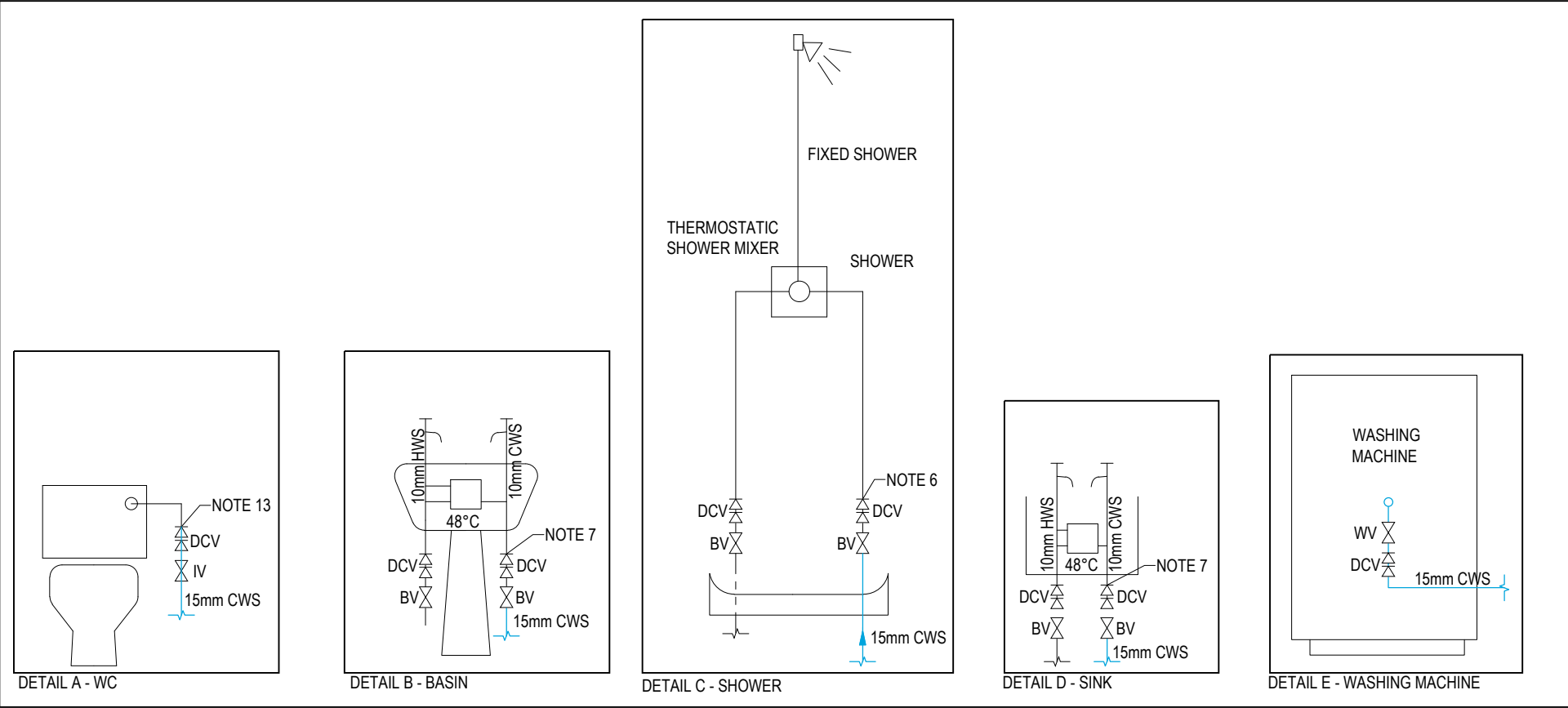


Schedule						
REF	Description	Manu	Model	Location	Duty	No. Units
CWST1	Water tank	Dewey waters	Sectional GRP	Town hall plant room	Nominal capacity: 8,000 litres	1
CWBS1	Booster set	Grundfos	Hydro MPC-E 3 CRIE3-5 Product No.: 98426897	Town hall plant room	1.9 l/s at 3.05 bar	1
CWBS2	Cat 5 combined tank/booster set	Dutypoint	Minibreak	Town hall plant room	18 litre storage, max flow required 0.14 l/s at 3 bar	1



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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.

NOTES

- Refer to individual dwelling drawings for the mechanical services particular details.
- The Stopcock and PRV (set at 2 bar) in the riser cupboard should have threaded or soldered fittings (not compression fitting). No compression fittings are to be used before the PRV.
- All water pipework to be in copper unless otherwise stated. All pipework smaller than 67mm is to be silver soldered and larger than 67mm is to be brazed.
- All bin store and wash down points to be provided from a Category 5 break tank to prevent possible backflow.
- All pipe work is to be insulated in ducts and voids for heat transfer. To be insulated in accordance with Building Regulations Part L and have a thermal conductivity not exceeding 0.035W/mK. All pipe work within 1m of the cylinder shall be insulated with minimum of 15mm thickness insulation. All insulation to be Class T² polyethylene tubing.
- All shower hoses located in baths and showers shall be fitted with a double check valve to prevent Fluid Category 3 contamination in accordance with the Water Regulations 1999. There must be a minimum gap of 25mm between the split over level of the toilet pan and the shower handset to prevent a Fluid Category 5 contamination in accordance with the Water Regulations 1999.
- Where basins/baths are fitted with a combination tap or mixer fitting and the hot and cold water are not balanced, the hot and cold water supply should be fitted with a double check valve to prevent Fluid Category 2 contamination in accordance with Water Regulations 1999. Should the tap outlet be submerged if basin/bath is filled to spillover level, the hot and cold water supply shall be fitted with a double check valve to prevent Fluid Category 3 contamination in accordance with Water Regulations 1999.
- All appliances shall be fitted with service isolation valves & balanced to requirement of BS 8558.
- Flow restriction shall be provided on outlets, flow rates scheduled below.
- A thermostatic mixing valve set at a maximum of 48°C must be fitted to all baths, basins and sink hot water outlets. Refer Building Regulation Approved Document G (2015), section 3.65-3.68.
- A double check valve is to be fitted to the cold supply to the washing machine / dishwasher unless proof can be provided the appliances are Water Regulations Category 3 safe.
- If bath/shower mixer tap is fitted to the bath, double check valves shall be fitted to the bath tails, then a flow restrictor shall be provided to the shower flow. If a combined filter/overflow is specified, double check valves are required. Refer to "Flow Restrictions Requirements" schedule below for flow rates.
- WC's are to have an AG air gap in accordance with water authorities guidance. Should a WC with an AC air gap be specified, a double check valve will be required on the supply.
- External cold water pipe work to be trace heated to prevent freezing.
- Where services are capped for future use, an isolation valve should be installed as close to the connecting branch as practicable to prevent contamination due to water in the unused pipework becoming stagnant.

LEGEND:

A/C Access cover
SAV Grundfos Anti-Surge Valve GBR81001 - Combination Surge Arrestor and Air Release Valve with drain.
DCV Double check valve
DOC Drain off cock
IV Isolation valve
LIV Full bore lockable isolation valve for commissioning and maintenance.
LS Lockshield valve
LU Loading units
OIF Overflow pipe
PRV Pressure reducing valve (Honeywell D06F)
SCV Single check valve
SPR Refer to Sprinkler Schematic for valve arrangement and continuation
STR In-Line "Y" Type Strainer
WIP Warning pipe

(M) Water board meter for tenant supply
(LM) Water board meter for landlord supply with pulsed output
(CM) Private check meter for management use with pulsed output

Normally open valve
Normally closed valve
Flexible pump connection
Aqueleak WG1 - Water leak detection system to comply with BREEM WAT02 and WAT03

PIR controlled solenoid valve to open when movement in the room is detected. To close after 15 minutes to shut off water supply to each zone if no movement is detected.

Rev	Date	Description	Scale	NTS	Size	A1
C5	09.02.2023	Added note for prevention of 'dead-legs'	DALS	EJ		
C3	18.08.2022	Added note for tank detection	DALS	EJ		
C2	17.08.2022	Added supplies to Pantry	DALS	EJ		
C2	04.03.2022	Updated CAT 5 supply	DALS	EJ		
C1	02.02.2022	Construction issue	DALS	EJ		
P1	13.11.2020	Preliminary issue	DALS	EJ		

Current purpose: CONSTRUCTION
Original Issue Date: 13.11.2020
Dwn: DALS
Chkd: EJ

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Title: WATER DISTRIBUTION SCHEMATIC TOWN HALL

Project: HORNSEY TOWN HALL

Client: ARDMORE

Dwg Number: 10687-M-04-TH-0002

Rev: C5

Hornsey Town Hall

BREEAM Refurbishment & Fit Out 2014

Post Construction Site Inspection Report

Prepared for Ardmore

Assessment Reference BREEAM-0081-6108

Revision 1

24th October 2024



WHITECODE
CONSULTING



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Rev No.:	Date:	Status/Comments:	Prepared by:	Position
1	24.10.24	Post Construction	Katy Venables	BREEAM Assessor

1.0 Introduction

This report has been produced by Whitecode Consulting Ltd who is licensed by BRE to carry out BREEAM Assessments. The Post Construction review aims to provide evidence obtained from a site inspection to ensure that commitments made during the design and construction process have been implemented in accordance with BREEAM criteria.

The site is registered under BREEAM Refurbishment and Fit Out 2014, covering Parts 1-4 and seeks to achieve a Good rating which requires a score of 45 or above.

The site inspection occurred on 24th October 2024 at 10.00am in the presence of Elliot Bacon, Senior Design Manager at Ardmere.

2.0 Site Description

The proposed development application was granted consent by the London Borough of Haringey in March 2018 (application reference: HGY/2017/2220). The approved planning application includes:

"Refurbishment and change of use of the Hornsey Town Hall from b1 use class and sui-generis to a mixed use scheme comprising a hotel (use class c1), food and beverage uses (use classes a3 and a4), community uses (use class d1, d2 and sui-generis) and co-working use (use class b1). Removal of east wing extension and erection of east wing roof extensions. The erection of a 7 storey building and part 4, part 5, part 6, part 7 storey building to the rear and associated car parking at basement level. Change of use of the ground floor of Broadway Annex to food and beverage use (use class a3 and a4) and change of use of the first and second floors to residential use. The erection of an extension to the rear of the Broadway Annex and erection of a residential mews block to the rear of the Broadway Annex. Comprising 146 residential units in total. Alterations and landscaping improvements to the town hall square and open spaces."

3.0 Site Inspection Findings

Energy

Ene 06 Energy Efficient Transportation Systems

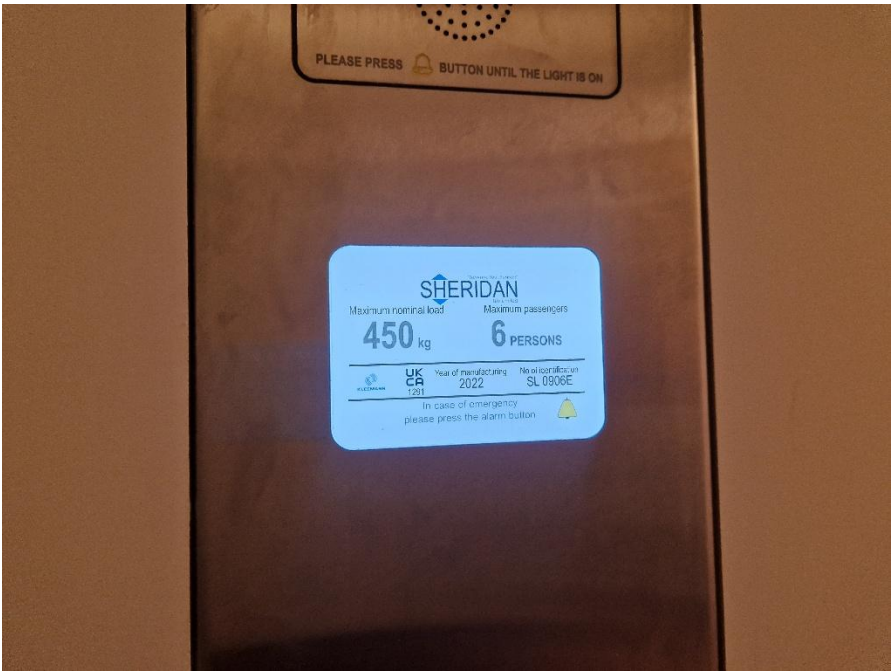
Design Specification

Design Stage information indicated Kleeman's lifts were proposed.

Visual Inspection

Kleeman lifts have been installed which is consistent with design stage proposals.











Water

Wat 01 Water Consumption

Design Specification

The Transport Statement by RPS confirmed that there is a nursery, primary school, post office, supermarket and leisure centre within 400m of the development.

Visual Inspection

Only wash hand basin taps and WC's have been installed in the Town Hall. These appear consistent with the datasheets provided by Ardmore. It is understood that flow rate testing will be carried out.





Wat 02 Water Metering

Design Specification

The internal water schematic showed a water meter with a pulsed output on the incoming mains to the building.

Visual Inspection

Aquamotion water meters have been installed in the building.





Wat 03 Water Leak Detection

Design Specification

The internal water schematic indicated a WG1 Aqualeak leak detection system was proposed.

Visual Inspection

A WG1 Aqualeak leak detection system has been installed.



Waste

Wst 03 Operational Waste

Design Specification

Drawings showed the location of a bin store for the Town Hall/Hotel and the types and volumes of the bins provided. The drawing also indicated the access routes for the waste collection company.

Visual Inspection

A Bin store has been provided for the Town Hall and Hotel which is consistent with the design intent. The bins themselves are labelled with the material that can be deposited in it (food, mixed recyclables, general waste) as well as the main door to the bin store having signage. A tap for washdown is also provided. Lights are controlled by PIR.



Signage provided on the door within the bin store.



Commercial bins include signage indicating what materials can be placed within them.



General waste bins have signage on them stating 'General Non-Hazardous Compactable Waste'.



PIR controls the lighting in the bin store.

Pollution

Pol 02 Nox Emissions

Design Specification

The plant room drawing indicated that a Rehema CHP and Hoval Ultragas gas boiler were proposed for the development.

Visual Inspection

Rehema CHP engine and a Hoval Ultragas gas boiler have been installed in the energy centre.



Rehema CHP engine.



Hoval Ultragas Boilers.

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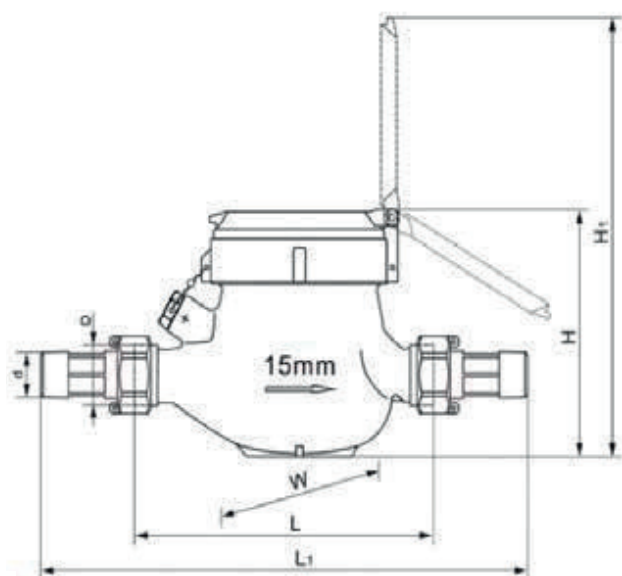
Multijet Water Meter

- Cold (30°C) - MID Approved, R80
- Hot (90°C) - MID Approved, R80
- WRAS Approved
- Suitable up to 16 Bar Working Pressure
- Internal Strainer
- Pulsed Output as Standard



Part Number	Size (mm)	Nominal Flow Q3	Min Flow Q1	Max Flow Q4	Pulse Value L/P
S15MJ*	15	2.5 m ³ /hr	0.031 m ³ /hr	3.13 m ³ /hr	10
S20MJ*	20	4.0 m ³ /hr	0.050 m ³ /hr	5.00 m ³ /hr	10
S25MJ*	25	6.3 m ³ /hr	0.078 m ³ /hr	7.88m ³ /hr	10
S32MJ*	32	10.0 m ³ /hr	0.125 m ³ /hr	12.5m ³ /hr	10
S40MJ*	40	16.0 m ³ /hr	0.200 m ³ /hr	20.0m ³ /hr	100
S50MJ*	50	25.0 m ³ /hr	0.313 m ³ /hr	31.3m ³ /hr	100

*C for Cold Versions and H for Hot Versions



Size	L	L 1	D	d	H	H1	W
15	165	259	G3/4B	R1/2	107.5	191	94
20	190	294	G1B	R3/4	107.5	191	94
25	260	380	G1 1/4B	R1	117.5	206.5	98
32	260	384	G1 1/2B	R1 1/4	117.5	206.5	98
40	300	431	G2B	R1 1/2	141.5	256.5	122
50	300	448	G2 1/2B	R2	177	292	145

INSTALLATION GUIDELINES FOR MULTI JET WATER METERS

Sizing and Selection:

- Maximum flow is only for use in emergencies, for about 1-2 minutes as it causes the bearings to overheat.
- Minimum flow only refers to the minimum flow required to operate and record on the meter. At these very low flows, the meter will not be accurate.
- All water meters should be sized between transitional flow (the point at which the meter is most accurate) and nominal flow (permanent flow rate).
- The meters are designed only for use with clean water. Sufficient filtration prior to the meter should be considered if the quality of water is compromised.

Installation:

- The preferred mounting position is horizontal with the dial facing directly upwards (R80H). It is possible to install meters in the vertical pipe, this will reduce the turndown ratio from R80 to R40. Ensuring that the flow rate is double the Q_t value can reduce the meter error.
- The orientation of the dial is important to consider and the meter can be installed according to the following:

Horizontal Installation

- ↑ = Dial on top (R80)
- = Dial on the side (R40)

The meter dial must not face downwards when installing horizontally. The meter can be installed in a vertical pipe with upwards or downwards flow, providing the flow direction is in accordance with the direction arrow on the meter body.

- Under no circumstances whatsoever must the meters remain in situ whilst system flushing takes place.
- Water meters should always be fitted with a minimum of 5x pipe diameter both up and downstream. For example, a 2" (DN50) water meter would have 10" (250mm) either side of the meter as straight pipe. This is to ensure accurate reading by reducing water turbulence. At higher pressures (above 8 bar), this should be increased to 10x pipe diameter.
- Note that there is a direction of flow arrow on the meter and the meter should be installed accordingly.
- It is recommended as good practice to fit a removable filter element before a water meter to protect the mechanism.
- Only clean water should be used that does not exceed the temperature specification of the meter. This is 30 degrees centigrade for cold meters and 90 degrees centigrade for hot meters.

