile		Bathrooms	FL - 701
Chevron Bathroom Wall Tile Gubi Chevron Wall tile Light (DLGW 01) 900mm x 300mm Grout colour to match tile		Bathrooms	LIN - 601
Plain Bathroom Wall Tile Gubi Plain Wall tile Light Natural (DLGF 01) 900mm x 300mm Grout colour to match tile		Bathrooms	LIN - 602

Regular maintenance will protect the appearance and durability of the floor. See 5a on page 31 for tips on maintaining your floor.

Ceilings

Your ceiling is a plaster board ceiling and you should redecorate it, when necessary, with white emulsion using a painting roller. The ceiling was built using a GTEC metal furring suspended ceiling system MF and was boarded using standard GTEC board to all areas apart from the bathrooms as these are classed as wet areas. The boarding used in bathroom are GTEC Moisture Board.

The panels can be cleaned using a damp cloth. For stubborn stains a mild non-abrasive detergent may be used. The panel can then be lightly buffed using a dry cloth.
Can be overpainted to match the surrounding areas. Prior to overpainting the surfaces should be clean and dust free also free from other contaminants.
To further improve 'keying' it may be considered beneficial to apply a light 'sanding' to the panel prior to overcoating.

Walls

Your property was built using – Masonry Cavity Construction

Masonry-cavity construction has an outer wall of bricks (finished with cladding or render) and an inner layer constructed with reinforced concrete frame to support the roof and floors.

Your internal walls are built from partition panels and are finished with plasterboard. All internal walls are dry lined partitions which can be easily adapted in the future if required.

Party walls are designed to reduce the sound passing through them and provide a fire barrier.

Kitchen Range



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Sanitary Fixtures And Fittings, Including Taps

SAN - 002	16532000	S	HANSGROHE AX MONTREUX 3TH WALL MOUNTED BASIN MIXER SPOUT 165-225MM CHROME	
SAN - 002	10303180	S	HANSGROHE AX CONCEALED PARTS FOR WM BASIN MIXER	
SAN - 400	90090600300	S	KALDEWEI 3159 PURO UNDER COUNTER WASH BASIN 460x385MM EASY CLEAN WHITE	

SYPHON FOR BASIN (BY OTHERS) TBC IF REQUIRED

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SYPHON FOR BASIN (BY OTHERS) TBC IF REQUIRED

SAN - 400	50100000	S	HANSGROHE PUSH OPEN BASIN WASTE CHROME



SAN - 400	07002500	S	HG BASIN WASTE ADAPTER



WC SETUP

SAN - 003	1VSS50R+5KI	S	CATALANO SFERA 50 PAN WH WHITE NEWFLUSH WC 500X350MM
SAN - 003	CA5SCSTP0C	S	CATALANO SOFT CLOSE SEAT WHITE (SLIM) QUICK RELEASE HINGES



SAN - 004	111.061.00.1	S	GEBERIT DUOFIX FRAME FOR WALL HUNG WC WITH OMEGA CISTERN HEIGHT 112CM - HEIGHT TBC?



SAN - 004	115.080.KH.1	S	GEBERIT OMEGA 30 DUAL FLUSH PLATE - CHROME

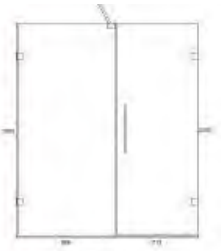


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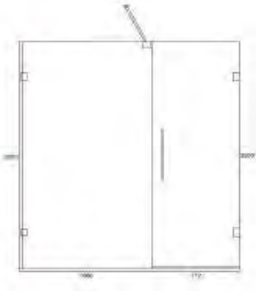
SHOWER SETUP



SAN - 001	16572000	S	HANSGROHE AX MONTREUX EXPOSED SHOWER PIPE - CHROME



SAN - 005	S	MAJESTIC RIO CASE 1 FRAMELESS DOOR HINGED FROM WALL WITH INLINE PANEL -DP **1600X2000MM** STANDARD ADJUSTMENT SIZE: 1568 - 1586mm



SAN - 005	S	MAJESTIC RIO CASE 1 FRAMELESS DOOR HINGED FROM WALL WITH INLINE PANEL -DP **1800X2000MM** STANDARD ADJUSTMENT SIZE: 1768 - 1786mm

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	363600012720	S	KALDEWEI CAYONOPLAN 2276-1, HEAVY GAUGE ENAMELLED STEEL SHOWER TRAY. SIZE: **1600x800mm ANTISLIP FINISH: SECURE PLUS.** EASY CLEAN FINISH: WITHOUT COLOUR: SEA SHELL CREAM MATT (728)	
SAN - 300	530000140000	S	KALDEWEI ADJUSTABLE SHOWER TRAY FOOT FRAME FR5300 150/180 (ESRII LEVEL INSTALLATION SYSTEM FRAME NOT COMPATIBLE)	
	499600012720	S	KALDEWEI SCONA 996, HEAVY GAUGE ENAMELLED STEEL SHOWER TRAY, SIZE: **1800X800MM ANTISLIP FINISH: SECURE PLUS** EASY CLEAN FINISH WITHOUT COLOUR: SEA SHELL CREAM MATT (728) (SIZES IN S2 (A), S2 (B) M, S2 (a) & S2 (a) m APPEAR TO BE 1800MM)	
SAN - 300	540000500000	S	KALDEWEI ESRII LEVEL ACCESS INSTALLATION SYSTEM FRAME WITH DRAIN OFF TO WASTE CONNECTION AND SEALING KIT SIZE: 1800x800mm	
SAN - 300	587772600995	S	KALDEWEI SHOWER TRAY WASTE FITTING KA90 UK (HO) INC PF 50/40 REDUCER AND HAIR CATCHER	
SAN - 300	587772592710	S	KALDEWEI SHOWER TRAY WASTE COVER KA90 (NEW) - SECURE PLUS FINISH	
SAN - 300	587675720000	S	DWADS KALDEWEI SHOWER TRAY SOUND ABSORBING PAD SET DW-ADS SET CONSISTS OF 4 NO 250x250mm SOUND- ABSORBING ADHESIVE PADS	
	689720490000	S	KALDEWEI SEALING KIT- FLOOR LEVEL SHOWERING, 1 x sealing tape WDB 6.2m, 2 x wall corner pieces,4 x multifunctional corner pieces	
SAN - 500	42838000	S	AX UNIV. ACCESSORIES SHELF 300MM CHROME	

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WETROOM FOR **SOLID/CONCRETE FLOOR BUILD UP** FLOOR BUILD UP TBC?
TIMBER FLOOR IN 'OPTIONS' REFER TO WETROOMS DOCUMENT FOR THESE



BATH SETUP

SAN - 103	27510001000	S	KALDEWEI 751 CAYONO 180X80 NTH - NO GRIPS **170 LITRES** (DRAWING TO BE SIGNED OFF FOR 170L)	
SAN - 103	589720520000	S	KALDEWEI SEALING KIT FLEX FOR BATHTUBS & SHOWER TRAYS	
SAN - 103	583170000000	S	KALDEWEI LEGSET	
SAN - 105		S	MAJESTIC GENOA BATH SCREEN 800X1500MM CHROME FINISH HANDING TBC & 12 WEEK LEAD TIME	
SAN - 103	58143000	S	HG COMPLETE SET FLEXAPLUS WASTE AND OVERFLOW SET CHROME	
SAN - 103	07002501	S	BATH WASTE ADAPTER	

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SAN - 102 16540000 S HG AX MONTREAUX WALL MOUNTED BATH MIXER CHROME



SAN - 101 27424000 S HG RAINDANCE C 240 AIR OVER HEAD SHOWER WITH ARM 383 CHROME



SAN - 106 16800000 S HG AX MONTREAUX RECESSED ONE WAY VALVE AND SHUT OFF



SAN - 106 01800180 S HG IBOX CONCEALED PART



SAN - 203 PHCOFSB15(S CP HART CONISTON BATH 1500X820MM INTEGRATED OVERFLOW GLOSS WHITE



PRICE FOR LOWERED OVERFLOW X 4 @ **170 LITRES**

SAN - 203 sABECBOF S BATH WASTE KIT SLOTTED CLICK CLACK CHROME

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SAN - 202	16547000	S	HG AX MONTREUX FREESTANDING BATH SHOWER MIXER CHROME



SAN - 202	16549180	S	HG AX MONTREUX BASIC SET FOR 16547



ACCESSORIES

SAN - 104	41713000	S	HG LOGIS GRAB RAIL 300 mm QUANTITIES TBC



SAN - 006	41716000	S	HG LOGIS TOWEL RAIL 600 mm QUANTITIES TBC



SAN - 501 & SAN 502	40517000	S	HG LOGIS SPARE ROLL HOLDER



Paint Colours

Your home has been painted with Crown Trade. Your doors, internal and external are painted with Crown Trade Fast Flow Quick Dry Sating RAL-9010 and RAL-7022.The bathrooms walls and ceiling are painted with Crown Trade Clean Extreme Stain Resistant Scrubbable Matt -RAL-9001. Living room walls and ceiling are painted with Crown Trade Cover Matt – RAL 9010.

To allow the plaster in your home to dry out completely, it has been decorated with special paint that allows air and moisture to pass through it. Drying out can take up to 12 months. During this time, do not redecorate your home.

We are not liable for any faults that arise because of you redecorating during this 12-month period.

Sustainable Urban Drainage Systems

Urban drainage systems collect rainwater and direct it back to natural water sources, usually a river. In the countryside this happens naturally as rain soaks into the ground and then runs back to the rivers. However, in built-up areas such as London, rain cannot soak into the ground so it must be collected in drainage systems.

The increasing number of buildings in London, combined with increased levels of rain due to climate change, mean that rainwater needs to be carefully managed. When rainwater is diverted to rivers too quickly, the rivers can overflow and cause flooding.

Your new development has been built with a sustainable urban drainage system (SUD system). An SUD system is an alternative to conventional piped ways of managing surface water. They aim to imitate the way rainwater drains naturally on land.

The benefit of SUD systems is that they:

- reduce the risk of flooding.
- protect or improve water quality, as rainwater is not polluted as it is returned to the river
- provide an attractive habitat for wildlife.

All maintenance and operation of this system will be taken care of by the Building Owner and there is no action that you will need to take. If you notice any issues or have questions regarding the strategy that has been implemented, contact Far East Consortium Limited 020 3370 6804 Direct.

Timber

Timber is a natural product and so the colour and grain can vary. When wood, especially light varieties, is exposed to natural light, its colour will mellow and develop subtle variations

All doors are painted and should be cleaned only using a cloth when is necessary (do not use solvents). The internal and external are painted with Crown Trade Fast Flow Quick Dry Satin – RAL-7022.

LOOKING AFTER YOUR HOME

Floor Coverings

Vacuum cleaners can be used on all floor surfaces but be careful that they do not scratch the floor.

You can clean your kitchen floor with a damp cloth or mop. If you spill anything on the floor, wipe it up immediately. Be careful with spray polish and other silicone-based products as they may make your floor very slippery.

- You can protect your flooring by using felt pads or castor cups under furniture and avoiding dragging heavy objects over the floor.
- Do not allow cigarettes, matches or other hot items to meet the floor.

Kitchens

Always use a chopping board and never put hot pans directly onto the worktops.

All visible edges of worktops are sealed with a waterproof sealant however, you should wipe up all spills, especially harsh liquids, food colourings and concentrated juices, immediately.

When cleaning, it is important to use the appropriate product to avoid damage. Check the packaging of cleaning products before using them on any surface.

- Clean acrylic fittings regularly, but don't use abrasive cleaning products, such as cream cleaners, as acrylic will scratch.
- You can occasionally use abrasive cleaning products on ceramic fittings.
- Do not leave bleach to stand in stainless steel sinks.

Wall tiles

Avoid using abrasive cleaners and strong cleaning agents (for example, bleach) on wall tiles. Day-to-day cleaning with a damp cloth and warm, soapy water should be all that is needed. After the defect's liability period, redecorate when necessary to maintain an acceptable and satisfactory finish.

Windows

Some of your windows are fixed, so you must not try to clean the outside of them. Far East Consortium Limited Direct can tell you more about how to get your windows cleaned.

Do not use abrasive cleaners on the glass or window frame as they will damage the surface and destroy the glazing seal. Instead, wash down windows and frames with warm water and a mild detergent at least every six months.

Wipe off condensation immediately to prevent mold from growing. If mold does grow, wipe the area with a suitable household cleaner.

Loss Of Heating

If you lose the heating in your home, contact Far East Consortium Limited 020 3370 6804 Direct.

If the loss of heating is caused by misuse or damage you are responsible for, you will have to pay the cost of any necessary repair.

Loss Of Hot Water

If you have no hot water in your home, contact Far East Consortium Limited 020 3370 6804 Direct.

If the loss of hot water is caused by misuse or damage you are responsible for, you will have to pay the cost of any necessary repair.

DIY

Please be considerate about the time of day that you carry out your DIY and tell your neighbours before you start a noisy job.

DIY causes a significant number of accidents in the home. If you have any concerns about the work you want to do, you should contact a suitably qualified tradesperson.

Wall Fixings

We strongly recommend that you do not fix anything to your wall for 12 months while your walls are drying out. We are not liable for any faults caused by you fixing anything to your wall during this 12-month period.

Beware of wiring and pipes within the wall. Never nail or drill anything into the wall directly above or below a switch or socket, or within 300mm (approximately 12 inches) of either side of a switch or socket. You can buy wiring and pipe detectors from most DIY and hardware stores and you should use these before drilling or nailing into a wall.

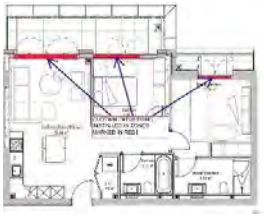
Take care when fixing anything to plasterboard walls. You can fix very light items to them using appropriate adhesives but be careful – the bond can be very strong and if you decide to remove the item in the future you may damage the paintwork or the plasterboard.

Small pictures and other light items can be hung on all types of walls using steel picture hooks or masonry nails. Heavy pictures and mirrors should not be hung on picture hooks. Instead use a special wall plug fixing specifically designed for fixing to plasterboard, timber, or masonry walls. The special wall plugs are available from hardware and DIY shops.

If you are fixing anything to wall tiles, put the wall plug in the grouting and not through the tile.

Electrical wiring could run in any position in a ceiling or under a floor. Before fixing anything to walls, floors, and ceilings, always check for buried pipes and cables using a detector available from DIY stores.

Doors or windows not opening or closing





Window/door in closed position



Rotate the handle 90 degrees for side hung position



Rotate the handle 90 degrees for tilt position



Rotate the handle 180 degrees for turn position



Rotate the handle 90 degrees for ventilation position.



Rotate the handle 180 degrees for side hung position.

Operating the KISI child safety restrictor
(For non-lockable handles)



To operate the handle, press the two ‘’buttons’’ on the side (as pictured above) and rotate the handle whilst pressing the buttons.

Outward opening door (LUD)



Door in closed and secured position. The handle must be turned to the downwards position to engage the locking mechanism and hold the door securely in the closed position. If the handle is not turned downwards the door will not be secured.

To open the door, turn the handle upwards 90 degrees and then push the door outwards.





The door has an inbuilt friction stay that will lightly hold it in the open position when activated. To activate this function, open the door to the desired position then rotate the handle down 90 degrees and leave it in this downwards position (as shown in picture 3). To disengage the friction stay raise the handle back up 90 degrees to the open position (as shown in picture 2).

The friction stay is only designed to lightly hold the door in position and will be overdriven if mild pressure is applied. Examples of mild pressure would be a person physically pushing on the door or if the door is held open during windy conditions.



Before closing the door, the friction stay must be released. To release the friction stay raise the handle up through 90 degrees to the open position (as shown in picture 4). The door can now be pulled into the closed position. Once closed the handle must be turned back through 90 degrees to the downwards position (as shown in picture 1). This engages the locking mechanism and holds the door securely in the closed position. If the handle is not turned downwards the door will not be secured. If you cannot open or close a door or window, do not try to force it. Contact Far East Consortium Limited Direct instead. If the problem means that your home is not secure, contact Far East Consortium Limited Direct immediately.

See page 4 for Far East Consortium Limited Direct's contact information.

Sustainable DIY

Sustainable DIY is about:

- reducing the need to buy expensive products
- avoiding products that could harm yourself and the local environment
- choosing to buy materials that have been made or grown in a sustainable way (by not using up too many natural resources) and that help local economies (by using materials that are sourced locally).

When you need to carry out DIY work at home, have a look through the following sections to make sure you choose the right products. You may find you can save yourself a bit of money while doing so.

Re-use materials and reduce the use of new materials

Buying a new item can seem like a quick fix, but with a little bit of effort you can soon save money by re-using items. Rather than a whole replacement, perhaps only a certain part of the product needs fixing. Or maybe someone is selling (or even giving away) what you are looking for. To learn more about this, see section 7, ‘Re-using items’, on 52 p.

Choosing products that do not harm the environment

Try to avoid using toxic products as they will cause pollution and damage to the local environment. You should avoid using the following items.

- **PVC**, sometimes known as ‘Vinyl’, is used in a wide range of products, including wallpapers, waste pipes and packaging however, despite its popularity it is not degradable which means it is bad for the environment. Substances added to flexible PVC materials have also been shown to cause cancer in animals. You can look out for PVC products by looking for the following label (despite looking like a recycling sign, this means this product is not commonly recycled):



- **MDF** Medium density fiberboard is a popular DIY material. However, it contains formaldehyde, which is toxic, carcinogenic, and allergenic (can cause allergic reactions). The dust produced when cutting and sanding causes dangerous irritation to eyes and lungs. Levels of EU produced MDF contain safe levels of formaldehyde; however, caution must still be taken when cutting or working with MDF. When working with MDF; you should always wear respiratory protective equipment, which can be purchased in most DIY shops, work in a well-ventilated area and ensure all dust is cleared up with a vacuum cleaner. Use a ‘no added formaldehyde’ MDF board or low-emission MDF board if practicable to do so.
- **Wood preservatives** – these can be harmful to the environment and toxic to many animals and plants. You should try to minimise your use of solvent-based preservatives. Regularly review the preservatives you use and where possible use water-based alternatives
- **Paint strippers, coating removers, brush cleaners** – these products usually contain harmful solvents. Safe, water-based alternatives are available. You can seek advice about this in your local DIY shop.
- **Paints containing VOCs (volatile organic compounds)** – these are harmful to humans, wildlife, plants and even building materials. Many paints now carry VOC labels to let you know there is VOC in the

paint. Always check the VOC rating before you buy. For paints to be used indoors, also look for the European Ecolabel, which indicates they do not contain lead, mercury, or other heavy metals and are manufactured with lower solvent emissions and fewer waste byproducts.

Dispose of leftover DIY materials responsibly. Contact your local authority for advice on disposing of oil, paint, chemicals, batteries, fiberglass resin, glue, solvents and other toxic DIY waste.

Sustainable Timber

For new furniture made from timber, try to buy products which have made using sustainable timber. Sustainable timber has come from forests that are managed by replacing trees that have been cut down. Local people and wildlife are also protected.

There are now a number of independent certification schemes than allow you to choose timber from well-managed forests. Some of the widely recognized schemes are listed below.

CSA	Canadian Standard's Association
FSC	Forest Stewardship Council Certification Scheme
MTCC	Malaysian Timber Certification Council
PEFC	Program for the Endorsement of Forestry Certification
SFI	Sustainable Forestry Initiative

WASTE AND RECYCLING

WHY WE SHOULD RECYCLE

Almost everything can be recycled these days, but how does recycling keep costs down?

Putting rubbish into landfill is very expensive. For every 1 tonne of rubbish, your council must pay around £90. A borough such as Islington will produce about 100,000 tonnes of rubbish every year. That's about £9m of council tax money that is spent throwing stuff in the ground.

Recycled rubbish has value. The rubbish you put out for recycling will be sold to be reprocessed. This dramatically reduces the council's costs. You probably won't see any of this saving directly but, with the reductions in council budgets, helping to reduce waste-disposal costs could be the difference between keeping a library or Sure Start Centre open or losing it.

HOW TO RECYCLE YOUR WASTE

This part of the guide provides details of arrangements within your home, and within the local area, to help you recycle as much of your household waste as possible.

In one of your kitchen cupboards there is a waste bin split into sections. This allows you to separate recyclable materials from the waste to go to landfill. Once the recycling bin in your home is full, empty it into the designated recycling bins in the communal bin store.

Your local council is responsible for taking away your waste. In most blocks this means emptying the communal bins in your waste storage area. You are responsible for taking waste from your home to the bins and using the communal bins correctly. On page 69 there is a map showing where your nearest communal recycling bin is.

Do not put your recycling in a black bag. Black bags will lead to the communal recycling bins being rejected by the council. You should have been provided with clear recycling bags from your council. If not, you can buy these from most local supermarkets.

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WHAT YOU SHOULD RECYCLE

Put the following materials in your kitchen recycling bin.

PLASTIC Plastic carrier bags, milk bottles, squash bottles, mineral water bottles, Washing up liquid bottles, Fabric conditioner bottles, Sun cream bottles, Shampoo bottles, Bleach bottles, Plastic trays, Fruit punnets, Plastic pots, Yoghurt pots, Plastic tubs, Margarine tubs	
All tins and cans should be rinsed Food tins, Baked bean tins, Pet food tins, Drink cans, Cola cans, Beer cans, Aerosols (only when empty)	
All bottles and jars should be rinsed, and the lids should be removed. Wine bottles, Juice bottles, Mineral water bottles, Jam jars, Pasta sauce jars.	

Paper, Cardboard and Cartons White office paper, Newspapers, Magazines, Junk mail, Envelopes (including those with plastic, windows, but not with padding), catalogues, telephone directories and Yellow Pages, shredded paper, cardboard boxes, cereal boxes, cardboard sleeves from food, packaging, greetings cards, gift wrap (non-metallic), cardboard tube from toilet rolls, drink cartons (such as 'Tetra Packs'), juice cartons, milk cartons.	

FOOD AND GARDEN WASTE

The contents of each type of bin (green dry recycling, garden, food) are collected separately in different vehicles. Some of our vehicles collect more than one of these waste streams in separate compartments on the same vehicle. We recycle the contents of your recycling bin as long as it contains the correct materials. If any of it can't be recycled because it is not the right material or is spoilt by other waste, it may be taken to an energy-from-waste centre.

How to recycle food and garden waste

You can collect food waste in bin provided in your home. You will need to use biodegradable bags, which you can buy from most supermarkets.

Try to make sure you remove all packaging from your food waste, especially plastics.

You should collect the following items in your bin.

Food Waste	Bread, cakes and biscuits, cheese, coffee grounds, eggs including the shell, fish (no bones), fruit, meat (no bones), noodles, pasta, rice, tea bags, vegetables, approved compostable liners only
Garden Waste	Grass cuttings, hedge clippings, pruning's, leaves, flowers, small branches, and twigs (less than 3 inches / 8 cm thick)

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LOCAL RECYCLING FACILITIES

You can also recycle electronic equipment, textiles, and batteries. You can take these items to the recycling bank at Western Road, Wood Green N22 6UG.

Many people do not know that items such as irons, toasters, mobile phones and clothes can be recycled. These items tend to sit in a cupboard or drawer and gather dust, when in fact they could be put to better use. For example, the electronic circuits in your broken iron can be recycled into new products. Recycled textiles can also be used to make new products.

However, these items are not always suitable for your kitchen recycling bin. They must be taken to specialist recycling banks. See the table below to find out which items can be recycled and where they can be taken.

Batteries		https://www.nlwa.gov.uk/places-to-recycle/haringey-western-road
Food waste and garden waste		https://www.nlwa.gov.uk/places-to-recycle/haringey-western-road
Liquids and chemicals Car oil, domestic oil, gas bottles, property hold cleaning materials, paints, varnishes, white spirit and so on		https://www.nlwa.gov.uk/places-to-recycle/haringey-western-road

Textiles Clothes and shoes		https://www.nlwa.gov.uk/places-to-recycle/haringey-western-road
Waste electronics		https://www.nlwa.gov.uk/places-to-recycle/haringey-western-road
Tyres		https://www.nlwa.gov.uk/places-to-recycle/haringey-western-road
Printer cartridges		https://www.nlwa.gov.uk/places-to-recycle/haringey-western-road

LARGE, BULKY ITEMS

Your council has a bulky waste collection scheme for items like fridges, freezers, furniture, televisions, computers, mattresses and so on. Please contact your local council to arrange a collection. Your Estate Manager will let you know where you can leave bulky items for collection. Please do not dump them anywhere. This is considered fly-tipping, and the cost of clearing dumped bulky waste increases your service charges.

Before you arrange for your bulky items to be taken away by the council, you should consider whether they could be re-used.

RE-USING ITEMS

The London Re-use Network is a network of charities working together to find new homes for good-quality furniture and appliances that are no longer wanted. They are willing to collect bulky waste such as the following.

- Furniture, including beds, cabinets, chairs, desks, sofas, storage units and tables
- Appliances, including cookers, dishwashers, fridges, freezers and washing machines
- Electrical items, including hi-fi equipment, lighting, microwaves and televisions
- IT equipment, including computers, laptops and monitors
- Textiles, including clothing, bedding, carpet tiles and rugs
- DIY and gardening items, including garden equipment and furniture, paint and tools
- Children's equipment, including cots, highchairs, prams and toys
- Leisure equipment, including bicycles, exercise equipment and musical instruments
- Homeware, including kitchen items, mirrors and pictures

Alternatively, someone else's old furniture may be exactly what you have been looking for. Across London there are several re-use shops where you can buy re-conditioned items at a good price. For information on how you can have re-usable waste collected, or to find re-use shops, look on the website at www.londonreuse.org.uk.

We also recommend using Freecycle. Freecycle works on a similar principle as the London Re-use Network. Items which are in good condition, but unwanted by the owners, are advertised on the website. All you have to do is collect them. Have a look on the website at www.freecycle.org.uk/groups/unitedkingdom to find your local Freecycle group.

For more information on the benefits of items being re-used, have a look on the website at www.recyclenow.com/re-use/why-re-use.

HAZARDOUS WASTE

Waste such as asbestos, chemicals, petrol and pesticides need to be handled very carefully.

To arrange a collection, call the Corporation of London on 0207 332 3433. You can also call your local council to see what your options are.

JUNK MAIL

If you would like to stop receiving junk mail, or mail for a previous resident, you can register your address online at www.mpsonline.org.uk/mpsr/.

The Mailing Preference Service (MPS) is a free service to remove your name and home addresses in the UK from lists companies use to send you junk mail. It is supported by Royal Mail, all directly involved trade associations and the Information Commissioner's Office.

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RESPONSIBLE PURCHASING

Many of the products we buy can have a negative effect on the environment, as well as on the local economy and the working conditions of the people who have made these products.

There are many schemes to help us make informed choices and to support the local economy.

LOCAL AND SEASONAL FOOD

A good way to support your local economy, while doing your bit for the environment, is to try to buy food which is seasonal and local.

Food from around the world has travelled in many ways (air, sea, road, and rail) to get to local supermarkets. For example, strawberries, which have a relatively short season in the UK, are supplied to supermarkets all year round, meaning they have to come from places such as Holland, Spain, or the USA. They may have travelled thousands of miles by air to reach our tables, meaning large amounts of green property gases are released. Eating food which is in season and grown locally means you can avoid adding to these green property gases. Most importantly you will be supporting your local farmers and the local economy.

To find out what fruit and vegetables are in season now have a look on www.eatseasonably.co.uk

Many supermarkets will show where fruit and vegetables are grown. This will help you to pick locally grown foods.

FAIRTRADE

Another way to shop responsibly is to buy food which meets 'sustainability' standards.

We encourage buying locally grown foods, but some products will inevitably have come from around the world (for example, tea and coffee). Your choices can make sure that companies supplying products grown abroad have met standards which support local economies, avoid poor working conditions and protect the environment.

The following logos on food packaging show that suppliers have met the fair standards for farmers and their communities.

exaprojects

SAFETY AND EMERGENCIES

SAFETY

We are not responsible for the security of bicycles and other equipment kept in bicycle stores. You are responsible for securing any equipment you put in them.

INSURANCE

We insure the building, but not the contents of your home. We recommend you take out contents insurance to protect your belongings.

exaprojects

EMERGENCY SERVICES

Contact information for your local emergency services and medical centres is given below.

Please remember if you have an emergency dial 999.

Your nearest….	Location	Telephone
Police station	Hornsey Police Station 71-91 A103, London N8 9BE	General enquiries: Emergency: 999
Fire station	Hornsey Fire Station, 108 Park Ave S, London N8 8LS	General enquiries: Emergency: 999
Ambulance service	Edmonton Ambulance Station H3, Windmill Rd, London N18	General enquiries: Emergency: 999
Hospital	Whittington Health, Magdala Ave, London N19 5NF	General enquiries: Emergency: 999
Medical centre	Crouch End Health Centre, 45 Middle Ln, London N8 8PH	General enquiries: Emergency: 999
GP practice	The Vale Practice, 50 Park Rd, London N8 8SU	General enquiries: Emergency: 999
Dentist	The Middle Lane Dental Practice, 34 Middle Ln, London N8 8PL	General enquiries: Emergency: contact your local practice
Vet	Hill's Veterinary Practice Ltd, 178 Park Rd, London N8 8JT	General enquiries: Emergency: contact your local practice

FIRE SAFETY

Follow the guidance below to reduce the risks associated with a fire in your home.

Smoke and heat alarm

Heat and smoke detectors have been installed in your home.

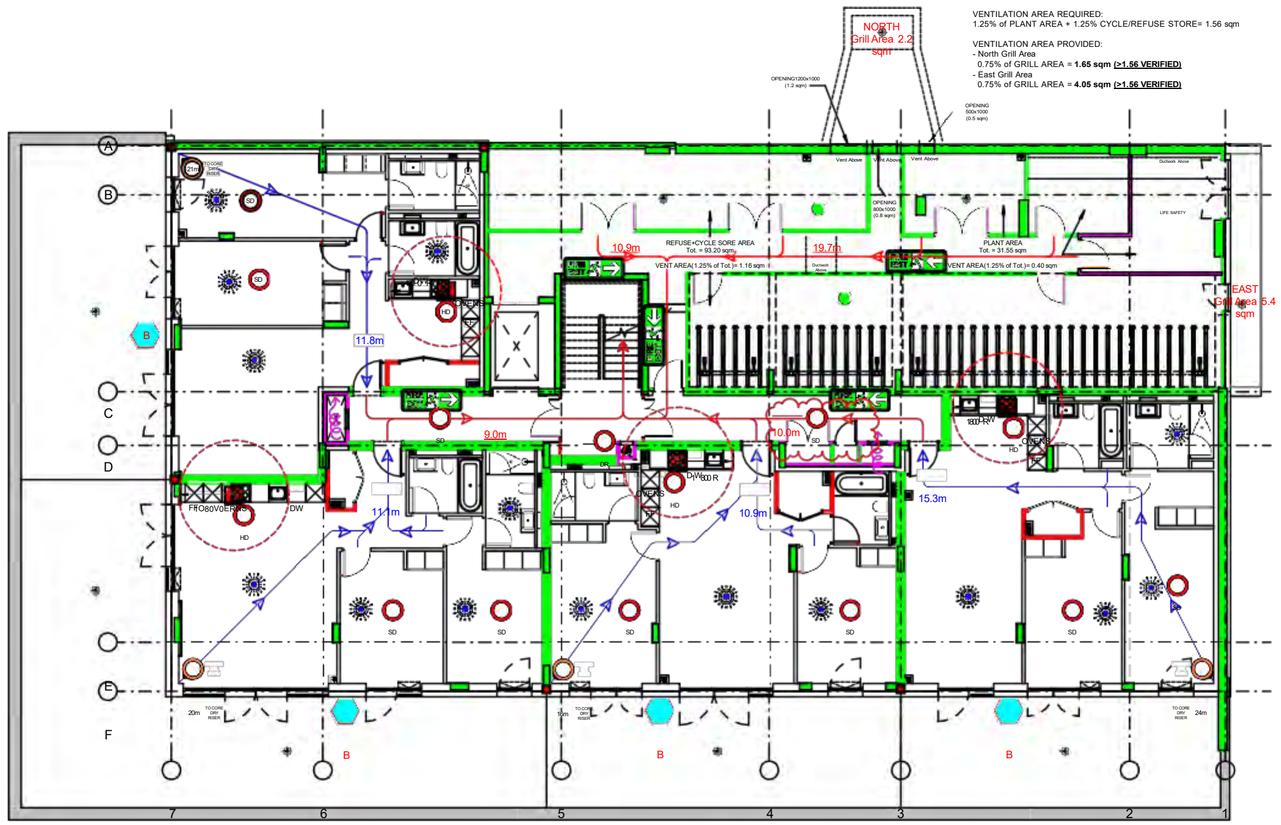
- Where your detectors are battery powered, test the batteries every week.
- Change the batteries once a year.

If there is a fire, don't tackle it yourself, call 999.

- Never remove the batteries.
- Clean your alarms regularly to remove dust.

Escape route

- Don’t tackle the fire yourself.
- If there is a fire, call 999.
- Plan a route to escape from your home if there is a fire.



1 FIRE STRATEGY - Lower Ground

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE ESCAPE	FIRE ESCAPE SIGNAGE
45m	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	PRELIMINARY ISSUE	18/10/19	FF
C1	ISSUED FOR CONSTRUCTION	05/03/20	CM
C2	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK

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FOR CONSTRUCTION

PROJECT / DRAWING TITLE
Hornsey Town Hall

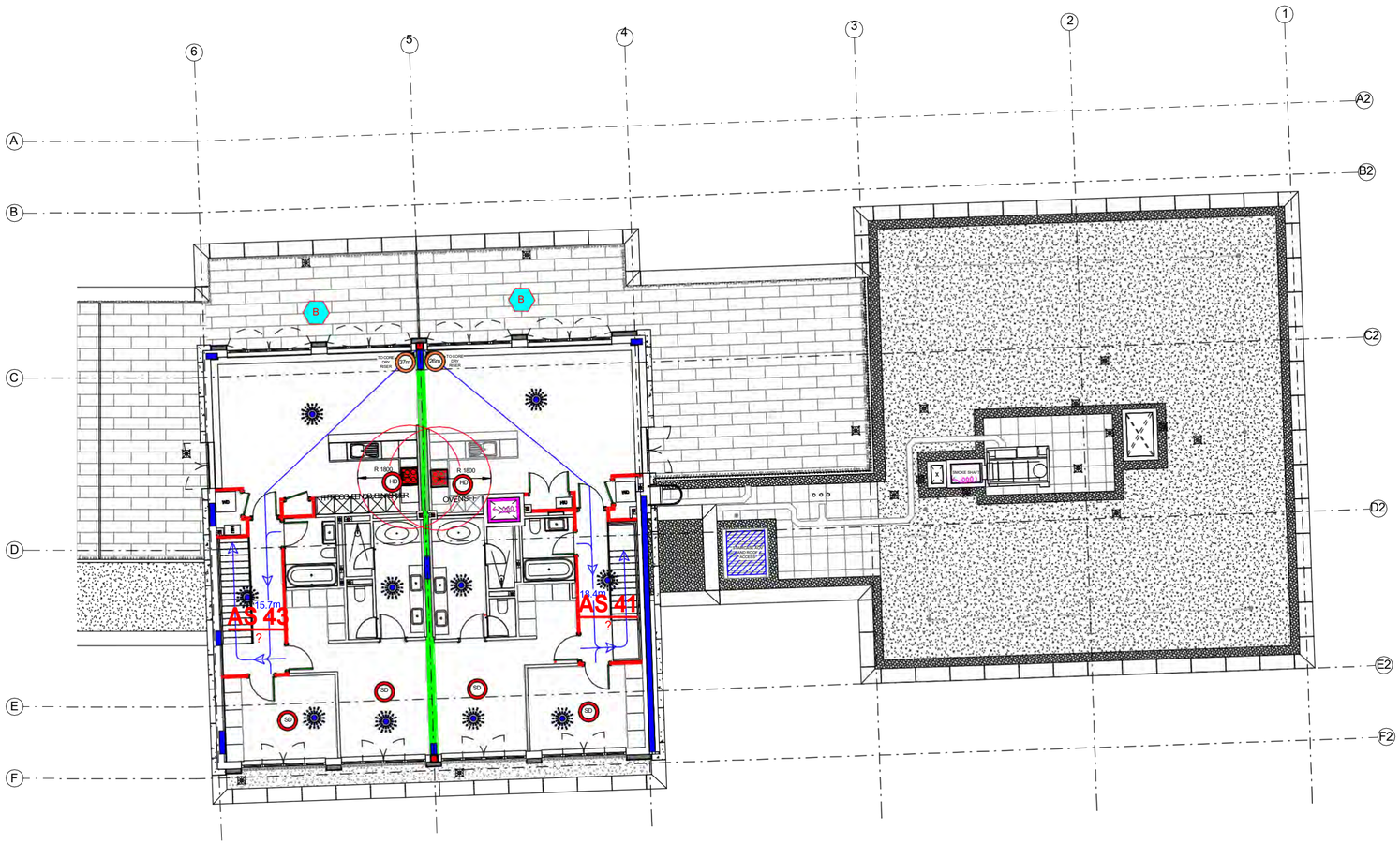
DRAWING TITLE
RESIDENTIAL BLOCK B
Fire Strategy - Lower Ground

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DATE / DRAWN BY		SCALE
20/12/17 MD		1 : 100

PROJECT NO	ZONE LEVEL TYPE ROLE CLASS DR. NO.	REV
3596-KDS	-BB- B1- DR- A- 68-2000	C2



1 Fire Strategy - Fifth Floor South Core
1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
	FIRE ESCAPE SIGNAGE
45m	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

Fire strategy to be read in conjunction with latest version of: 622399-MLM-ZZ-XX-RP-YF-001-Hornsey Town Hall Fire Strategy Report_Hornsey Town Hall Fire Strategy Report

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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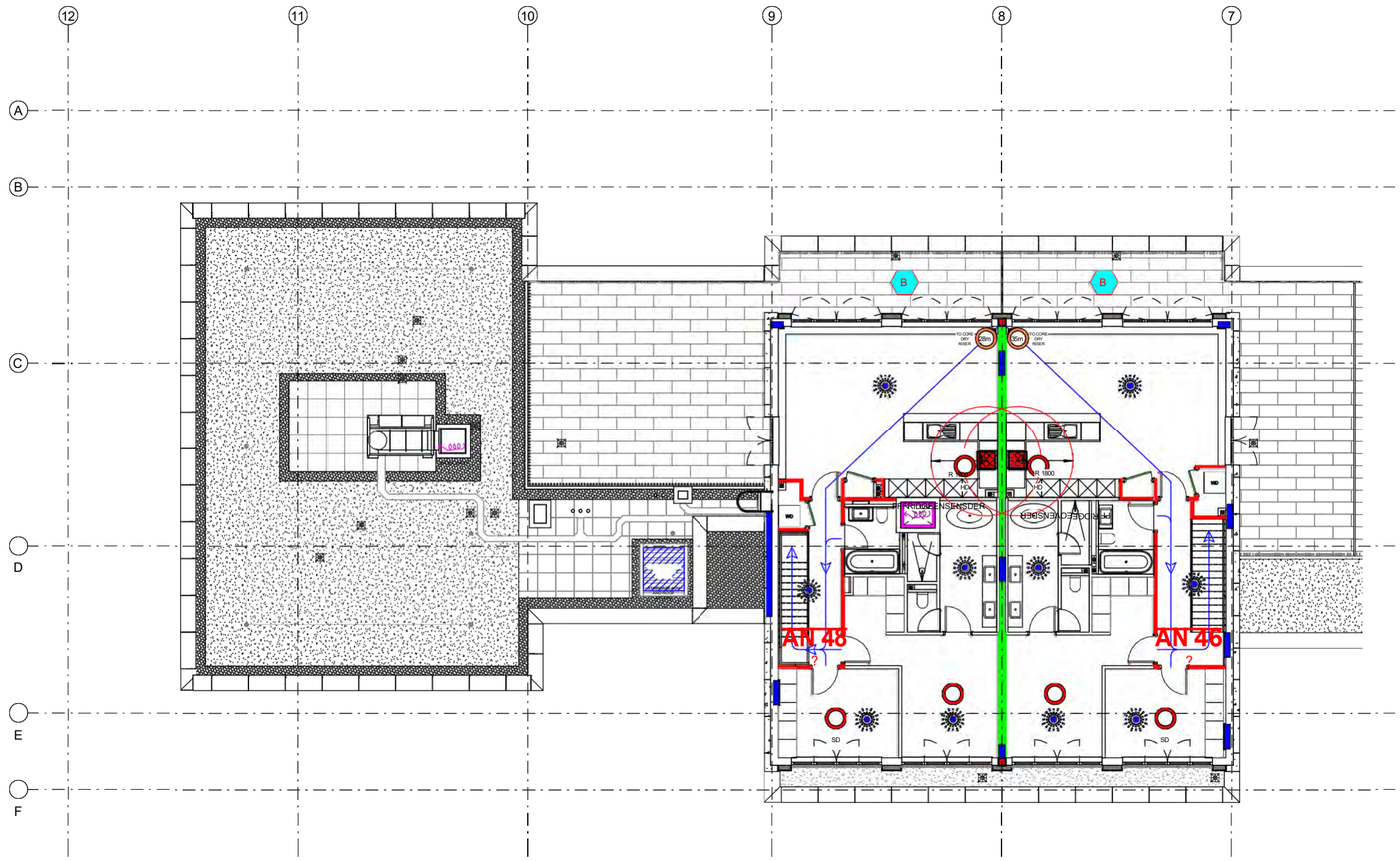
PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L05 South Core

DATE / DRAWN BY: 20/12/17 MD
SCALE: 1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV
3596-KDS	-BA-	05-	DR-	A-	68-	1013	C3

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1 Fire Strategy - Fifth Floor North Core

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
1800 ZONE	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE ESCAPE	FIRE ESCAPE SIGNAGE
	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

Fire strategy to be read in conjunction with latest version of: 622399-MLM-ZZ-XX-RP-YF-001-Hornsey Town Hall Fire Strategy Report_Hornsey Town Hall Fire Strategy Report

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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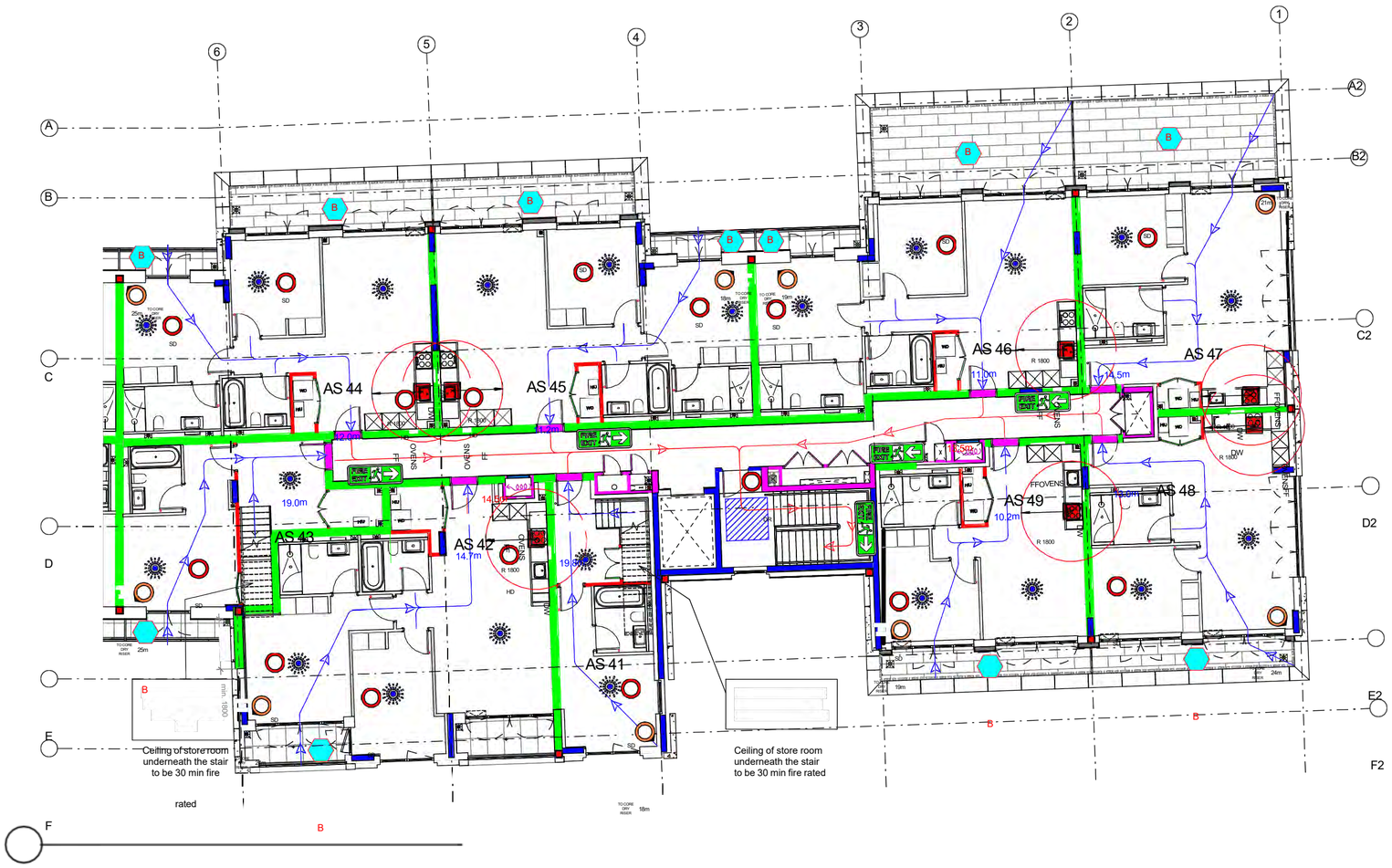
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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L05 North Core

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR.NO.	REV
3596-KDS	-BA-	05-	DR-	A-	68-	1012	C3



1 Fire Strategy - Fourth Floor South Core

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE EXIT	FIRE ESCAPE SIGNAGE
	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
45m	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

Fire strategy to be read in conjunction with latest version of: 622399-MLM-ZZ-XX-RP-YF-001-Hornsey Town Hall Fire Strategy Report_Hornsey Town Hall Fire Strategy Report

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REVISION NOTES			
NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C4	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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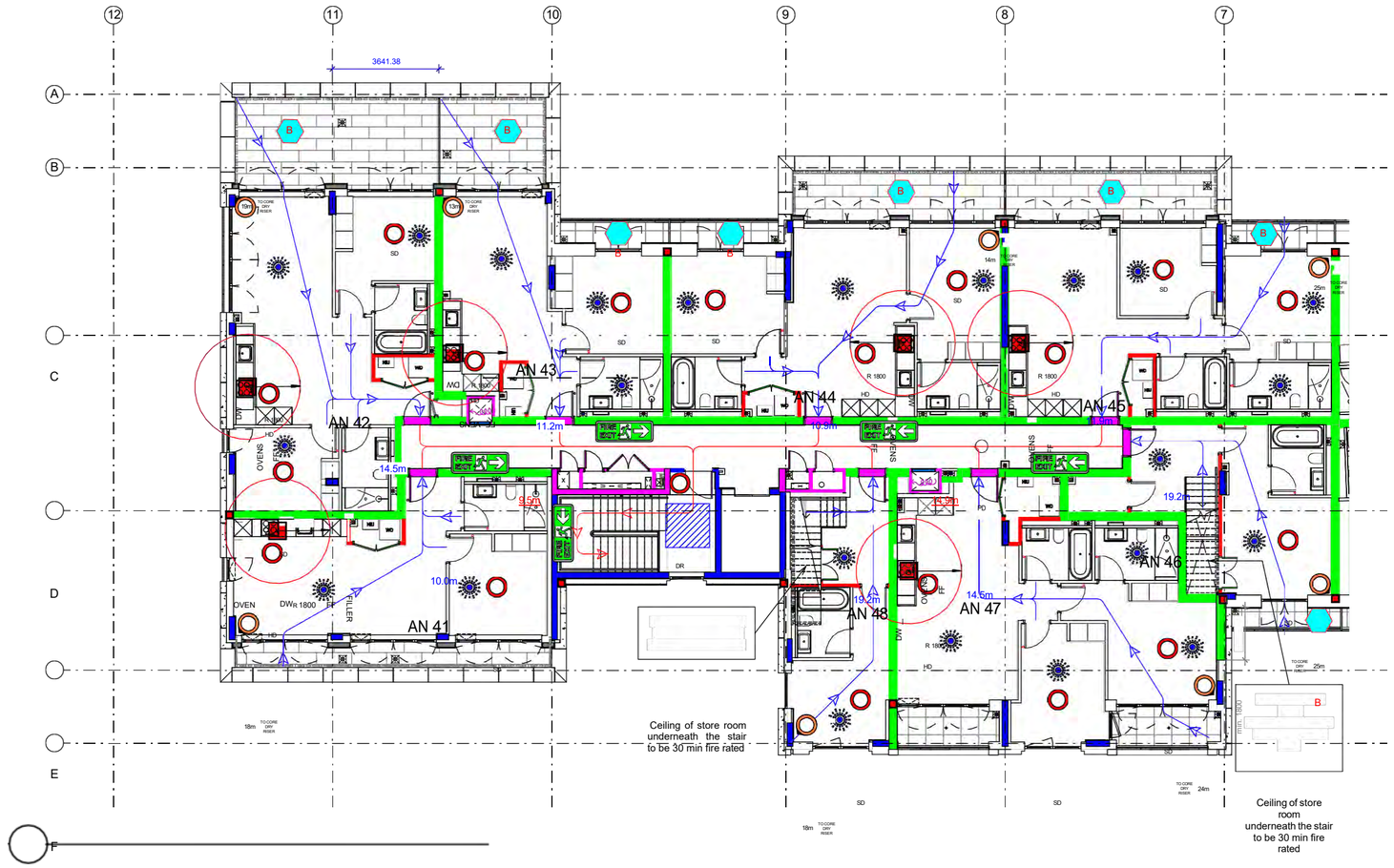
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PROJECT / DRAWING TITLE
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DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L04 South Core

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV
3596-KDS	-BA-	04-	DR-	A-	68-	1011	C4



1 Fire Strategy - Fourth Floor North Core

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE EXIT	FIRE ESCAPE SIGNAGE
	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
450	MECHANICAL SMOKE EXTRACT

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C4	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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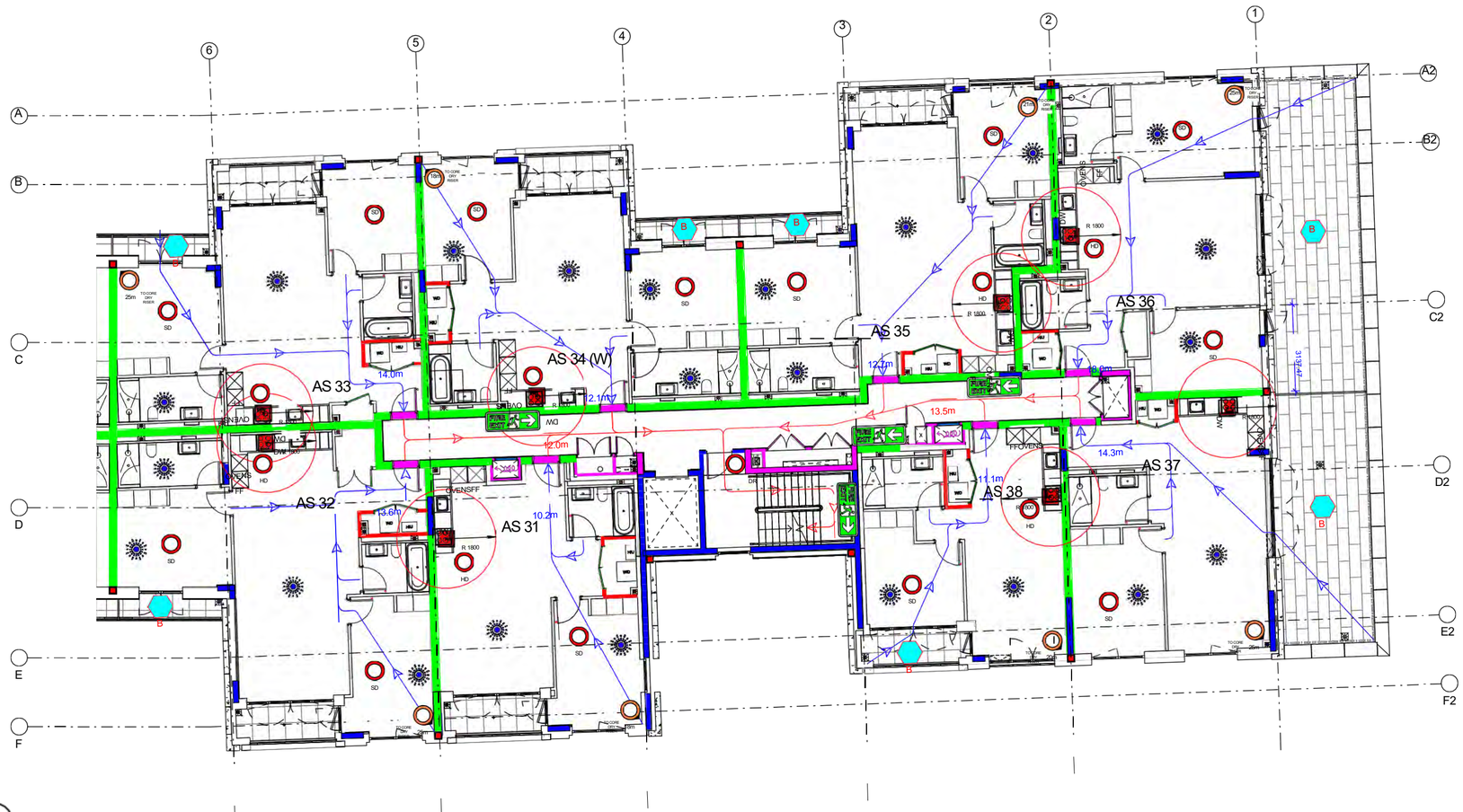
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DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L04 North Core

DATE / DRAWN BY	SCALE
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PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV
3596-KDS	-BA-	04-	DR-	A-	68-	1010	C4



1 Fire Strategy - Third Floor South Core

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
	FIRE ESCAPE SIGNAGE
	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C4	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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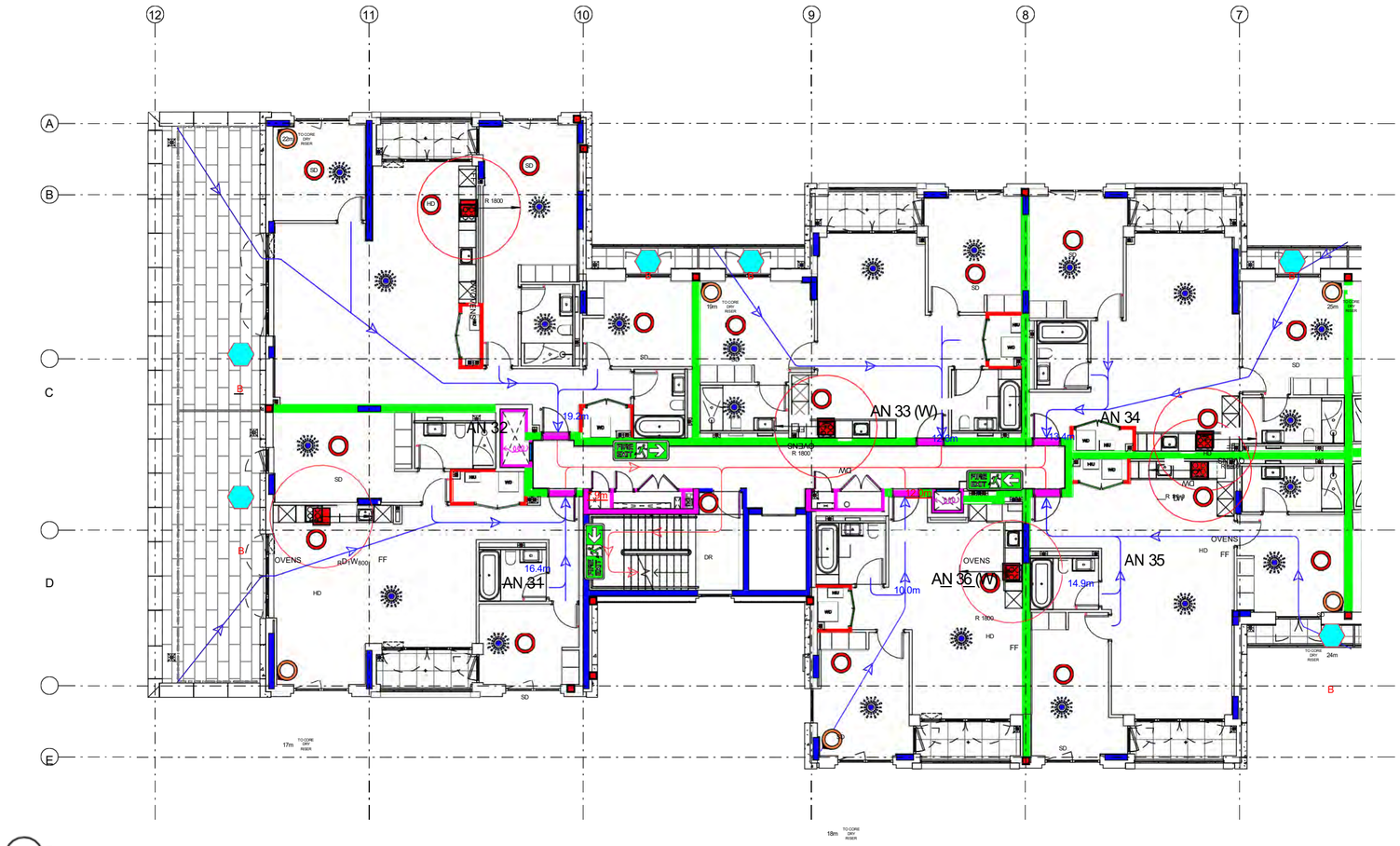
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PROJECT / DRAWING TITLE
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DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L03 South Core

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR.NO.	REV
3596-KDS	-BA-	03-	DR-	A-	68-	1009	C4



1 Fire Strategy - Third Floor North Core

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE EXIT	FIRE ESCAPE SIGNAGE
	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
45m	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

Fire strategy to be read in conjunction with latest version of: 622399-MLM-ZZ-XX-RP-YF-001-Hornsey Town Hall Fire Strategy Report_Hornsey Town Hall Fire Strategy Report

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C4	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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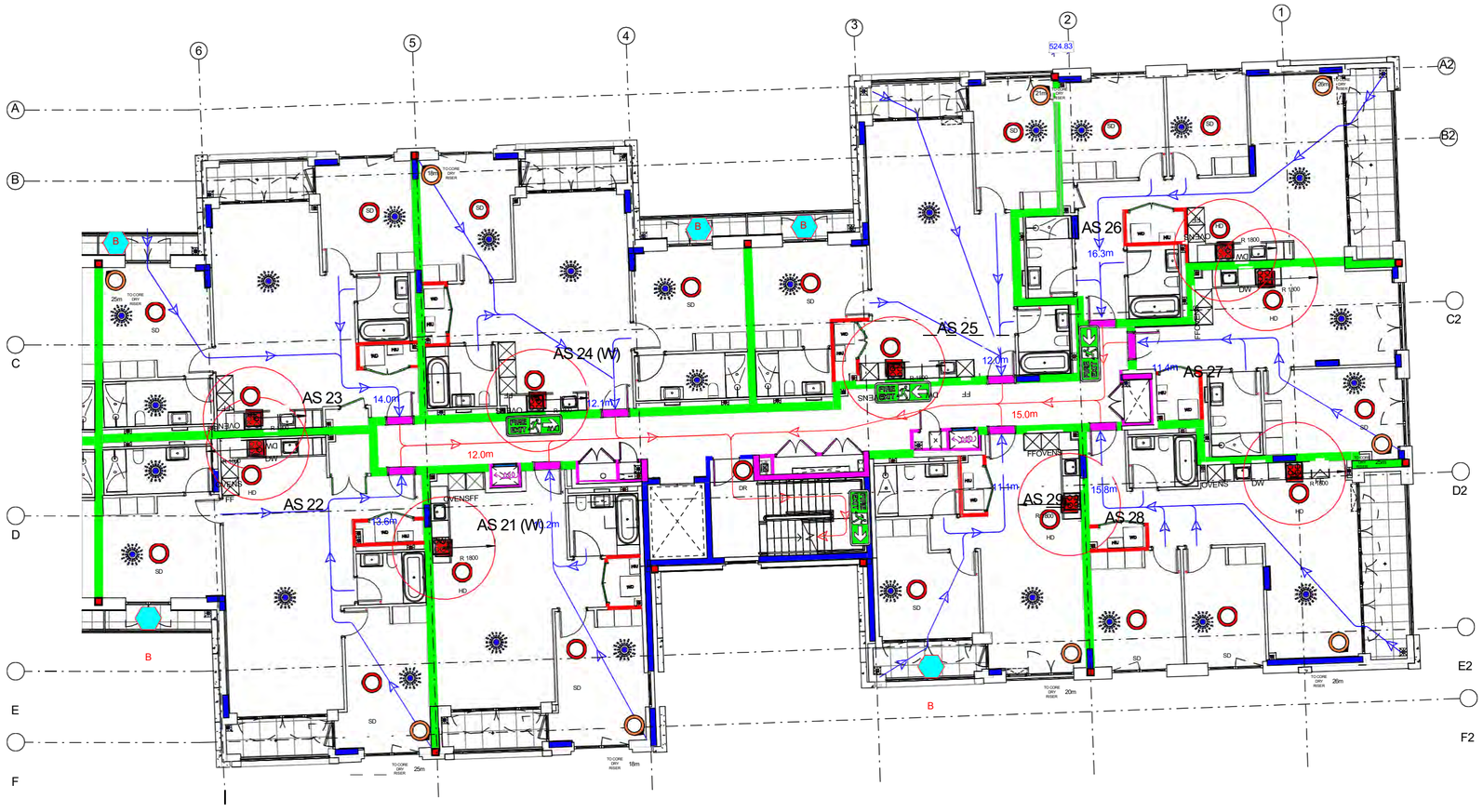
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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L03 North Core

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR.NO.	REV
3596-KDS	-BA-	03-	DR-	A-	68-	1008	C4



1 Fire Strategy - Second Floor South Core

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE EXIT	FIRE ESCAPE SIGNAGE
	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
45m	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

Fire strategy to be read in conjunction with latest version of: 622309-MLM-ZZ-XX-RP-YF-001-Hornsey Town Hall Fire Strategy Report_Hornsey Town Hall Fire Strategy Report

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NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C4	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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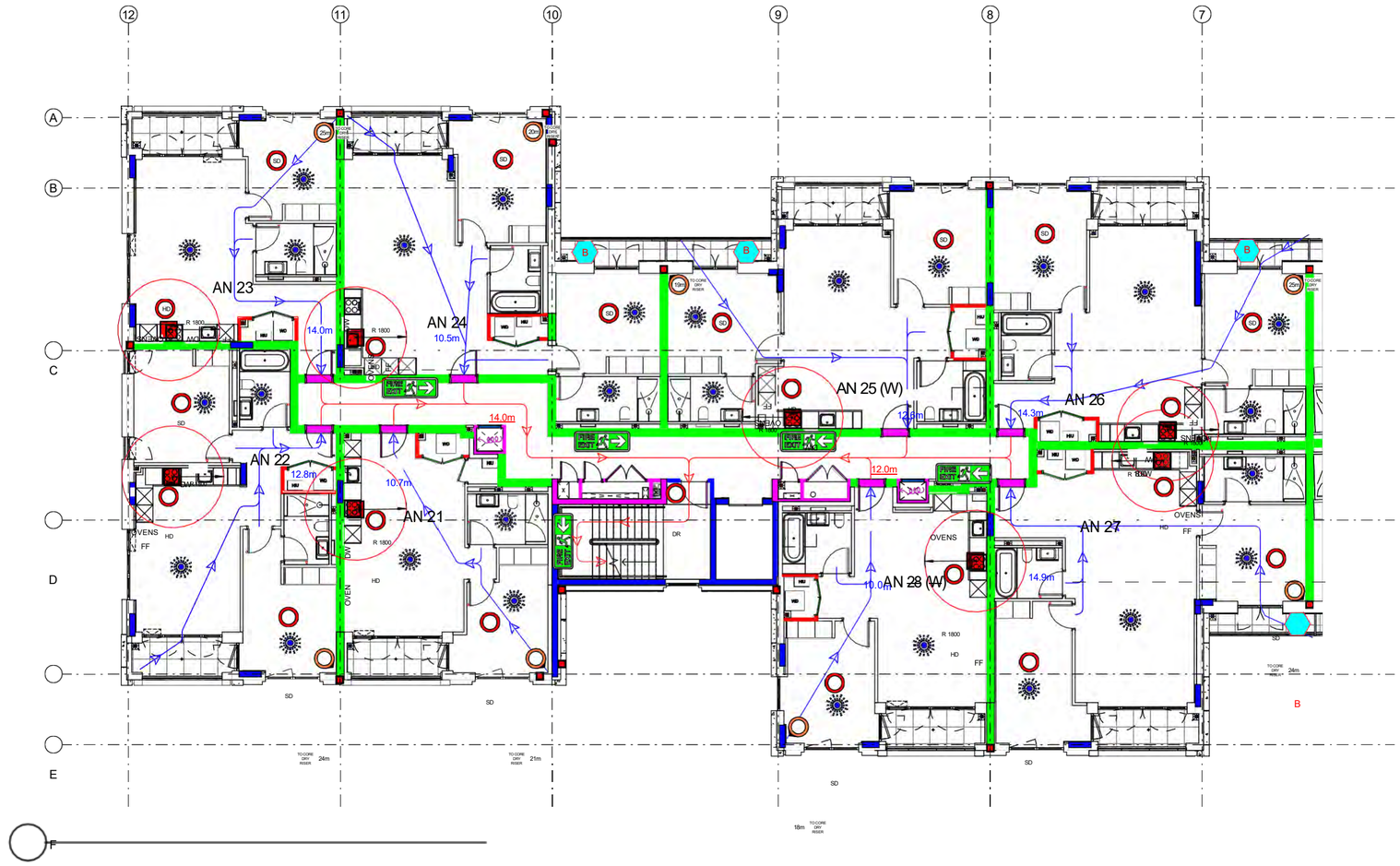
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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L02 South Core

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV
3596-KDS	-BA-	02-	DR-	A-	68-	1007	C4



1 Fire Strategy - Second Floor North Core

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
	FIRE ESCAPE SIGNAGE
	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
45m	MECHANICAL SMOKE EXTRACT

Fire strategy to be read in conjunction with latest version of: 622399-MLM-ZZ-XX-RP-YF-001-Hornsey Town Hall Fire Strategy Report_Hornsey Town Hall Fire Strategy Report

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NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C4	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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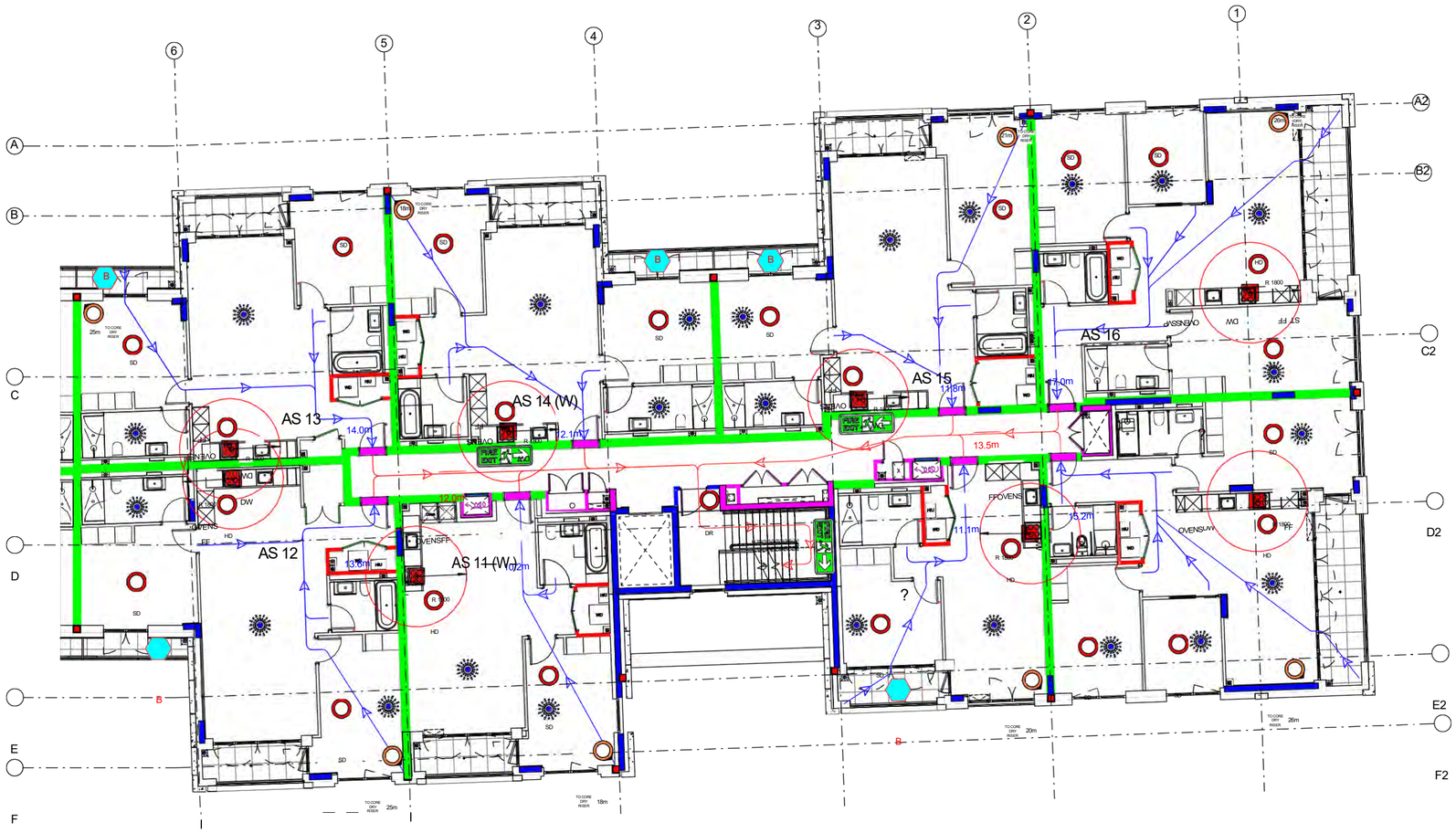
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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L02 North Core

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR.NO.	REV
3596-KDS	-BA-	02-	DR-	A-	68-	1006	C4



1 Fire Strategy - First Floor South Core

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
DR	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	90 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE EXIT	FIRE ESCAPE SIGNAGE
	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
45m	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

Fire strategy to be read in conjunction with latest version of: ~~022309-ULM-ZZ-XX-RP-XE-001~~ Hornsey Town Hall Fire Strategy Report_Hornsey Town Hall Fire Strategy Report

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NO.	DESCRIPTION	DATE	NAME
P1	Preliminary Issue	18/10/19	FF
C1	First construction issue	10/12/19	FF
C2	Issued for Construction	05/03/20	CM
C3	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C4	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	09/05/22	FF

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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A
Fire Strategy - L01 South Core

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR.NO.	REV
3596-KDS	-BA-	01-	DR-	A-	68-	1005	C4



1 FIRE STRATEGY - GF
1 : 100

2 FIRE STRATEGY - L01
1 : 100

PARTY WALL FIRE BREAK

DR DRY RISER INLET POSITION

DR DRY RISER OUTLET POSITION

STAIRCASE AOV (1.0m2)

SD POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS

HD POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS

FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)

1800 mm COOKER LOCATION INDICATING (1800 ZONE)

B BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6

FD 30 FIRE DOOR

FD 30S FIRE DOOR

FD 60 FIRE DOOR

FD 60S FIRE DOOR

FD 120S FIRE DOOR

FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)

30 MINS FIRE RATED WALL

60 MINS FIRE RATED WALL

90 MINS FIRE RATED WALL

120 MINS FIRE RATED WALL

20.0m ESCAPE LENGTH TO FRONT DOOR (20m MAX)

PRIMARY DIRECTION OF ESCAPE

OPEN PLAN BEDROOM ESCAPE LENGTH

FIRE ESCAPE SIGNAGE

45m FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)

FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)

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NO.	DESCRIPTION	DATE	NAME
01	PRELIMINARY ISSUE	21/10/19	FF
C1	CONSTRUCTION ISSUE	05/03/20	FF
C2	CONSTRUCTION ISSUE: Stair core update	04/05/20	FF
C3	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	17/10/22	FF

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DRAWING TITLE
RESIDENTIAL MEWS
Fire Strategy

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3 FIRE STRATEGY - L02
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NO.	DESCRIPTION	DATE	NAME
C1	Issued for construction	29/07/21	FF



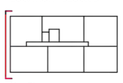
1 Fire Strategy - ELEVATION - West
1 : 100

KEY

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

NOTE:
- Elevations to be read in conjunction with dr. n. 3596-KDS-ZZ-XX-DR-A-68-7000 (BLOCK A, B & MEWS FIRE STOPPING STRATEGY);
- Elevations to be read in conjunction with strip sections (Series 21-2000) and details (series 21-7000).

LOCATION - BLOCK B



Key Plan

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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK B
Fire Strategy - West Elevation

DATE / DRAWN BY	SCALE
27/10/20 ZZK	1 : 100

PROJECT NO	ZONE LEVEL TYPE ROLE CLASS DR. NO.	REV
3596-KDS	-BB- XX- DR- A- 68-2006	C1

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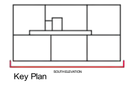
1 Fire Strategy - ELEVATION - South
1 : 100

KEY

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

NOTE:
- Elevations to be read in conjunction with dr. n. 3596-KDS-ZZ-XX-DR-A-68-7000 (BLOCK A, B & MEWS FIRE STOPPING STRATEGY);
- Elevations to be read in conjunction with strip sections (Series 21-2000) and details (series 21-7000).

LOCATION - BLOCK B



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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK B
Fire Strategy - South Elevation

DATE / DRAWN BY	SCALE
12/10/20 ZZK	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV
3596-KDS	-BB-	XX-	DR-	A-		68-2005	C1



1 Fire Strategy - ELEVATION - North

1 : 100

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
C1	Issued for construction	29/07/21	FF

KEY

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

NOTE:
- Elevations to be read in conjunction with dr. n. 3596-KDS-ZZ-XX-DR-A-68-7000 (BLOCK A, B & MEWS FIRE STOPPING STRATEGY);
- Elevations to be read in conjunction with strip sections (Series 21-2000) and details (series 21-7000).

LOCATION - BLOCK B

Key Plan

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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK B
Fire Strategy - North Elevation

DATE / DRAWN BY	SCALE
12/10/20 ZZK	1 : 100

PROJECT NO.	ZONE LEVEL TYPE ROLE CLASS DR. NO.	REV
3596-KDS	-BB- XX- DR- A- 68-2004	C1

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1 Fire Strategy - ELEVATION - East

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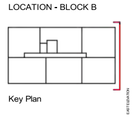
NO.	DESCRIPTION	DATE	NAME
C1	Issued for construction	29/07/21	FF

KEY

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

NOTE:
- Elevations to be read in conjunction with dr. n. 3596-KDS-ZZ-XX-DR-A-68-7000 (BLOCK A, B & MEWS FIRE STOPPING STRATEGY);
- Elevations to be read in conjunction with strip sections (Series 21-2000) and details (series 21-7000).

LOCATION - BLOCK B



Key Plan

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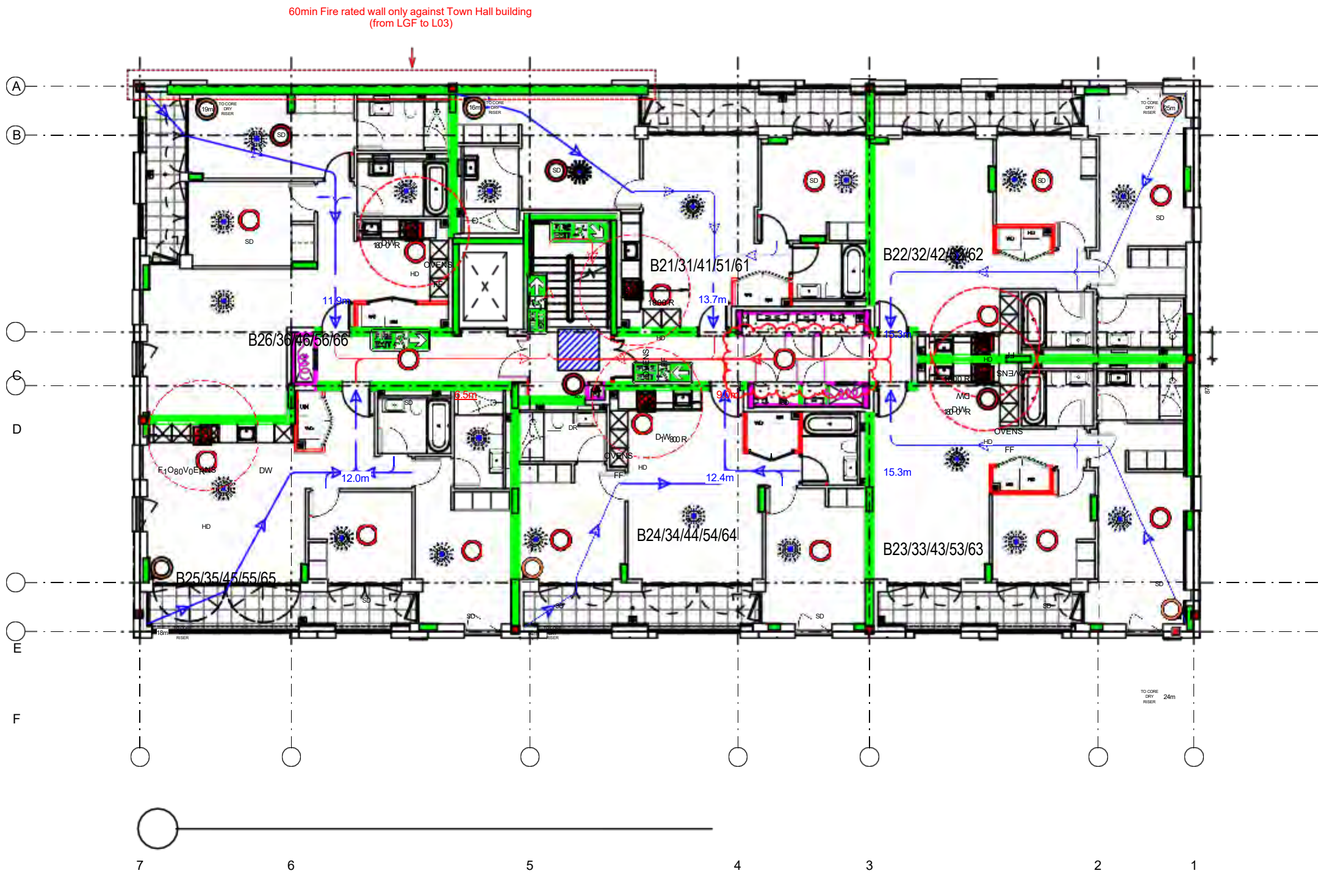
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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK B
Fire Strategy - East Elevation

DATE / DRAWN BY	SCALE
27/10/20 ZZK	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR.NO.	REV
3596-KDS	-BB-	XX-	DR-	A-		68-2003	C1



2 FIRE STRATEGY - Typical Floor (L01 to L05)

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE EXIT	FIRE ESCAPE SIGNAGE
45m	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	PRELIMINARY ISSUE	18/10/19	FF
C1	ISSUED FOR CONSTRUCTION	05/03/20	CM
C2	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK

ARDMORE CONSTRUCTION LTD
6 WHARF STUDIOS,
28 WHARF ROAD,
LONDON, N1 7GR
TEL. 0208-344 0300
www.ardmoregroup.co.uk

KDS ASSOCIATES LTD
DESIGN ❶ ARCHITECTURE ❷ MANAGEMENT ❸ CONSULTANTS
101 The Blackfriars Foundry
156 Blackfriars Road
London SE1 8EN
Tel: 020 3355 0775
www.kdsassociates.co.uk

FOR CONSTRUCTION

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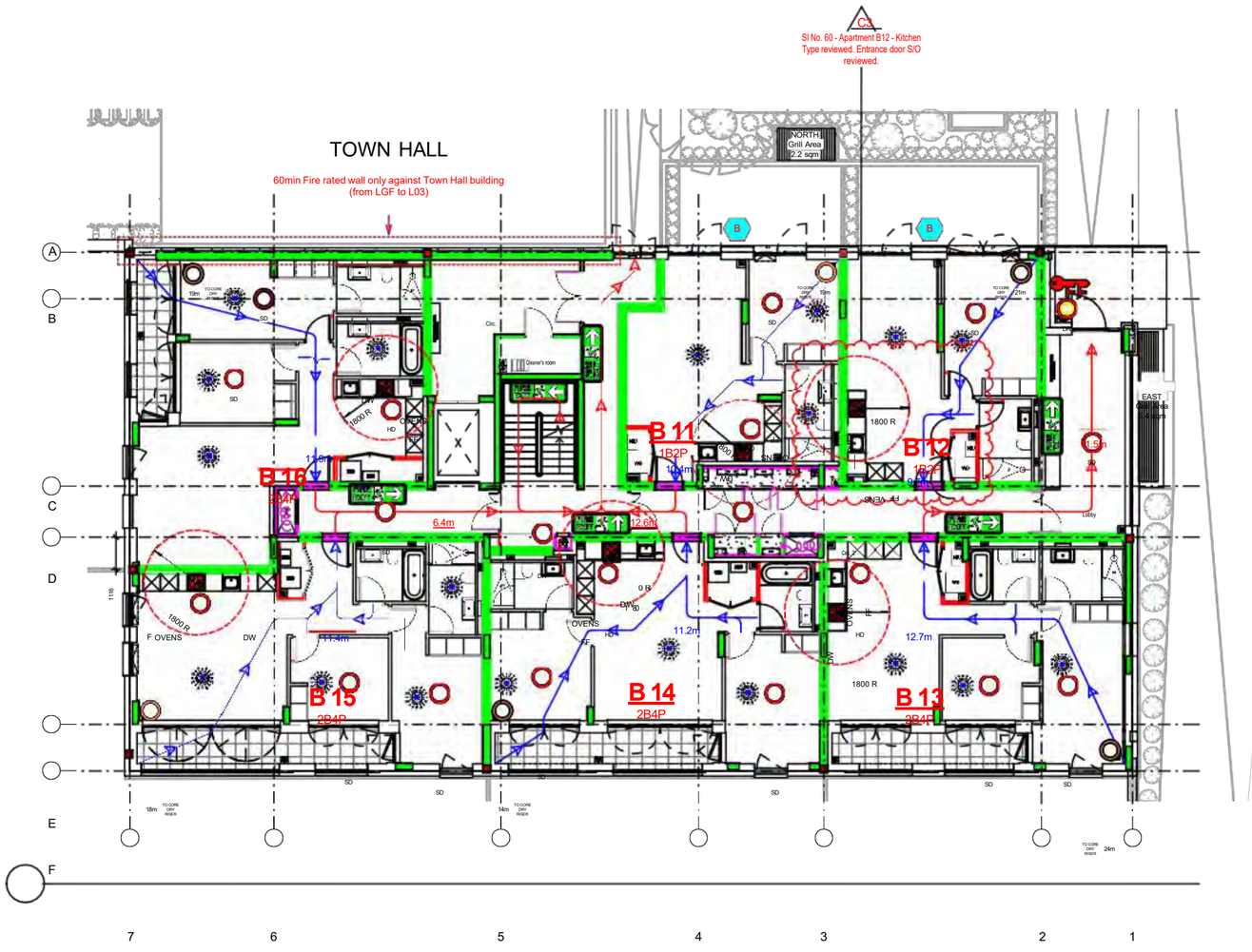
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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK B
Fire Strategy - Typical Level

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV
3596-KDS	-BB-	XX-	DR-	A-		68-2002	C2



1 FIRE STRATEGY - Ground Floor

1 : 100

	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
	DRY RISER OUTLET POSITION
	STAIRCASE AOV (1.0m2)
	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING – IN ACCORDANCE WITH BS 5839-6
	FD 30 FIRE DOOR
	FD 30S FIRE DOOR
	FD 60 FIRE DOOR
	FD 60S FIRE DOOR
	FD 120S FIRE DOOR
	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
	30 MINS FIRE RATED WALL
	60 MINS FIRE RATED WALL
	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
	PRIMARY DIRECTION OF ESCAPE
	OPEN PLAN BEDROOM ESCAPE LENGTH
FIRE EXIT	FIRE ESCAPE SIGNAGE
45m	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
	IMPULSE FAN
	MECHANICAL SMOKE EXTRACT

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
P1	PRELIMINARY ISSUE	18/10/19	FF
C1	ISSUED FOR CONSTRUCTION	05/03/20	CM
C2	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C3	Updated as per ACL site instruction n.60	19/04/22	FF

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FOR CONSTRUCTION

C:\Users\francesco.fanara\Documents\HTH_Block_B_CENTRAL_STAGE4_V5_francesco.fanara@kdsassociates.co.uk.rvt
12/04/2022 09:58:36

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PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK B
Fire Strategy - Ground Level

DATE / DRAWN BY	SCALE
20/12/17 MD	1 : 100

PROJECT NO.	ZONE LEVEL TYPE ROLE CLASS DR. NO.	REV.
3596-KDS	-BB- GF-DR- A- 68-2001	C3

TRANSPORT, TRAVEL AND COMMUNITY

CYCLING AND WALKING

CYCLING

Cycling is a great way to get around London. Cycling in Central London is becoming easier with an increasing number of hire bikes available and bike highways being developed.

Barclays Cycle Hire offers short-term hire bikes around London. There are over 700 bike docking stations. Your closest bike docking station is at Santander Cycles: Allington Street, Victoria. It has 27 bikes/docks. Registered users pay £2 for an unlimited number of journeys within any 24-hour period, as long as each journey is under 30 minutes.

Your nearest cycling shop for advice, repairs and purchases is Future Cycles Shop, 314 Park Rd, Muswell Hill, London N8 8LA

WALKING

Including some walking in your daily commute is a great way to keep active and stay healthy.

Walk it is a web-based walking-route planner which aims to increase the number of people walking around the country. Information on walking events, walking to work or school, or walking for health can be found on the website at https://walkit.com

Walk 4 Life is another web-based programme which helps you to find at least 10 organised walks and walking events in your area. The programme, run by Walk England, aims to promote healthy and active lifestyles. There is more information on the website at www.walkengland.org.uk

PUBLIC TRANSPORT

BUSES

Your local bus services and routes are set out below. For timetables and a route map, see the Transport for London website at www.tfl.gov.uk.

Service	Route
ROUTE W7: Metroline	Muswell Hill Broadway - Finsbury Park Station.
NIGHT BUS N91: Metroline	Cockfosters Station - Trafalgar Square.

ROUTE 41: Arriva London	Tottenham Hale Station - Archway Station.
ROUTE 91: Metroline	Crouch End, Elmfield Avenue - Trafalgar Square.
ROUTE W3: Arriva London	Northumberland Park Station - Park Station.
ROUTE W5: CT Plus	Harringay Sainsbury's, Endymion Road - Archway Station.

TRAINS AND TUBES

Your nearest train and tube stations are set out below, along with the facilities available and opening times.

Station	Contact details	Opening times	Common destinations served or tube lines	Facilities
Finsbury Park	Address: Finsbury Park Underground Station London Underground Ltd. Wells Terrace London N4 3JU Phone: 0800 138 1018	Monday - Sunday 07:00 - 22:00 The assisted helpline is not available on Christmas Day.	Piccadilly	ATM Machine Public Wi-Fi Refreshment facilities Toilets Waiting Rooms
Crouch Hill	Address: Crouch Hill station Crouch Hill Stroud Green Greater London N4 4AU Phone: 0345222123	Monday - Friday 05:50 - 00:33 Saturday 06:10 - 00:36 Sunday 08:50 - 00:21	-	-
Harringay Green Lanes station	Address: Green Lane	Monday, Tuesday, Wednesday, Thursday, Friday 05:47 -		Refreshment facilities Shops

	Harringay Greater London N4 1DR	00:30 Saturday 06:15 - 00:33 Sunday 08:50 - 00:18		

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CAR PARKING AND SHARING

The following car parks are nearby.

Location	Opening times	Price	Number of spaces
Muswell Hill, London N10 3QN	Mon to Sat 8am – 6.30pm	1.25 £ /hour	90
3 Shepherd's Hill, London N6 5QJ	24 h	Mon- Fri 7£/day Sat – San 3£/day	30
Bury Road Wood Green N22 6JA	Mon to Sat 8am - 8.15pm Sunday 11am – 5.15pm	Up to 1.25£/hour	500
20 Pelham Rd, London N22 6LW	6am – 1.30am	2£/h	1200

ELECTRIC CAR CHARGING POINTS

Electric cars are becoming more popular as they offer a range of financial, performance and environmental benefits compared to petrol and diesel engines. Electric car charging points have been installed in the communal car parks of your home to provide convenient charging solutions for electric car owners, helping to reduce environmental pollution and save you money. Charging points play an important role in promoting sustainable transportation development.

Electric car charging points are available on the lower ground floor of the car park of Block A, 4 of these located in disabled car parking bays.

Five external charging points are also provided. Three of these are in the car park directly behind the Town Hall, while two are located behind Hornsey Library.

The car charging points are provided by Project EV.

Regular maintenance of the ports will be undertaken by the Building Owner. If you notice any issues or believe a charging point requires a repair, contact Far East Consortium Limited 020 3370 6804 Direct.

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AMENITIES AND PLACES OF INTEREST

You can find information on your local amenities, including places of interest, below.

Your nearest…	Name	Contact details	Distance
Supermarkets	Tesco Express	Address: 25 The Broadway, London N8 8DU Phone: +443450269248	Walk- 5 min; 0.2 mile
Supermarkets	Waitrose	35-39 The Broadway, London N8 8DU	Walk – 5 min; 0,5 mile
Supermarkets	Co – op	21-23 The Broadway, London N8 8DU	Walk – 3 min ; 0,2 mile
Banks	Barclays Bank	Address: 8 The Broadway, London N8 9SX Phone: +443457345345	Walk – 4 min; 0.2 mile
Post office	Crouch End Post Office & UOE Store	Address: Crouch End Post Office, 28-29 Topsfield Rd, London N8 8QB Telephone: +442083654102	Walk – 7 min; 0.4 mile
Parks	Crouch Hill Park	Address: Crouch Hill, London N4 4AP	Walk – 12 min; 0,5 mile
Pubs	The Harringay Arms	Address: 153 Crouch Hill, London N8 9QH Phone: +442082454673	Walk – 4 min; 0,2 mile
Nurseries	Bright Horizons Crouch End Day Nursery and Preschool	Address: 113 Crouch Hill, London N8 9QN Phone: +442037807914	Walk – 7 min; 0.3 mile
Schools	Coleridge Primary School	Address: Crouch End Hill, London N8 8DN Phone: +442083403173	Walk – 10 min; 0.4 mile
Colleges	New River College	Address: 5 Elthorne Rd, Archway, London N19 4AB Phone: +442075272723	Bus W5 or Bus 41 – 20 min
Churches	Christ Church Crouch End Hill	Address: 34 Crescent Rd, London N8 8AX Phone: +442083401566	Walk – 8 min; 0.4 mile

Dentists	Crouch Hall Dental Care	Address: Crouch End Dental Practice, 70 Crouch Hall Rd, London N8 8HA Phone: +442078703111	Walk – 7 min; 0.3 mile
Opticians	Specsavers Opticians London - Crouch End	Address: 33 The Broadway, London N8 8DU Phone: +442083425080	Walk – 5 min; 0.3 mile
Gyms	My Gym Crouch End	Address: 2-4 The Broadway, London N8 9SN Phone: +447802724941	Walk – 4 min; 0.3 mile
Pharmacies	Boots	Address: 11 The Broadway, London N8 8DU Phone: +442083403892	Walk 2 min
Museums	Islington Museum	Address: 245 St John St, London EC1V 4NB Phone: +442075272837	Victoria line – 40 min
Restaurants	Paesan Crouch End	Address: 48c The Broadway, London N8 9TP Phone: +442083470900	*Walk 2 min*
Cafes	Harris + Hoole	Address: 9 The Broadway, London N8 8DU Phone: +442083476269	Walk 1 min
Allotments	Shepherds Hill Allotments	Address: Montenotte Rd, London N8 8RL Phone:	Car 5 min

APPENDICES

CERTIFICATES

Add HQM Certificate

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MANUALS

Manual title	Yes	No
Washing Machine	☒	☐
Dishwasher	☒	☐
Fridge – freezer	☒	☐
Oven	☒	☐
Extractor fan	☒	☐
Wine cooler	☒	☐
Hob	☒	☐
	☐	☐

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MAP OF NEAREST RECYCLING FACILITIES

