

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



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



101 The Blackfriars Foundry
156 Blackfriars Road
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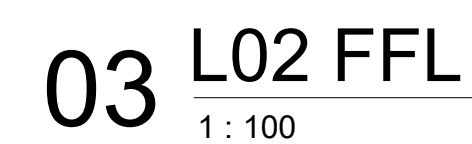
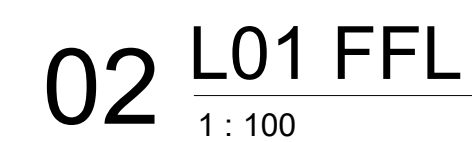
AS BUILT

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



GIA	
Level	Area
G FFL	225.19 m ²
L01 FFL	225.19 m ²
L02 FFL	183.72 m ²
Grand total	634.11 m ²

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 m ²	561.64 ft ²	South	Single Aspect	9.56 m ²	102.92 ft ²	25.81 m ²	277.82 ft ²
PM 002	2 Bed	73.96 m ²	796.10 ft ²	South	Single Aspect	14.75 m ²	158.82 ft ²	15.60 m ²	167.92 ft ²
PM 003	2 Bed	70.00 m ²	753.46 ft ²	South	Single Aspect	9.62 m ²	103.53 ft ²	18.63 m ²	200.53 ft ²
		196.14 m ²	2111.20 ft ²			33.93 m ²	365.27 ft ²	60.04 m ²	646.28 ft ²
L01 FFL						L01 FFL			
PM 101	1 Bed	52.25 m ²	562.37 ft ²	South / East	Dual Aspect	5.45 m ²	58.63 ft ²		
PM 102	1 Bed	62.27 m ²	670.32 ft ²	South / West	Dual Aspect	5.10 m ²	54.89 ft ²		
PM 103	2 Bed	72.04 m ²	775.41 ft ²	South / West	Dual Aspect	9.40 m ²	101.21 ft ²		
		186.56 m ²	2008.10 ft ²			19.95 m ²	214.73 ft ²		
L02 FFL						L02 FFL			
PM 201	Studio	42.67 m ²	459.30 ft ²	South / East	Dual Aspect	5.45 m ²	58.63 ft ²		
PM 202	1 Bed	49.88 m ²	536.93 ft ²	South / West	Dual Aspect	5.10 m ²	54.89 ft ²		
PM 203	1 Bed	49.58 m ²	630.53 ft ²	South / West	Dual Aspect	9.40 m ²	101.21 ft ²		
		151.13 m ²	1626.77 ft ²			19.95 m ²	214.73 ft ²		
Total NSA									
		533.83 m ²	5746.07 ft ²			73.83 m ²	794.74 ft ²		

[illegible]

NOTES

Extract from RICS Code of Measurement Practice

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- 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:

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- the areas of items excluded from GEA, should be calculated and shown separately

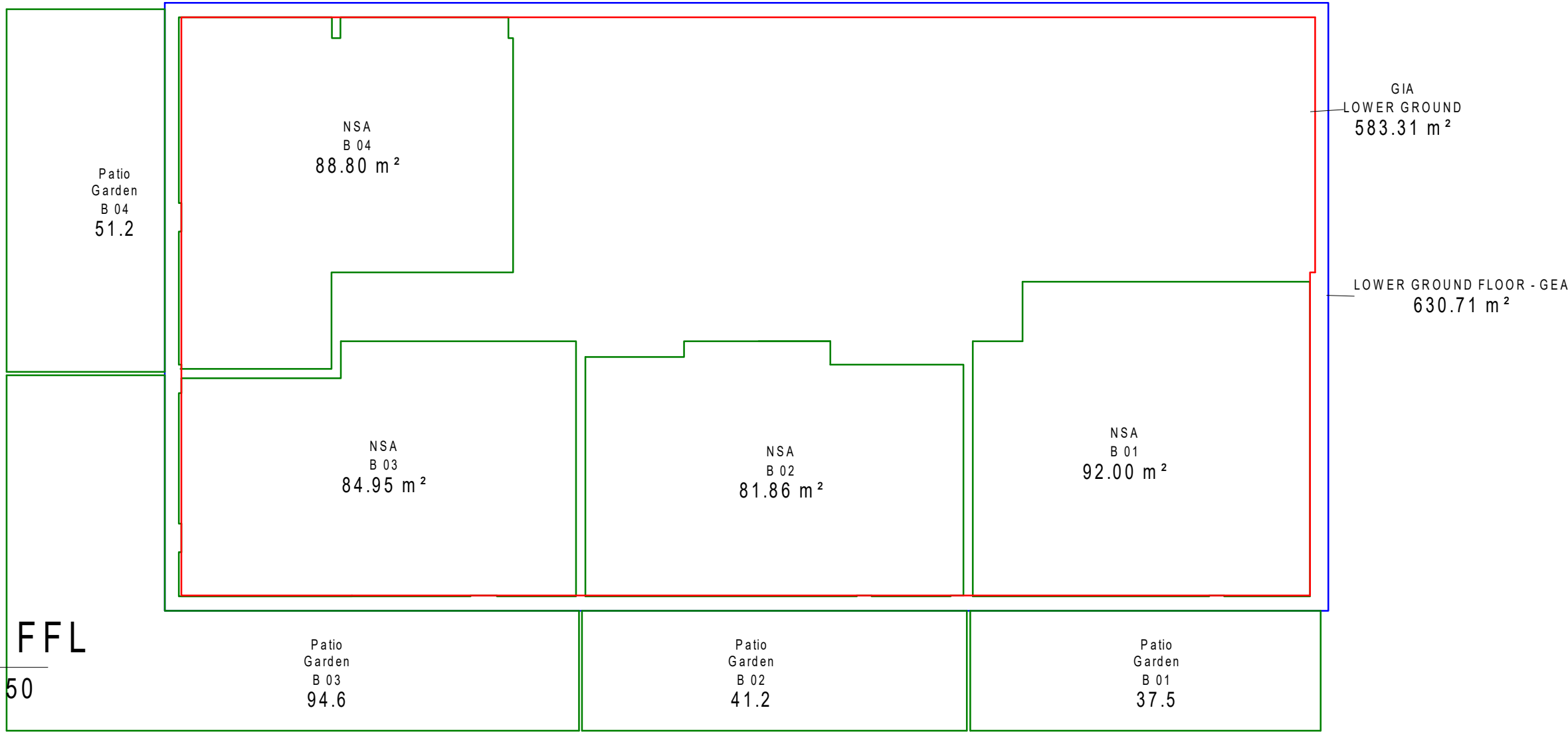


AS BUILT

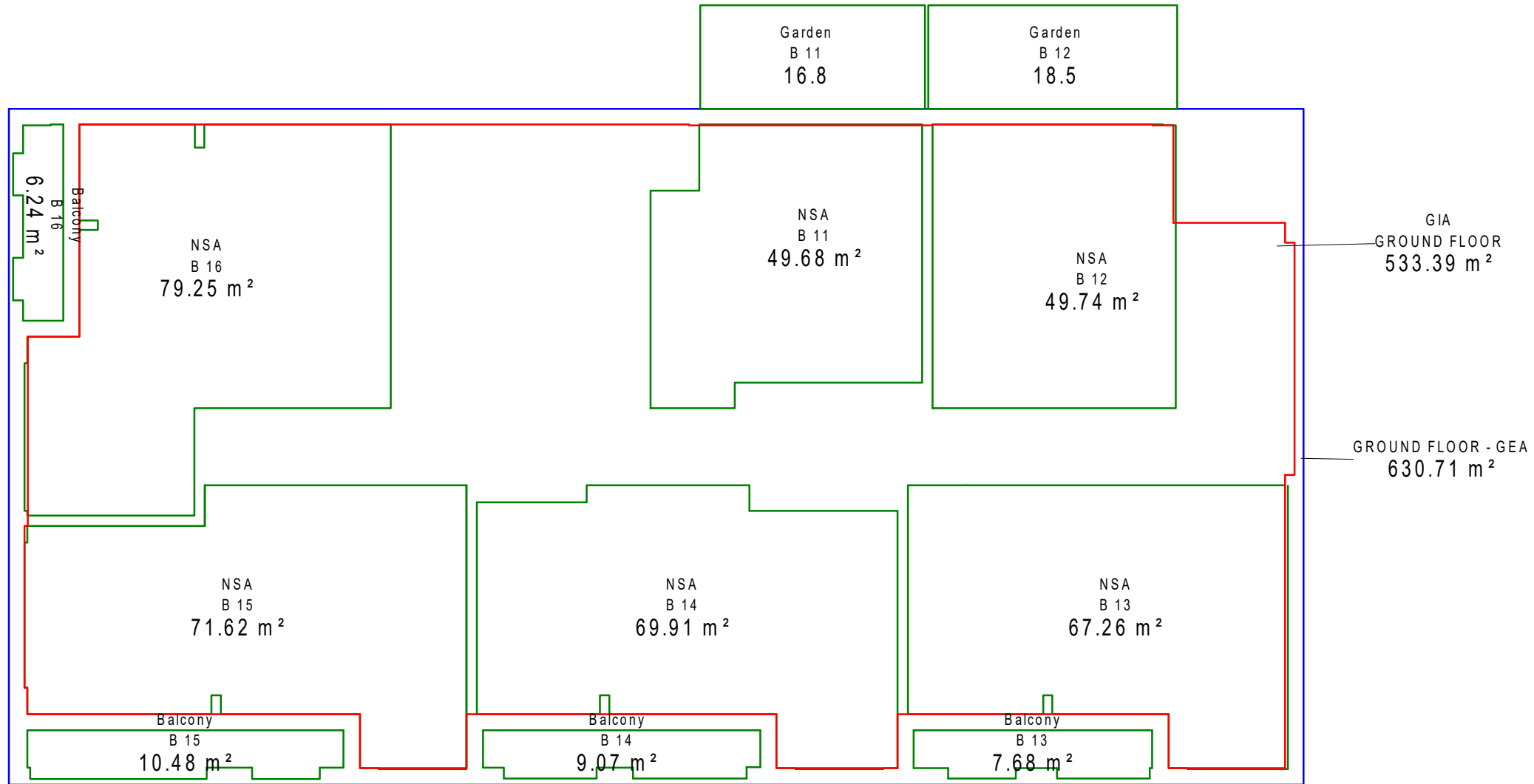
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DRAWING TITLE AREA SCHEDULE GEA, GIA, NIA & NSA									
DATE / DRAWN BY 29/08/17 FF							SCALE 1 : 100		
PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV		
3596-KDS	MMWZZ	-	DR-A	07-1020			C2		

BASEMENT
OMITTED

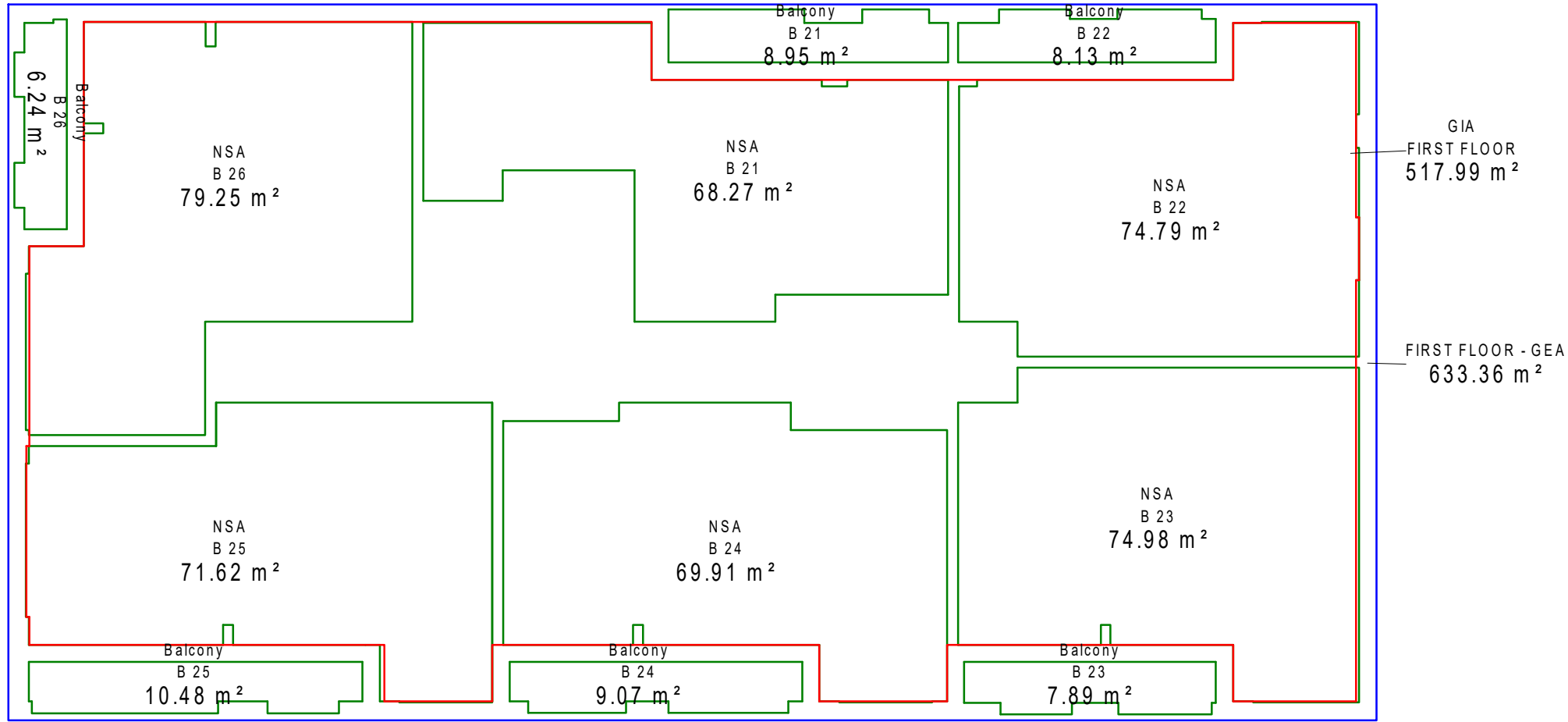
02 LG FFL
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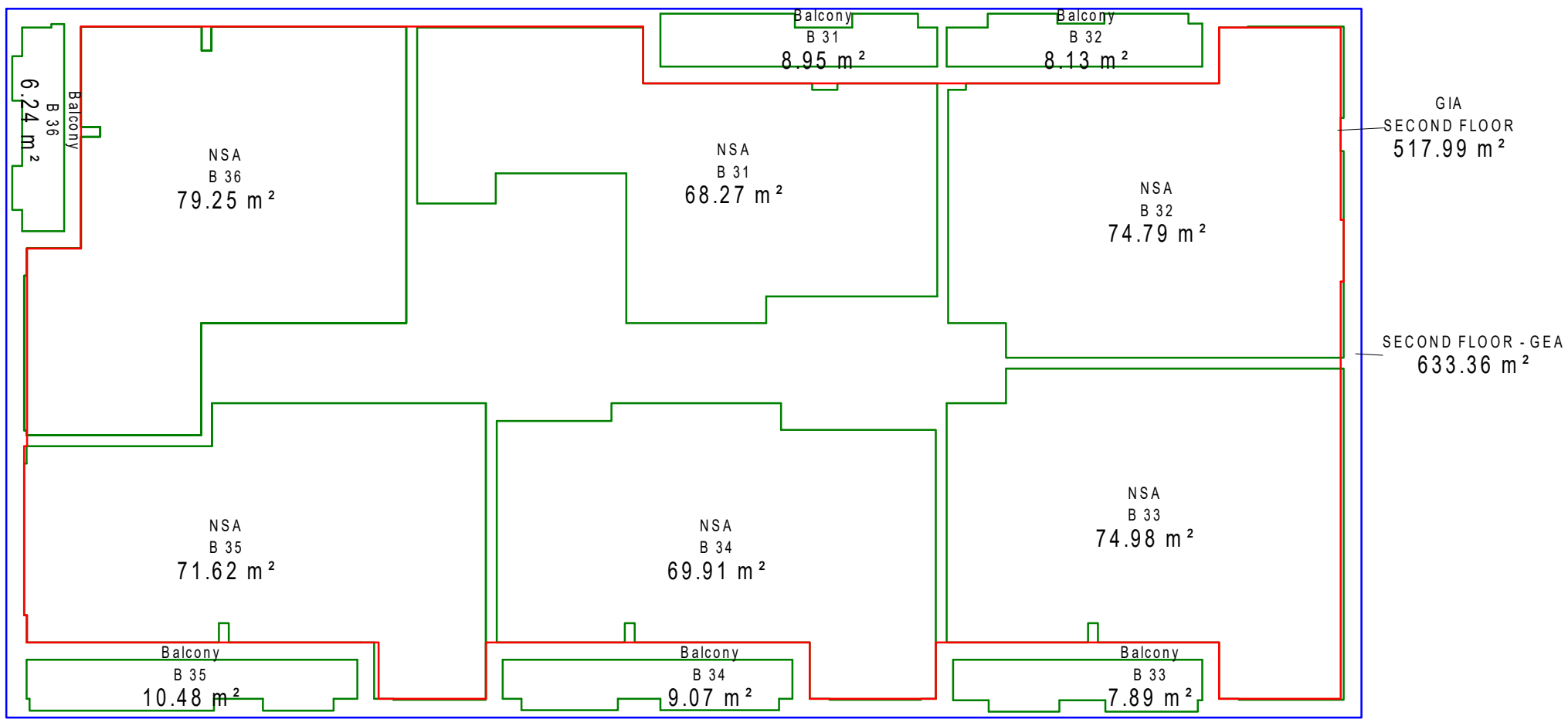
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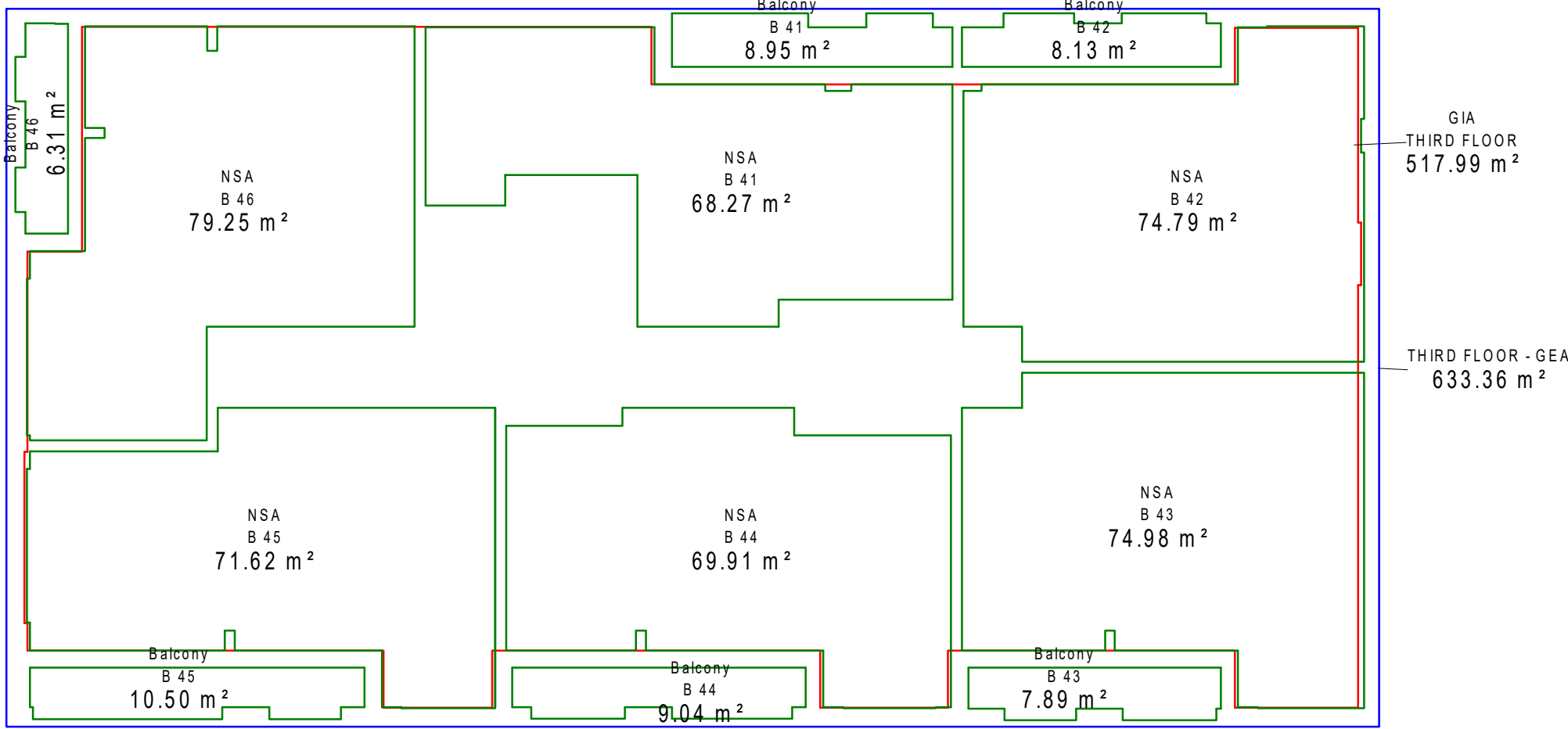
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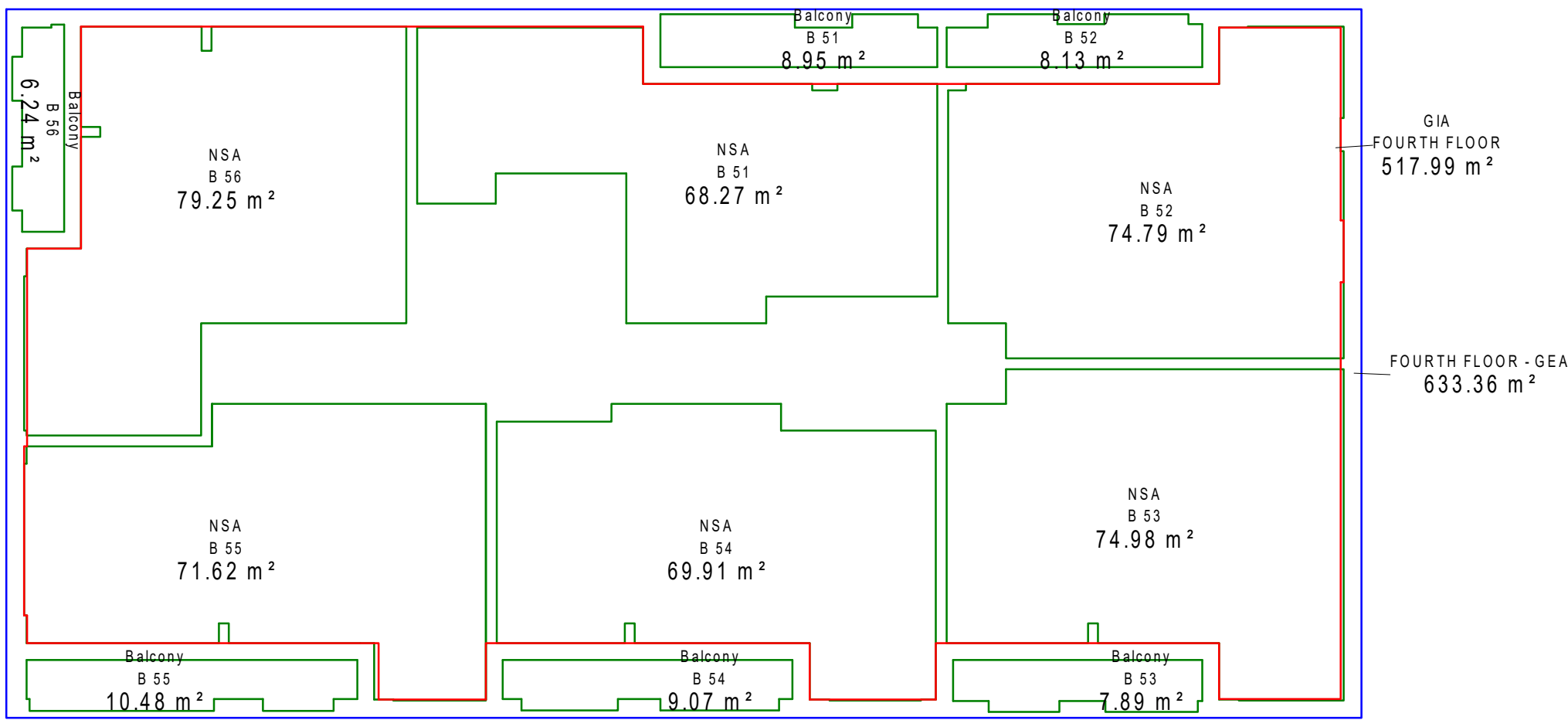
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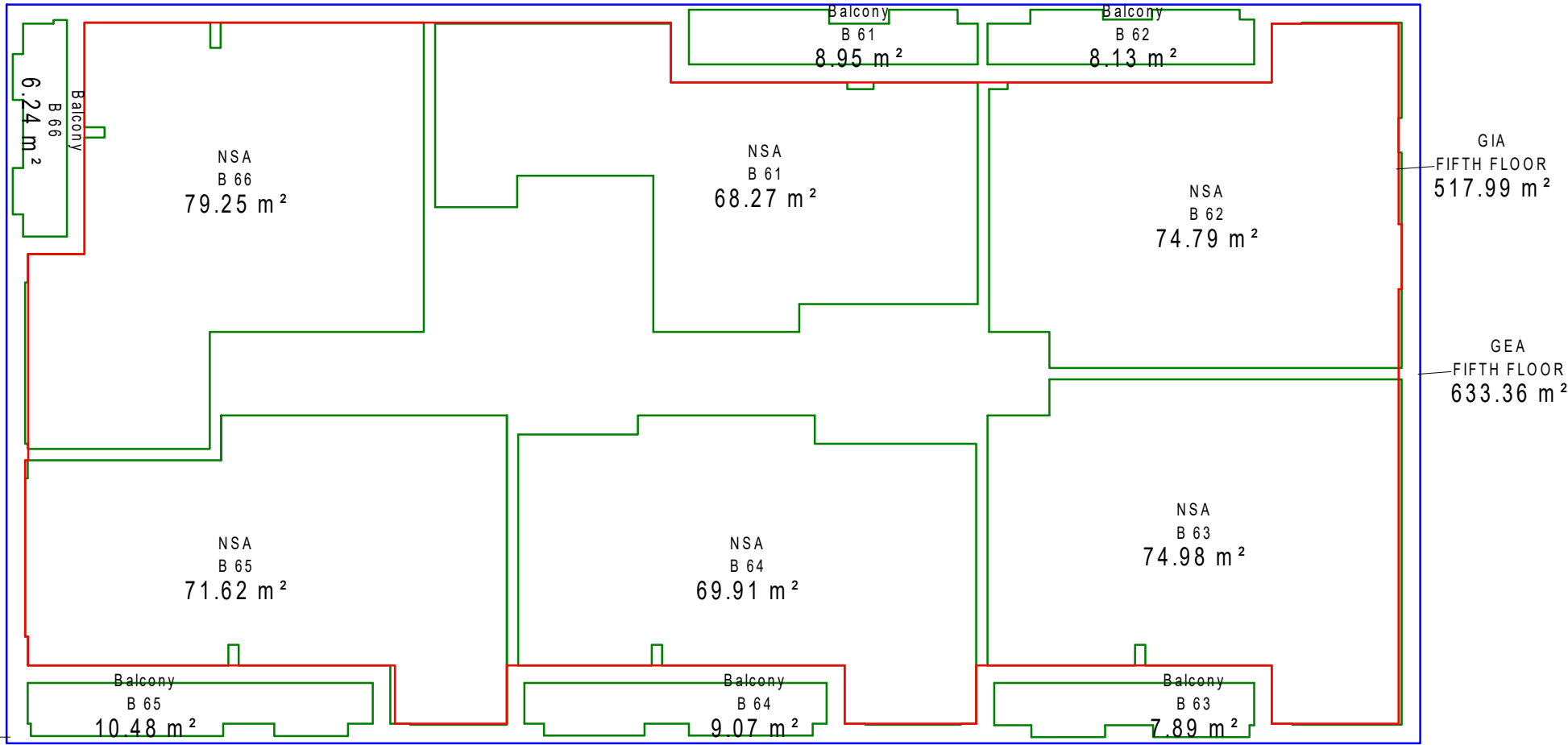
06 L03 FFL
1 : 150



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**
- Gross external area (GEA)**
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- GEA will include:
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 - minor canopies
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- Note that:
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 - the areas of items excluded from GEA, should be calculated and shown separately

NOTE :
Amenity spaces in
abeysance



KDS ASSOCIATES LTD
DESIGN ARCHITECTURE MANAGEMENT CONSULTANTS

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London SE1 8EN
Tel: 020 3055 9075
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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 -BB-	LEVEL -ZZ-	TYPE -DR-A-
ROLE CLASS	DR NO 07-1010	REV C1	



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:

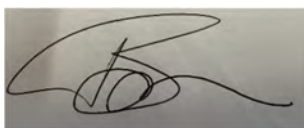
- Monitoring the home's electricity and primary heating fuel consumption.
- Monitoring internal temperature levels in the main living room
- Self-charging (e.g. fixed to incoming mains supply or supplies).

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

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	KDS & ASSOCIATES LIMITED
	Studio K
e:francesco.fanara@kdsassociates.co.uk	Taper Studios
	175 Long Lane
	London SE1 4GT

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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

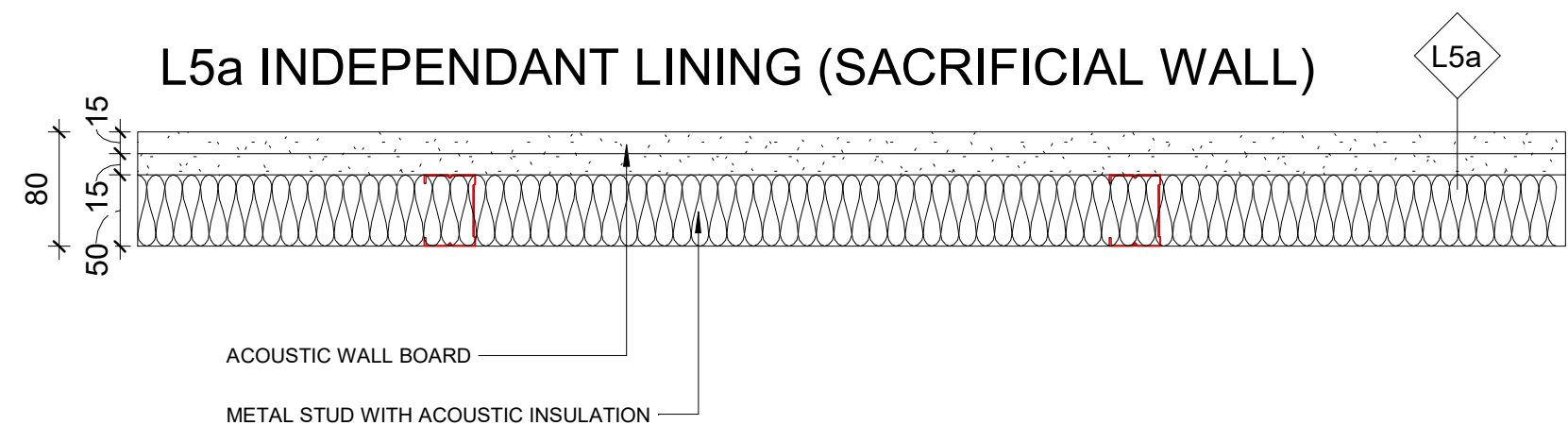
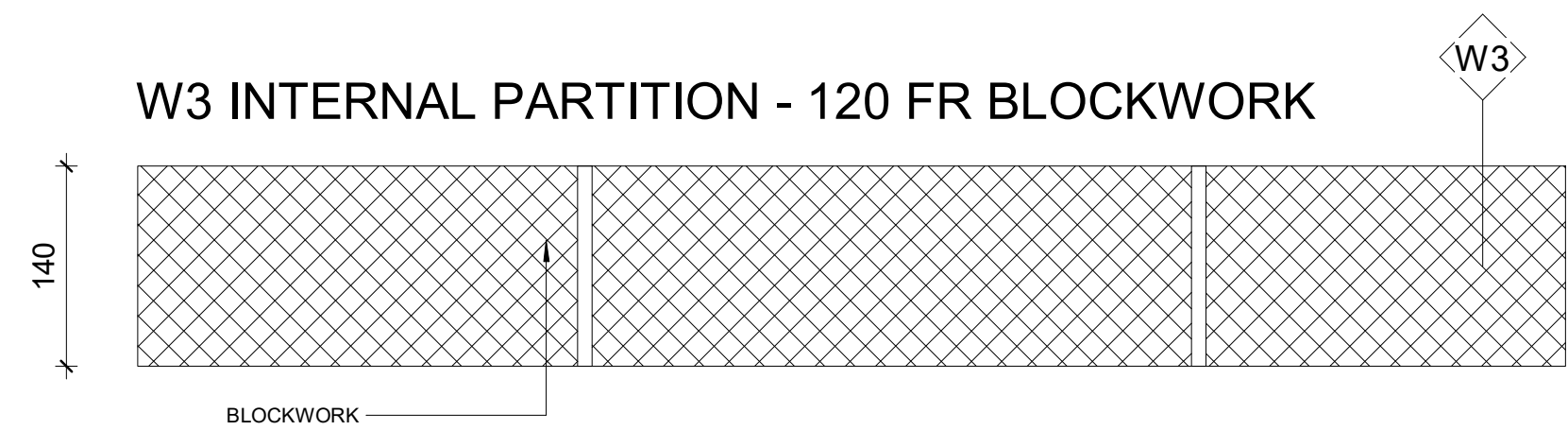
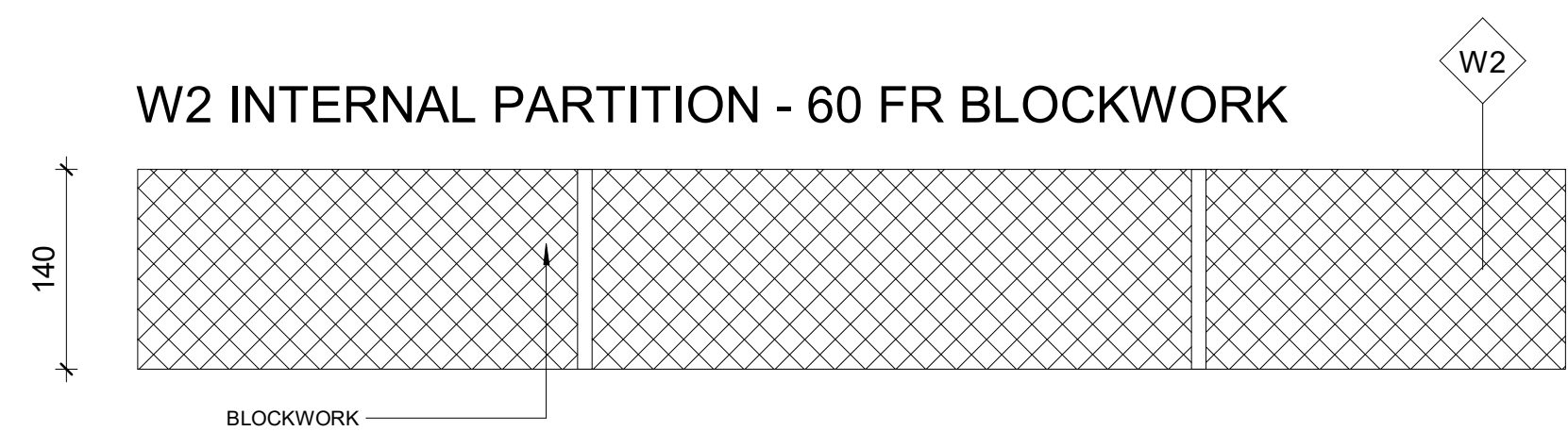
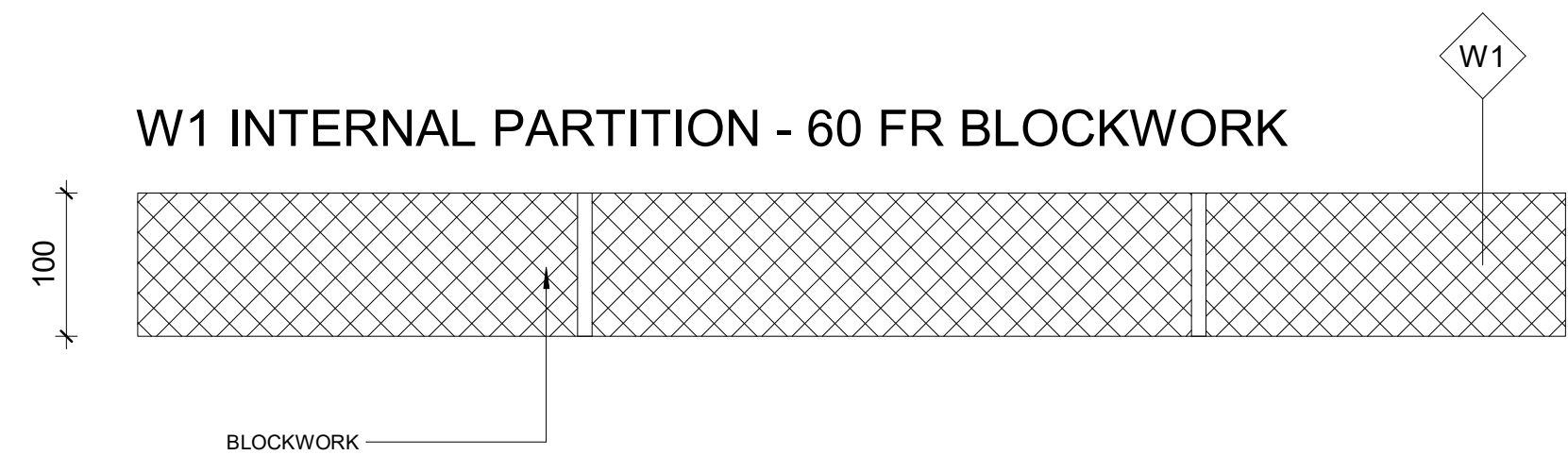
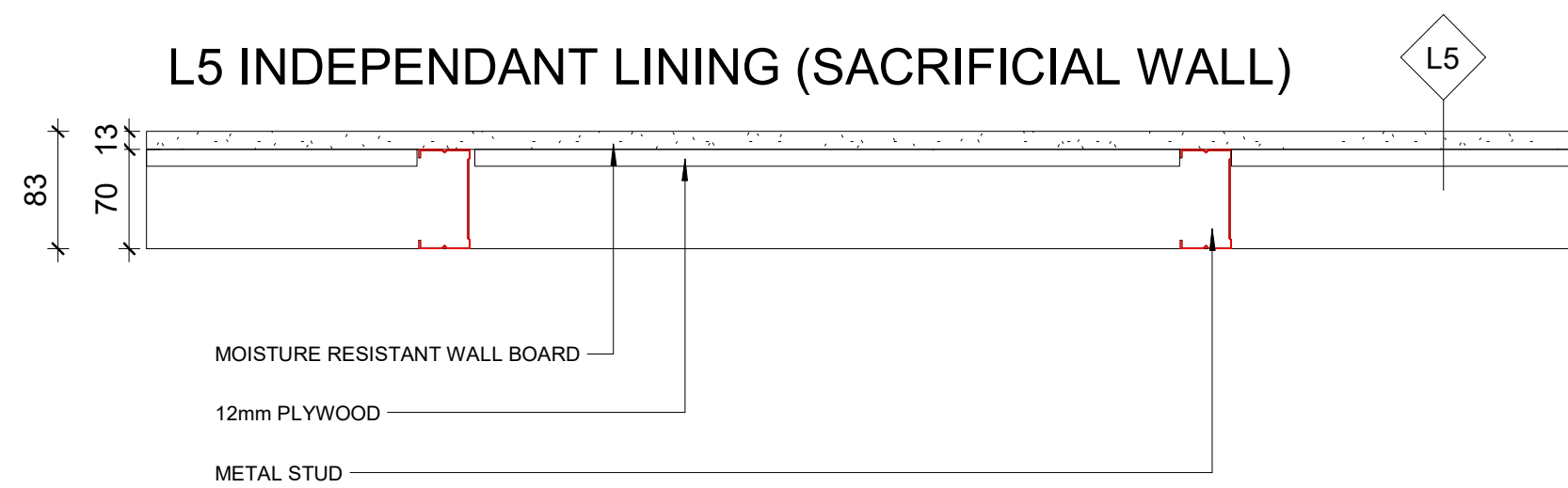
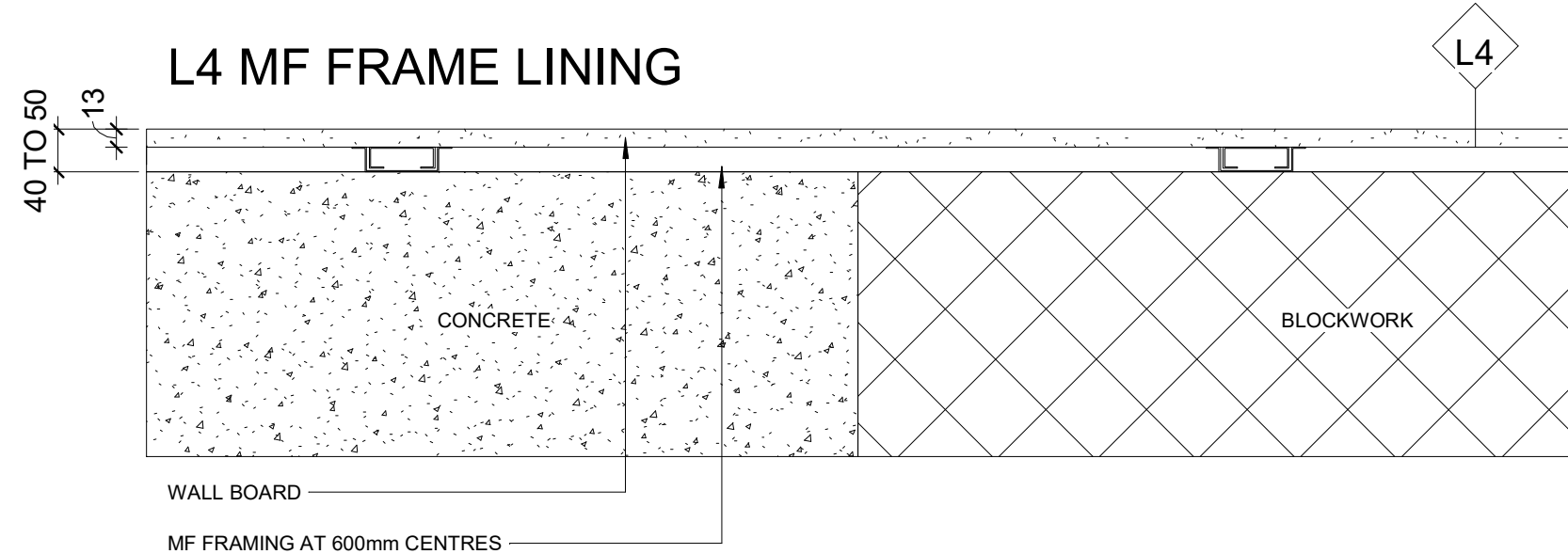
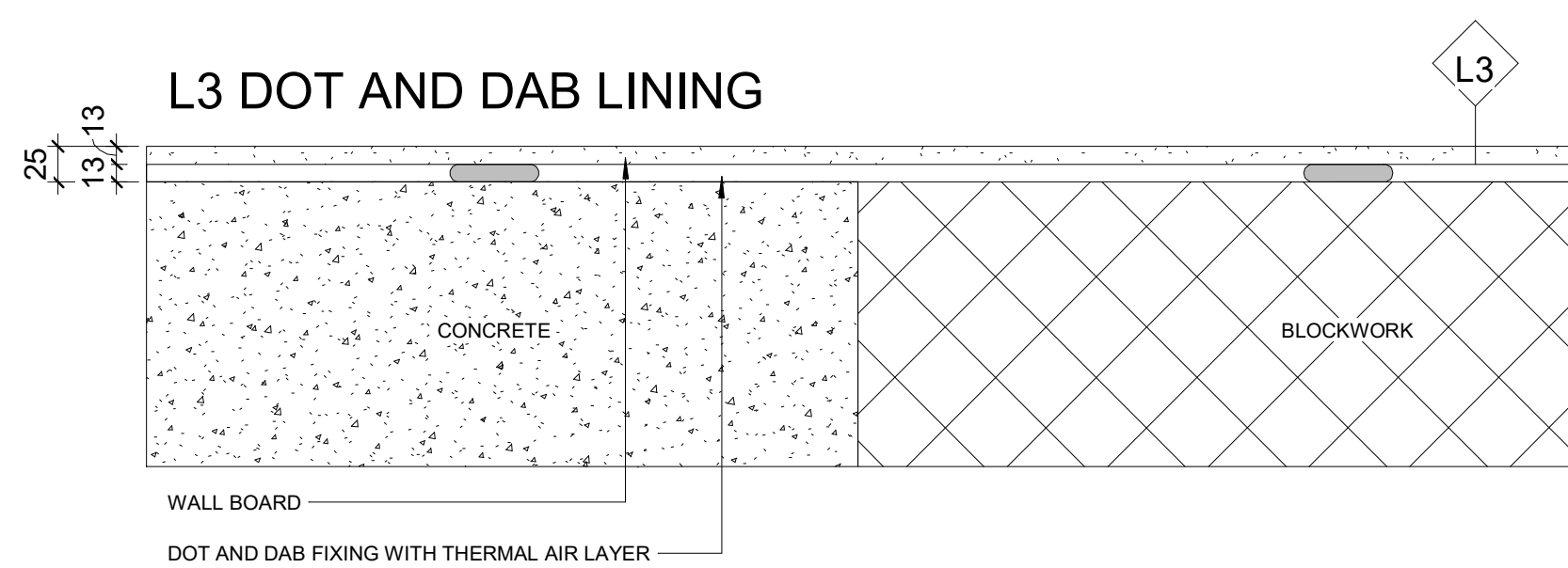
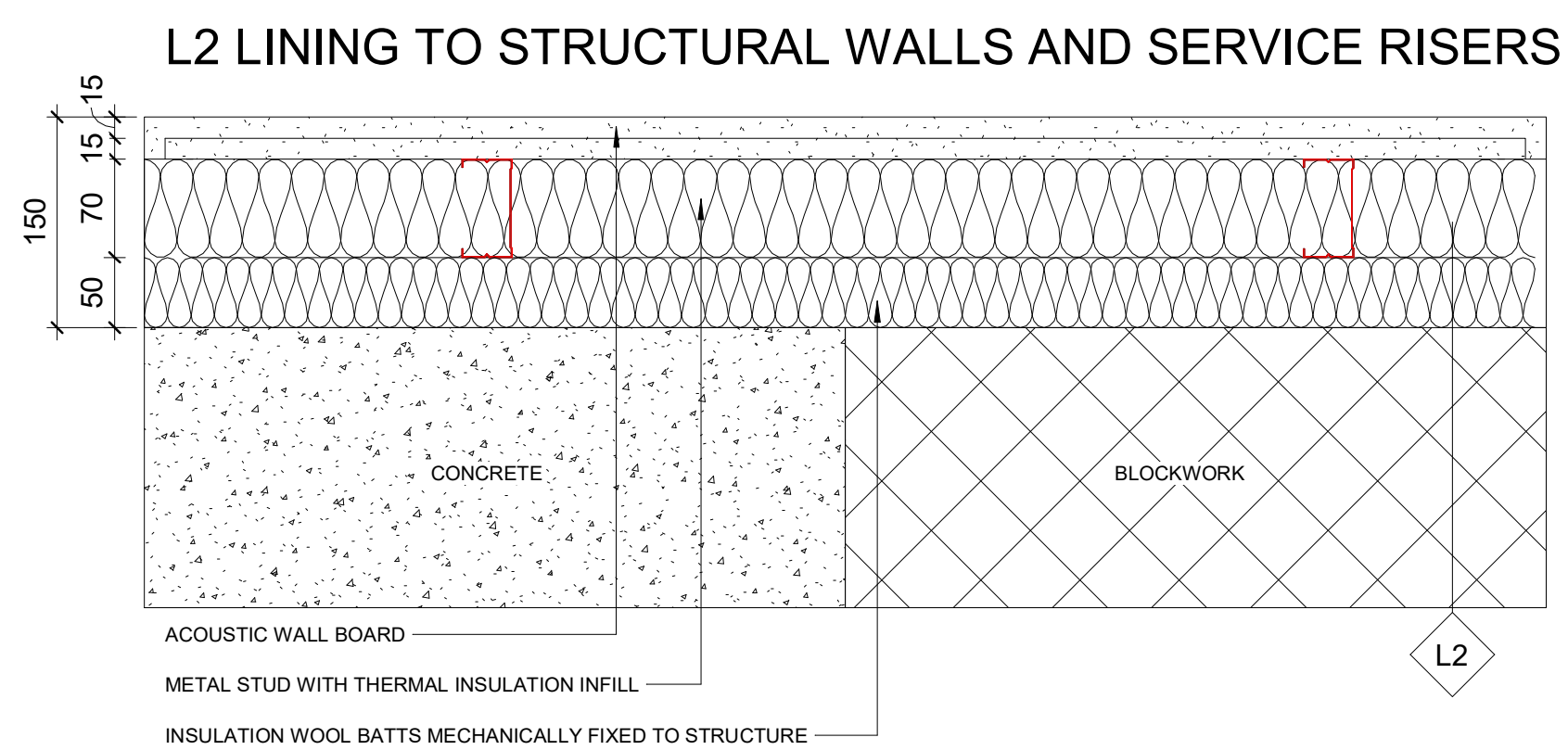
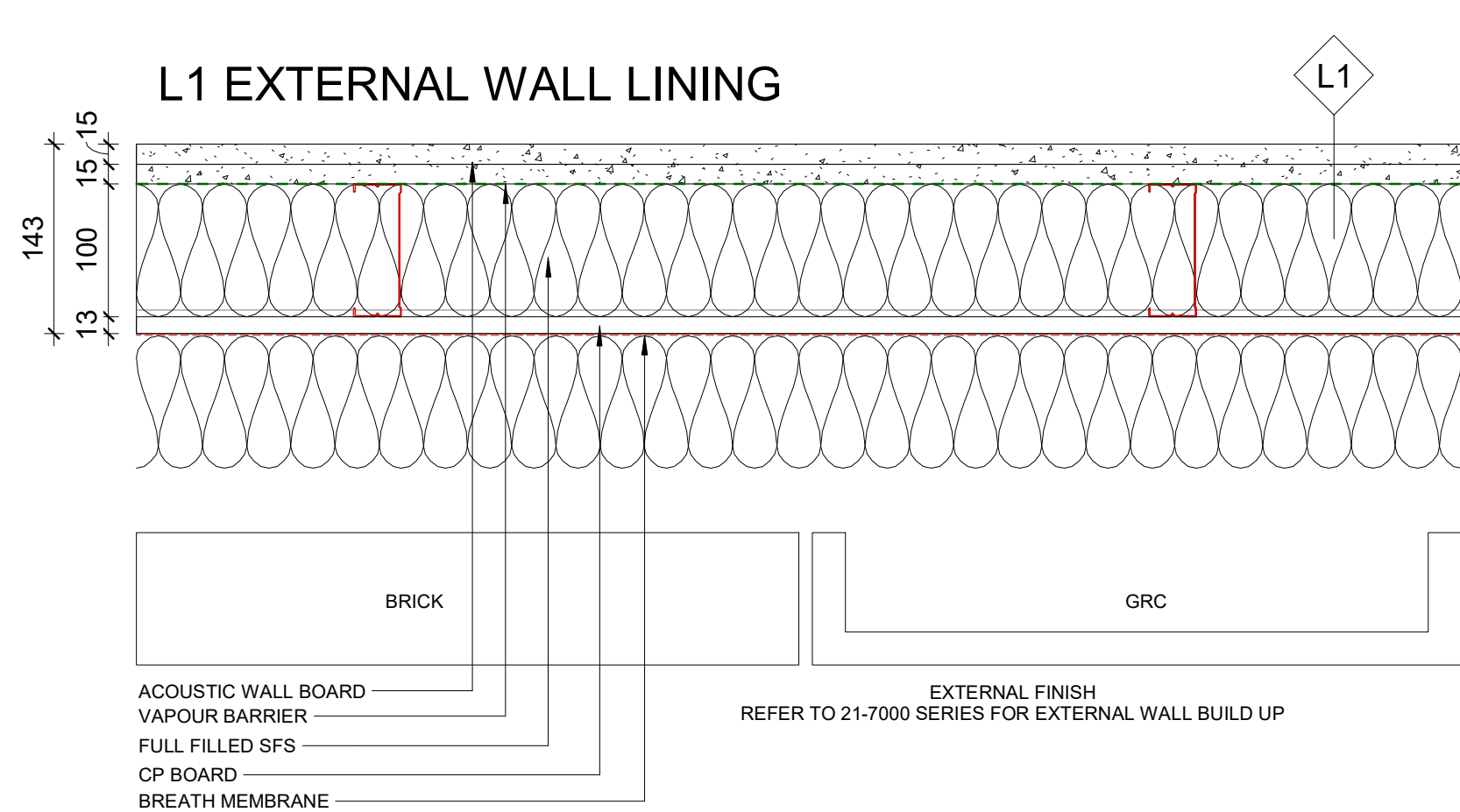
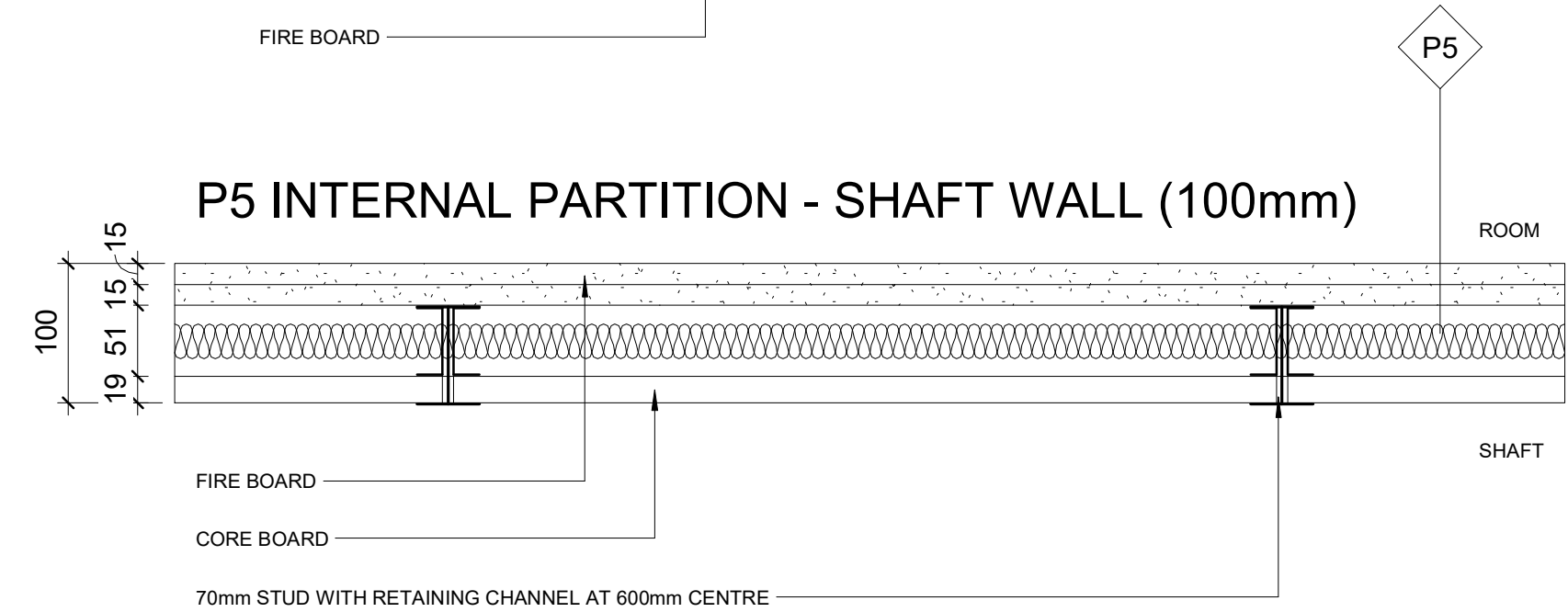
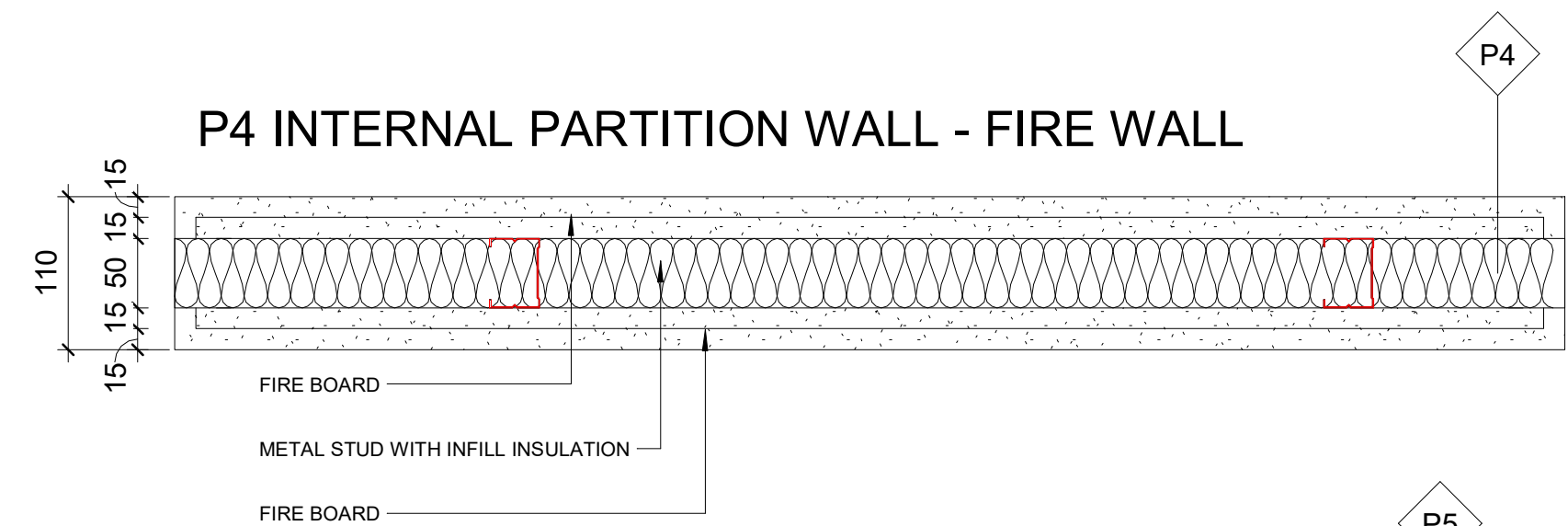
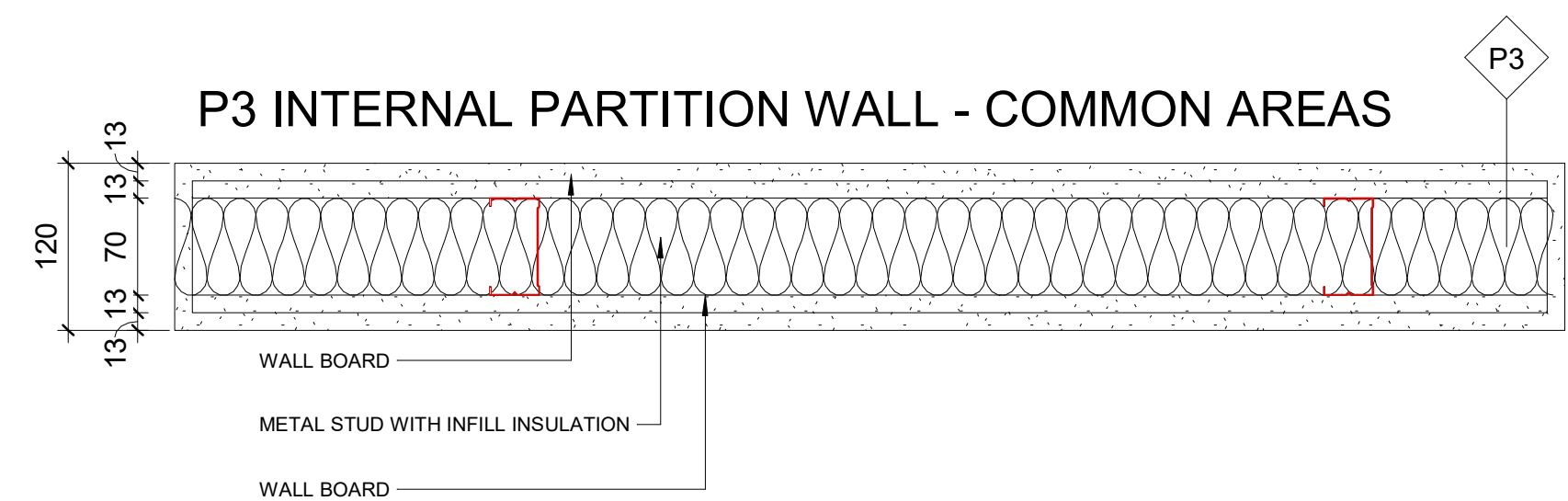
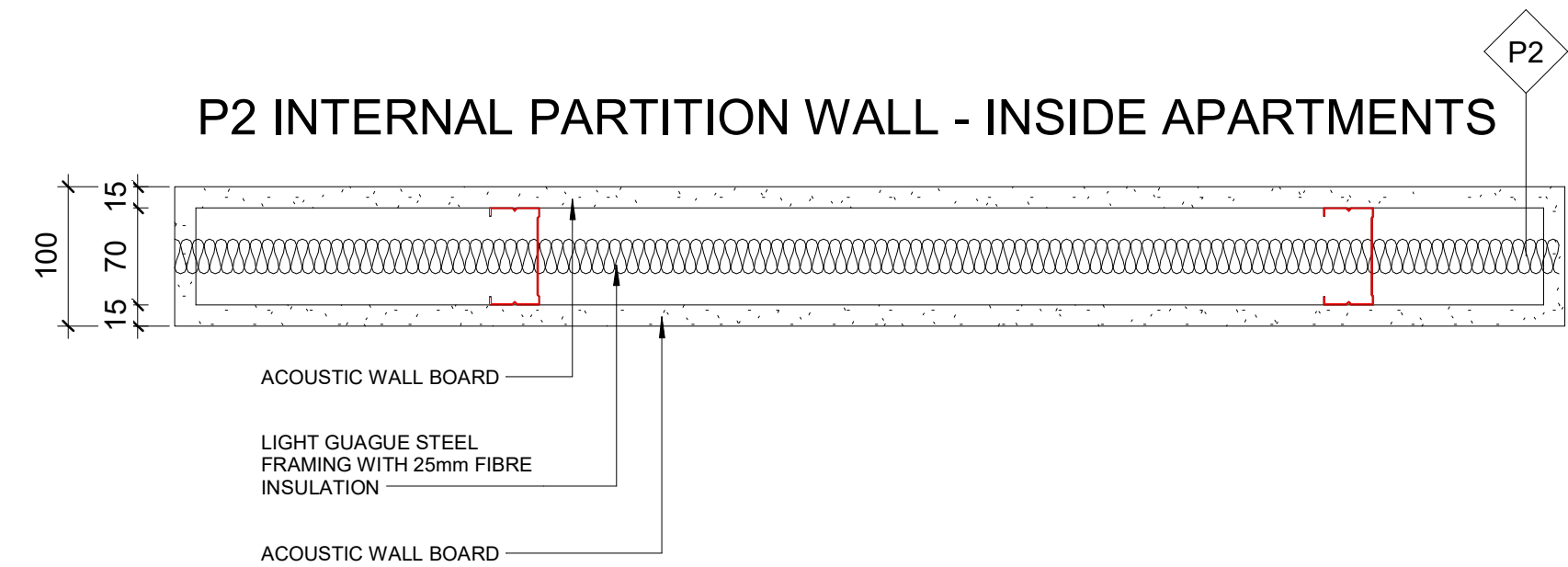
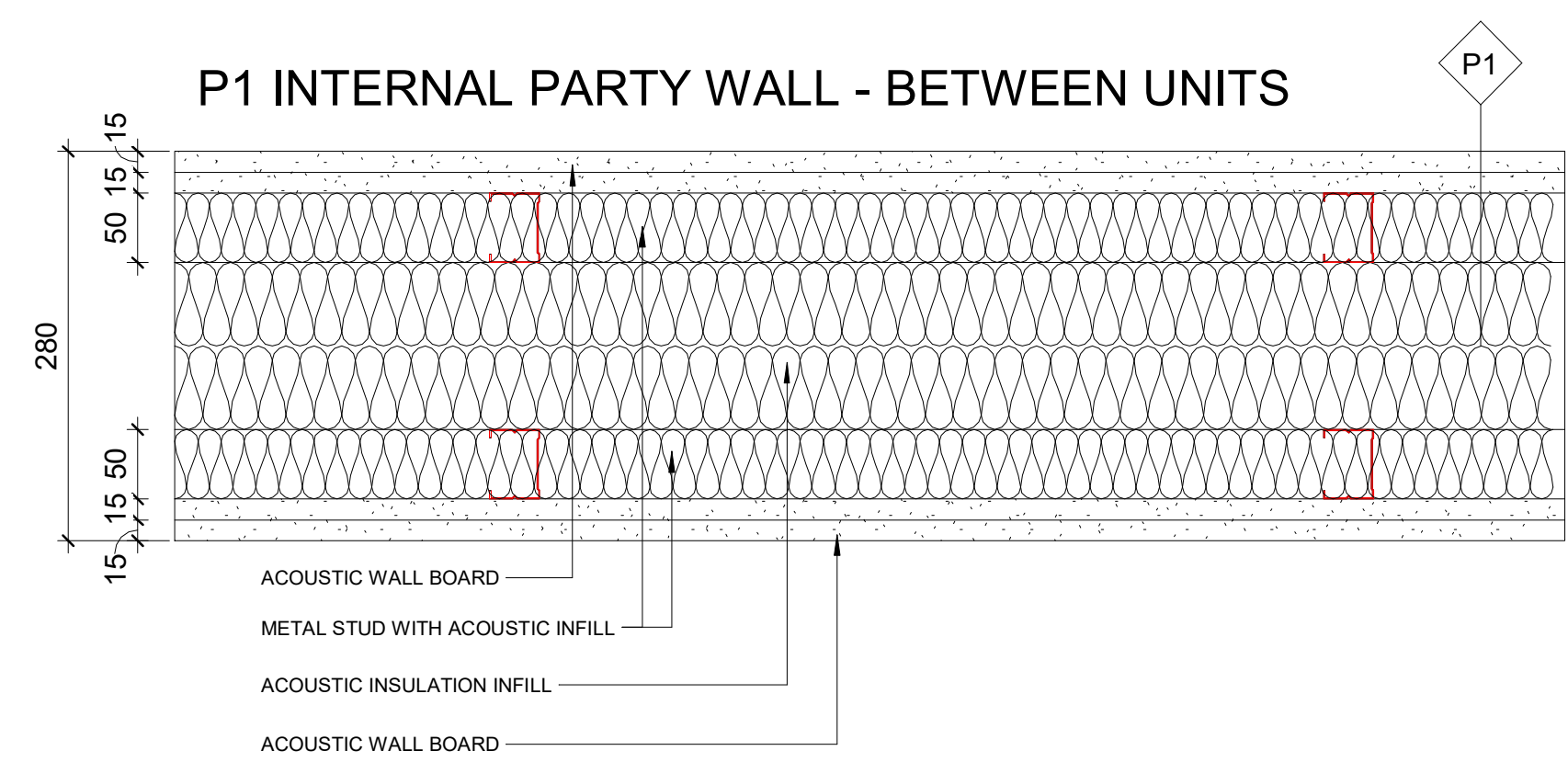
T: 0208 344 0300 EXT: 42203 M: 07918 360 442



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www.ardmoregroup.co.uk

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>



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[illegible]

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

 **Ardmore
GROUP**

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LONDON, N1 7GR
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101 The Blackfriars Foundry
156 Blackfriars Road
London SE1 1BN
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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	ZONE	LEVEL	TYPE	ROLE	CLASS	DR NO.	REV		C2
3596-KDS-BA-XX-DR-A-22-1000									

	<u>WALL TYPE P1</u> PARTY WALL
	<u>WALL TYPE P2</u> APARTMENT INTERNAL PARTITION
	<u>WALL TYPE P3</u> COMMON AREA PARTITION
	<u>WALL TYPE P4</u> FIRE WALL
	<u>WALL TYPE P5</u> 100mm INTERNAL SHAFT WALL
	<u>WALL TYPE W1</u> 100mm INTERNAL BLOCKWORK PARTITION (80MIN FR)
	<u>WALL TYPE W2</u> 140mm INTERNAL BLOCKWORK PARTITION (80MIN FR)
	<u>WALL TYPE W3</u> 100mm INTERNAL BLOCKWORK PARTITION (120MIN FR)
	<u>WALL TYPE L1</u> EXTERNAL PERIMETER WALL
	<u>WALL TYPE L2</u> INSULATED LINING TO CONCRETE/BLOCKWORK
	<u>WALL TYPE L3</u> DOT AND DAB LINING
	<u>WALL TYPE L4</u> METAL FRAME LINING
	<u>WALL TYPE L5</u> INDEPENDANT LINING
	<u>WALL TYPE L6</u> EXTERNAL PERIMETER WALL

----- EXTENT OF PATTERSSING -
18mm PLYWOOD BOARD
BETWEEN STUDWORK

----- DIMENSION TO MIDPOINT
OF PATTERSSING

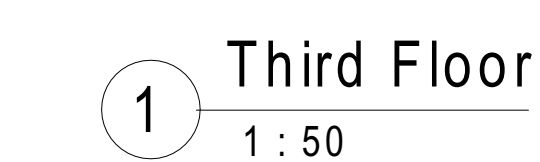
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TYPE XX BATHROOM TYPE TAG

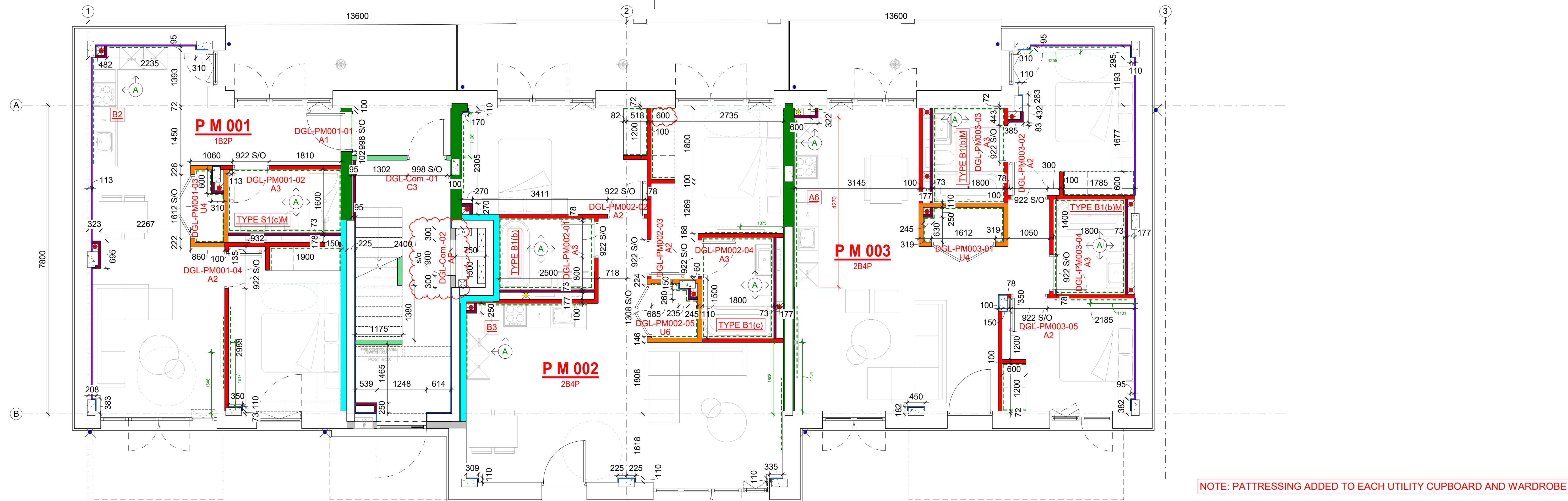
SEE DRAWING 3596-KDS-BA-XX-DR-A-21-1001
FOR EXTERNAL WALL BUILD UP

PROJECT / DRAWING TITLE	Hornsey Town Hall
-------------------------	-------------------

DATE / DRAWN BY 22/09/17 MD				SCALE As indicated	
PROJECT NO 1596-KDS	ZONE -BB-03-	LEVEL TYPE DR-A-	ROLE CLASS 22-2005	DR NO.	REV C8

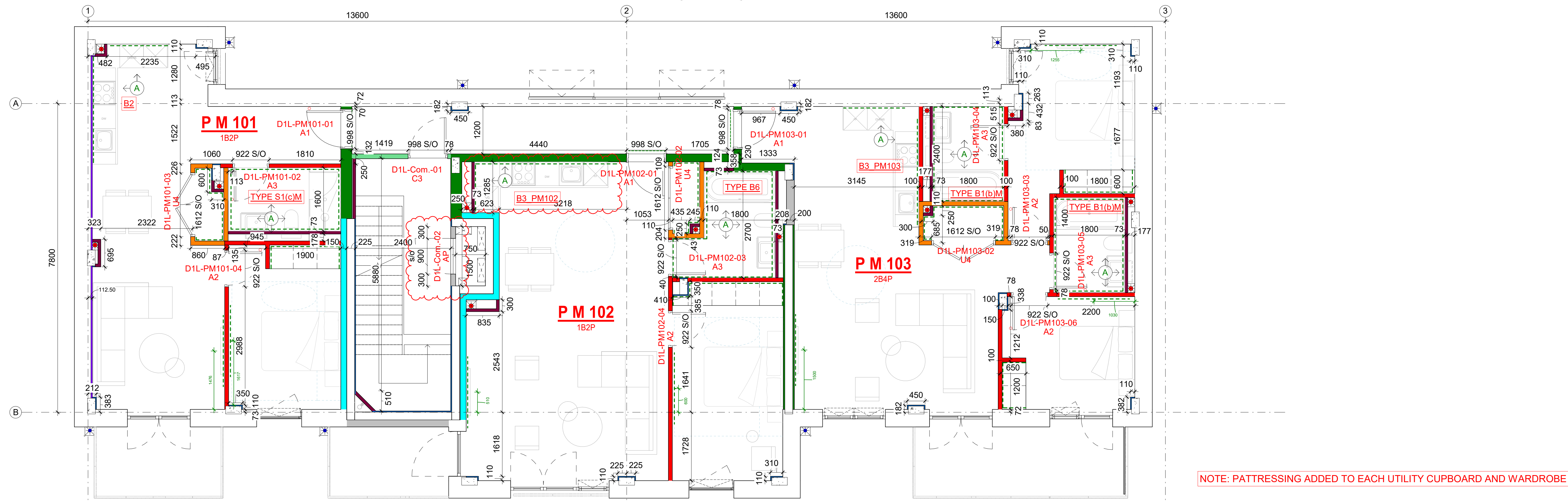


1 INTERNAL WALL TYPES - GF
1 : 50



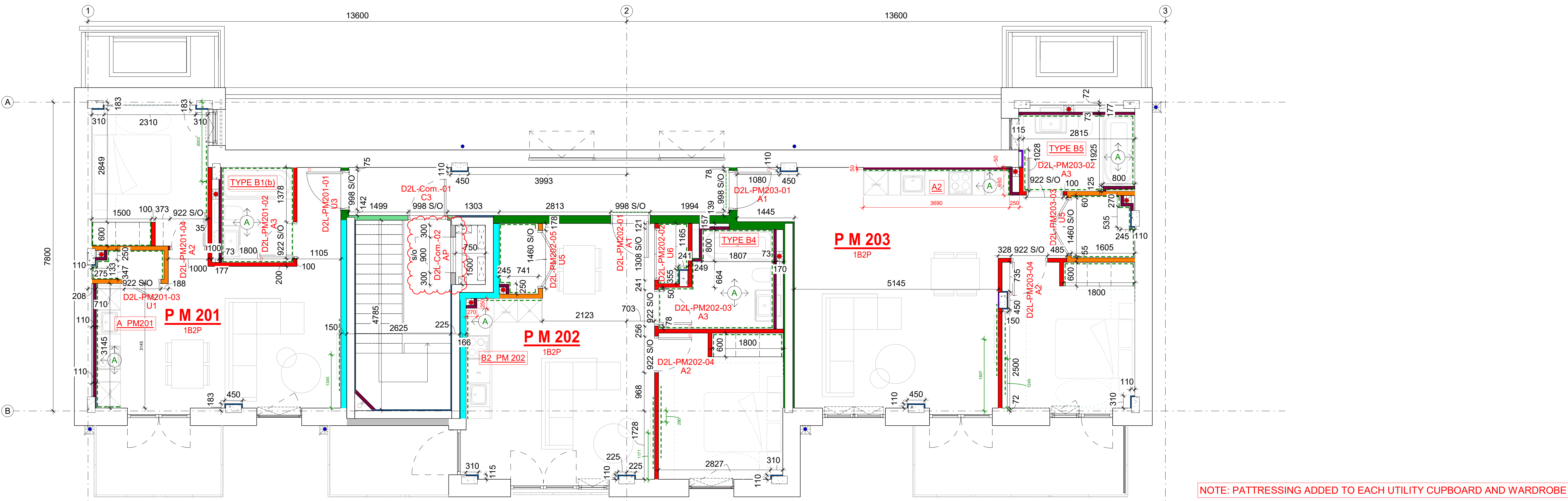
NOTE: PATTERSSING ADDED TO EACH UTILITY CUPBOARD AND WARDROBE

2 INTERNAL WALL TYPES - L01
1 : 50



NOTE: PATTERSSING ADDED TO EACH UTILITY CUPBOARD AND WARDROBE

3 INTERNAL WALL TYPES - L02
1 : 50



NOTE: PATTERSSING 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	Pattring 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	Riser door reviewed	25/05/21	FF
C12	Reviewed as clouded	08/12/21	FF

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**
140mm INTERNAL BLOCKWORK PARTITION (60MIN FR)
- WALL TYPE W2**
140mm INTERNAL BLOCKWORK PARTITION (120MIN FR)
- WALL TYPE W3**
210mm 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

INDICATES BATHROOM + KITCHEN WALLS THAT REQUIRE MOISTURE RESISTANT BOARD.

EXTENT OF PATTERSSING - 18mm PLYWOOD BOARD BETWEEN STUDWORK

DIMENSION TO MIDPOINT OF PATTERSSING

XX KITCHEN TYPE TAG

TYPE XX BATHROOM TYPE TAG

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

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

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FOR CONSTRUCTION

PROJECT / DRAWING TITLE
Hornsey Town Hall
New Residential buildings

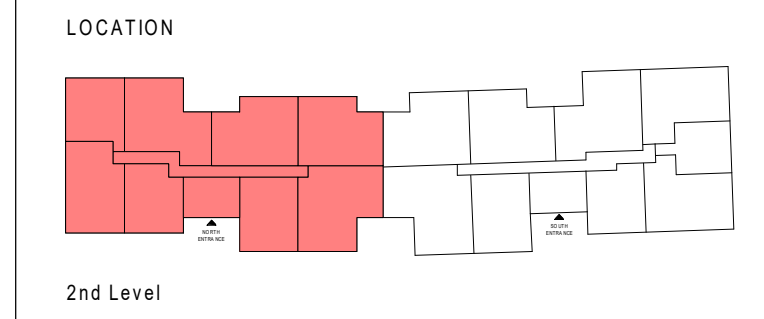
DRAWING TITLE
RESIDENTIAL MEWS
Internal Wall Type Plans

DATE / DRAWN BY
08/12/17 MD
SCALE
As indicated
PROJECT NO
3596-KDS-MWZZ-DR-A-22-3001
ZONE LEVEL TYPE ROLE/CLASS OR NO
C12

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

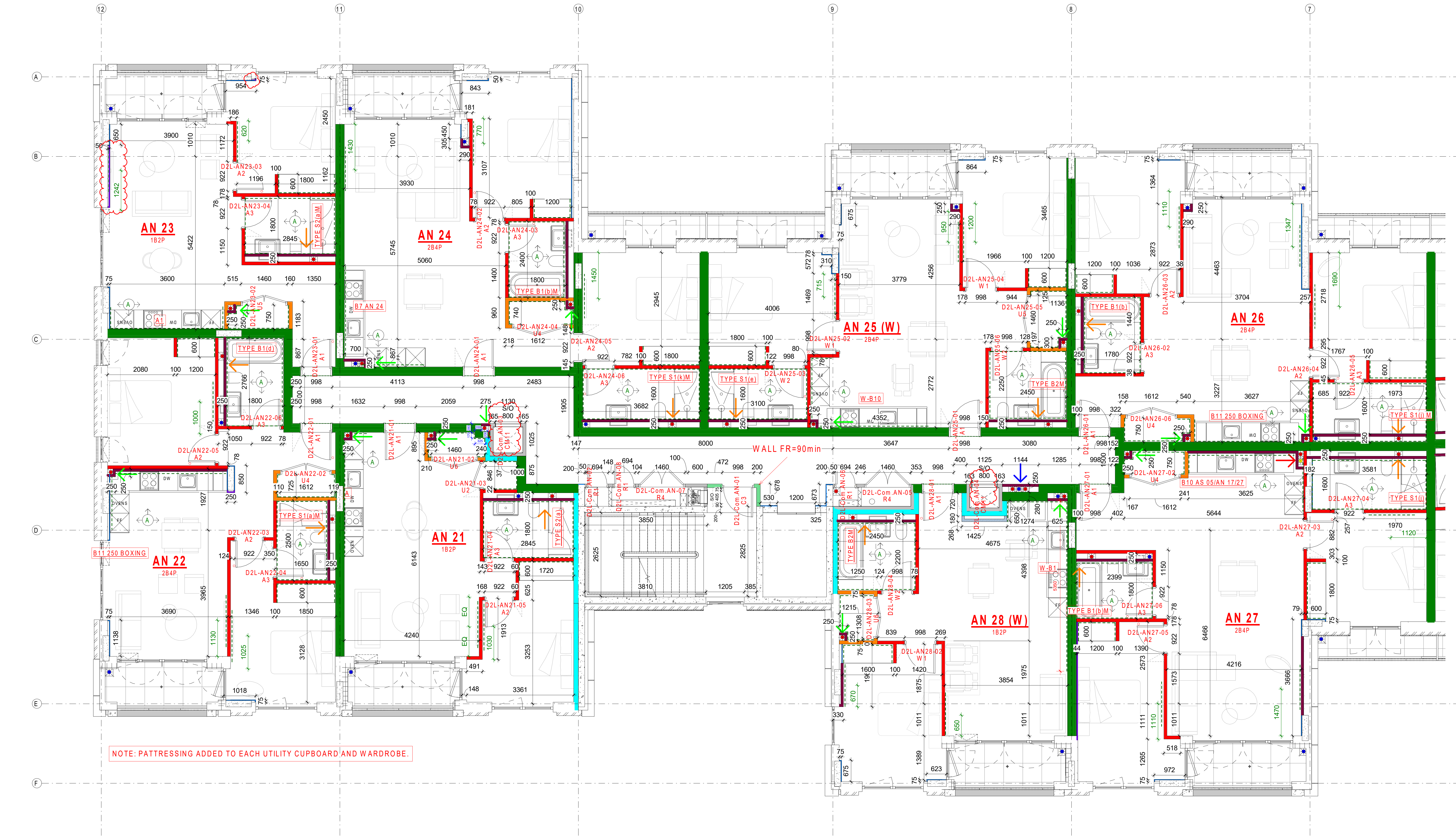
WALL TYPES KEY

- 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
- INDICATES BATHROOM + KITCHEN WALLS THAT REQUIRE MOISTURE RESISTANT BOARD.**
- EXTENT OF PATTERSSING - 18mm PLYWOOD BOARD BETWEEN STUDWORK**
- DIMENSION TO MIDPOINT OF PATTERSSING**
- 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



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

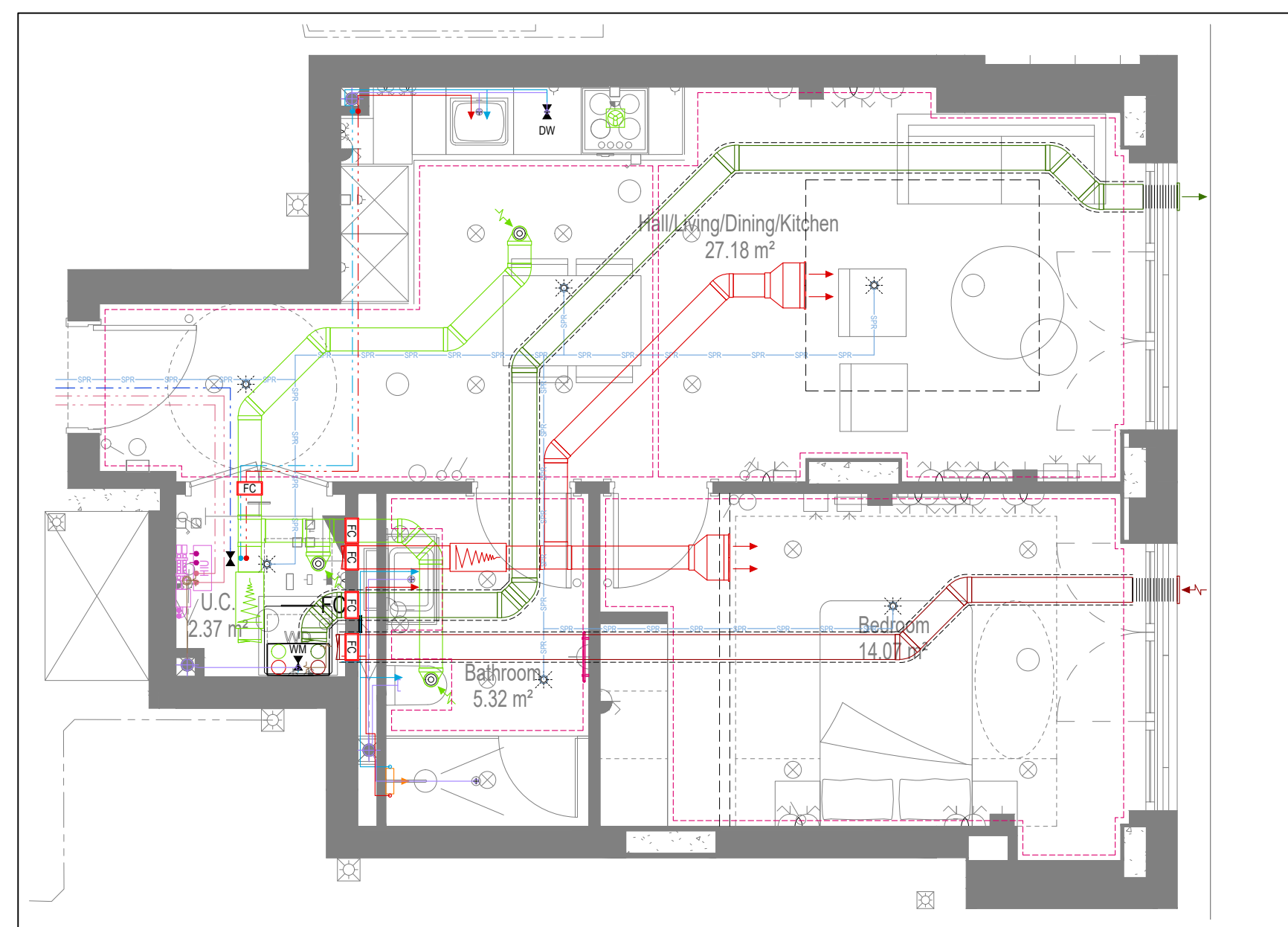
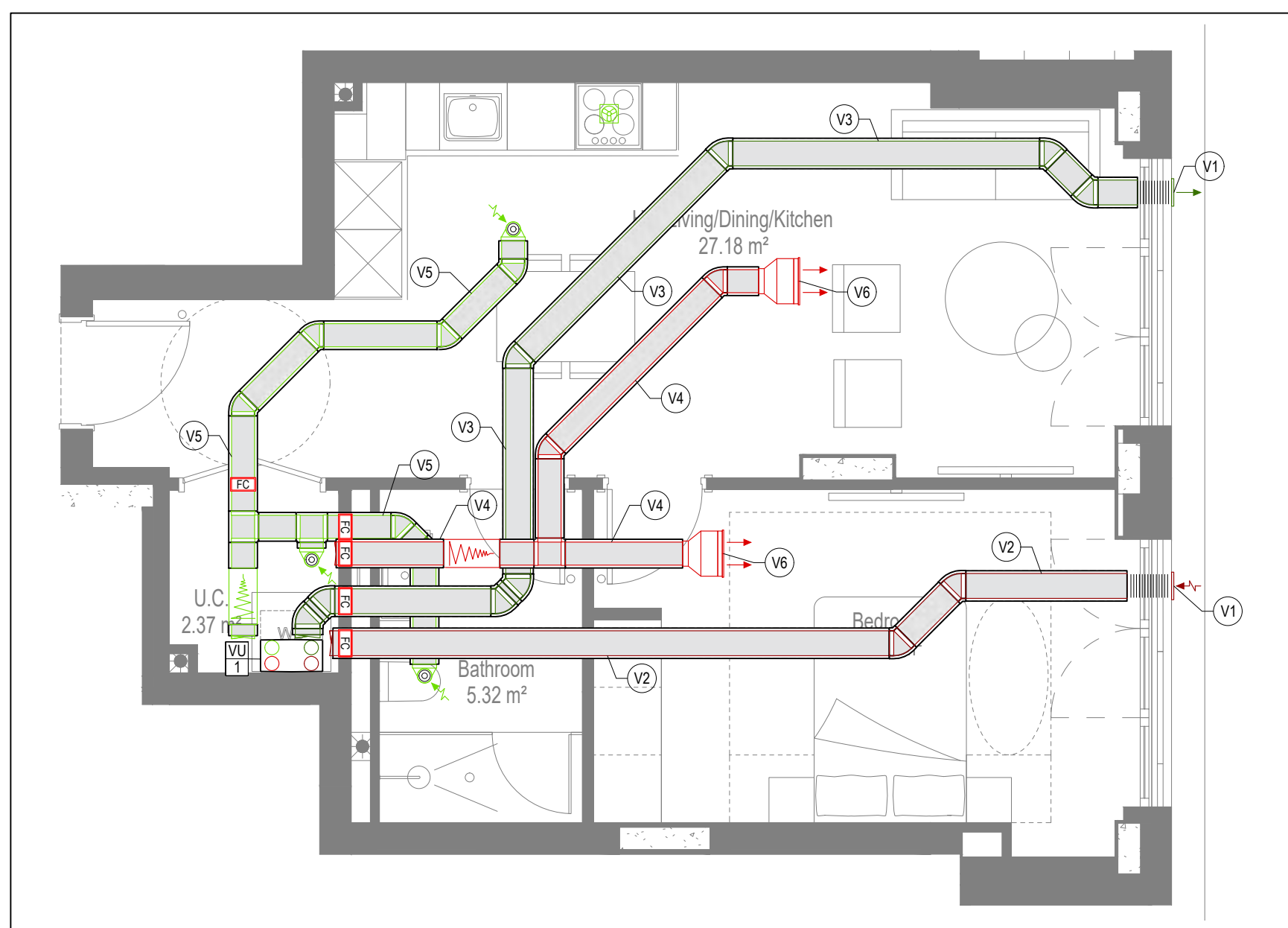
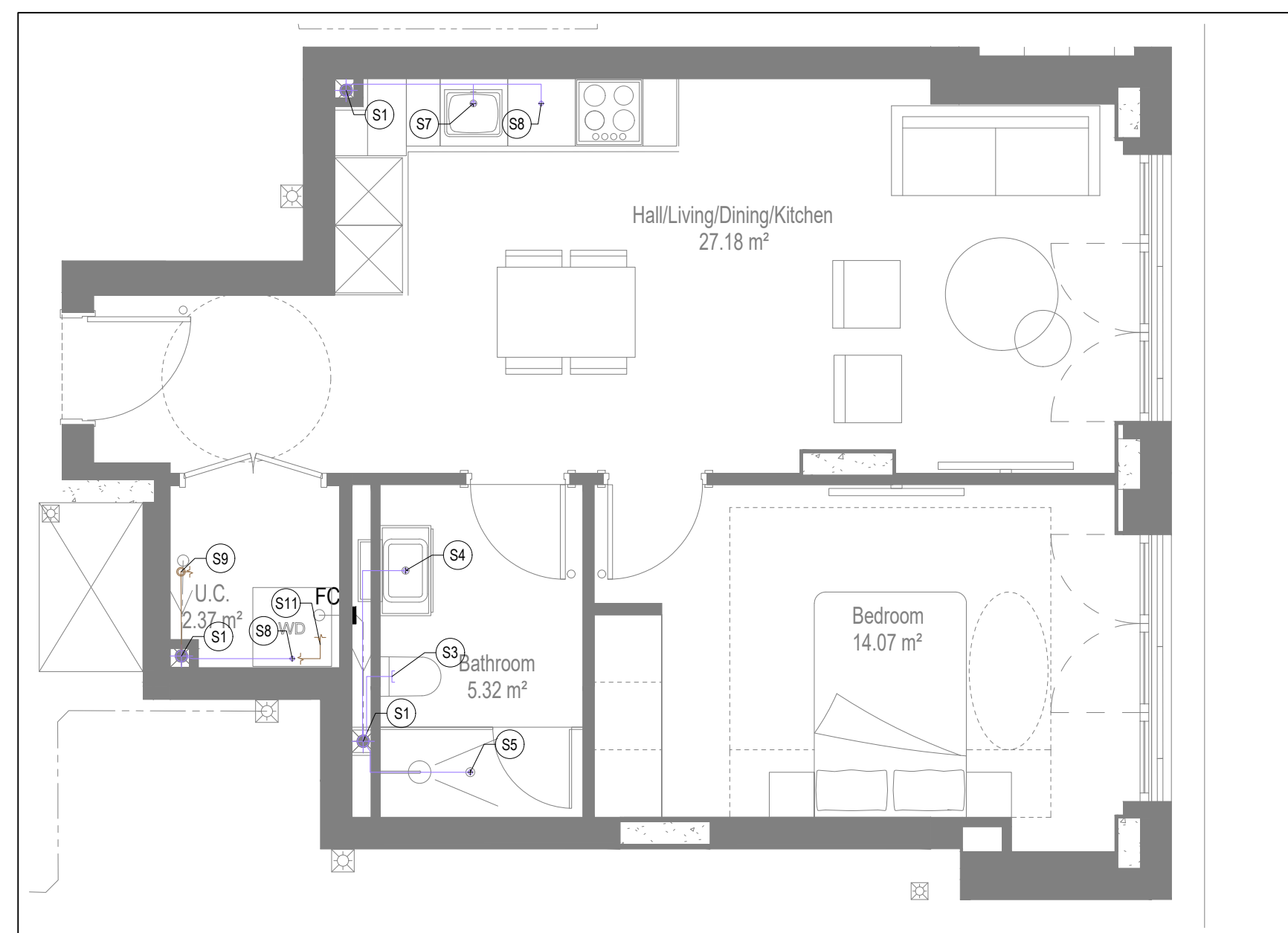
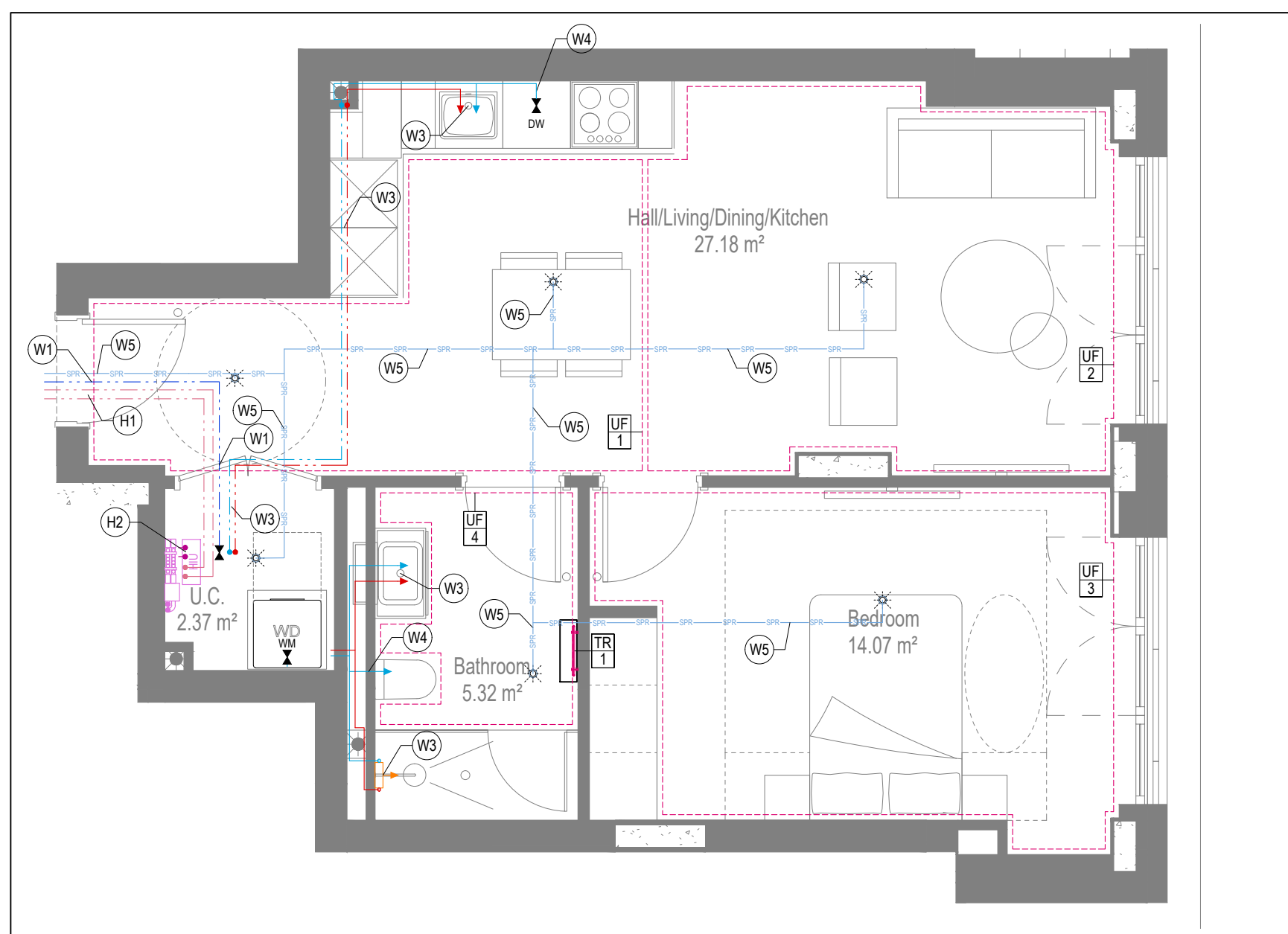


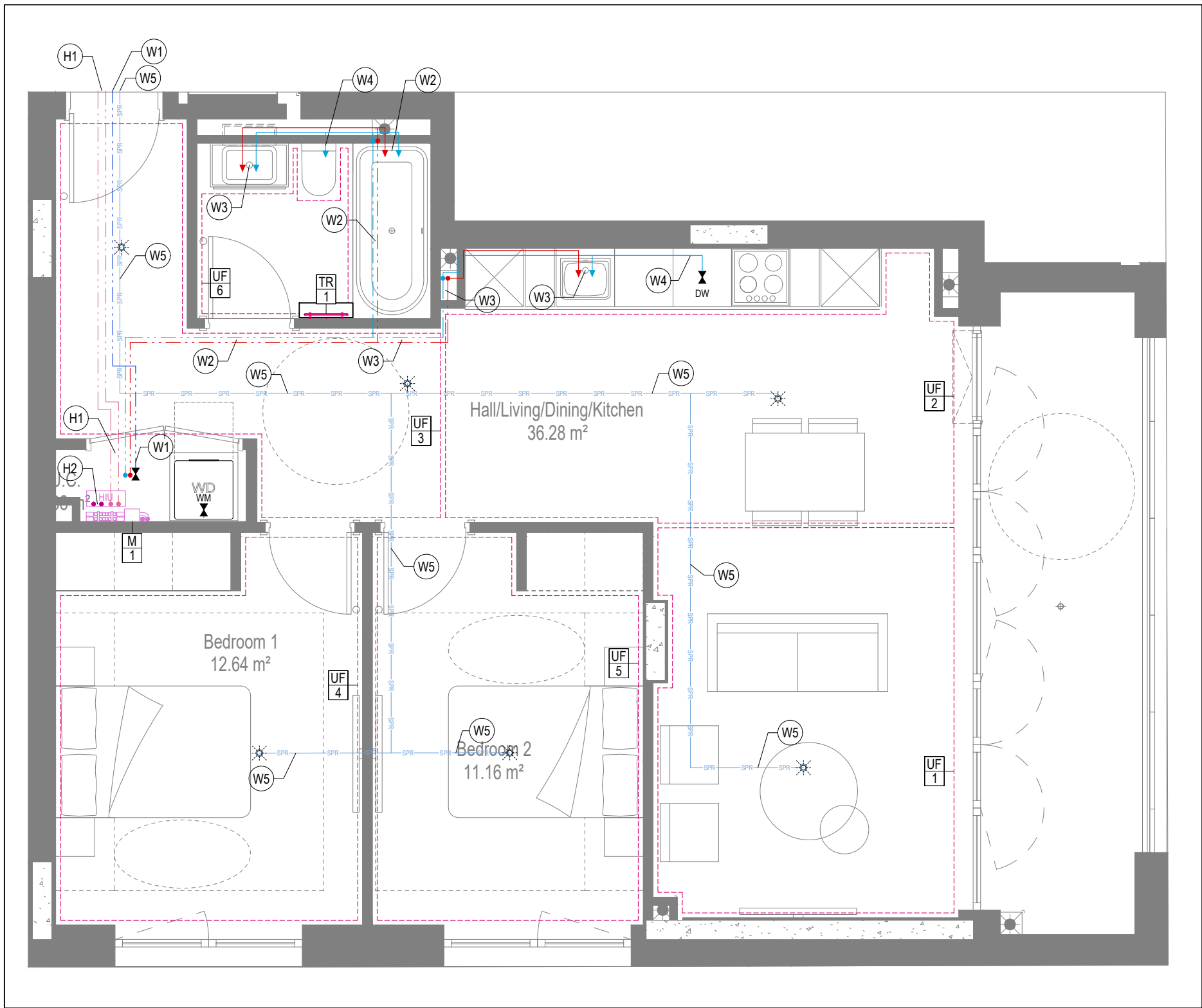
1 2nd Floor North Core
1 : 50

ACCESS HATCH KEY

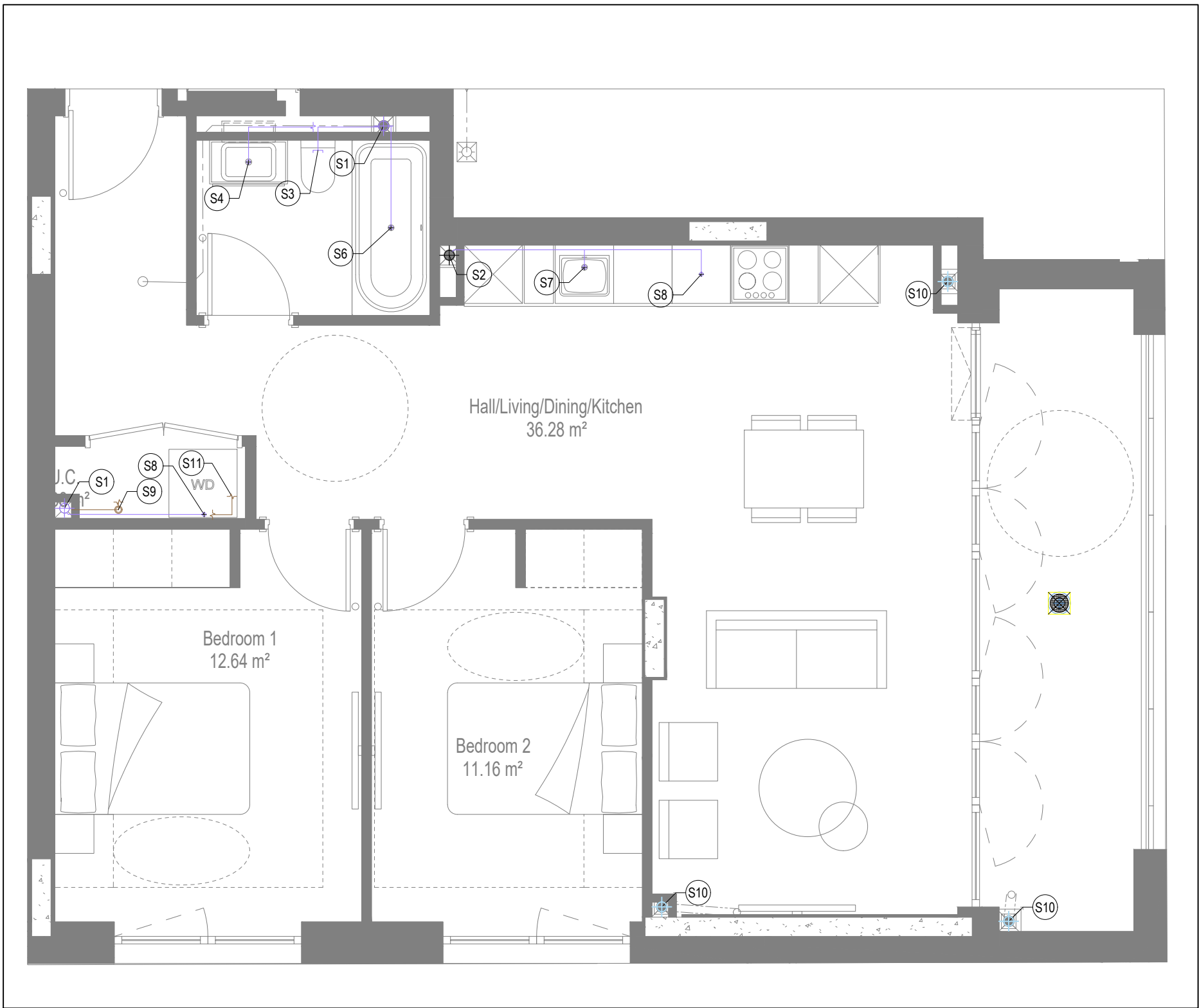
- 150mm W x 300mm H
- 400mm W x 300mm H
- 600mm W X 300mm H
- BATHROOM - 150mm W x 300mm H
- BATHROOM - 400mm W x 300mm H

- 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.

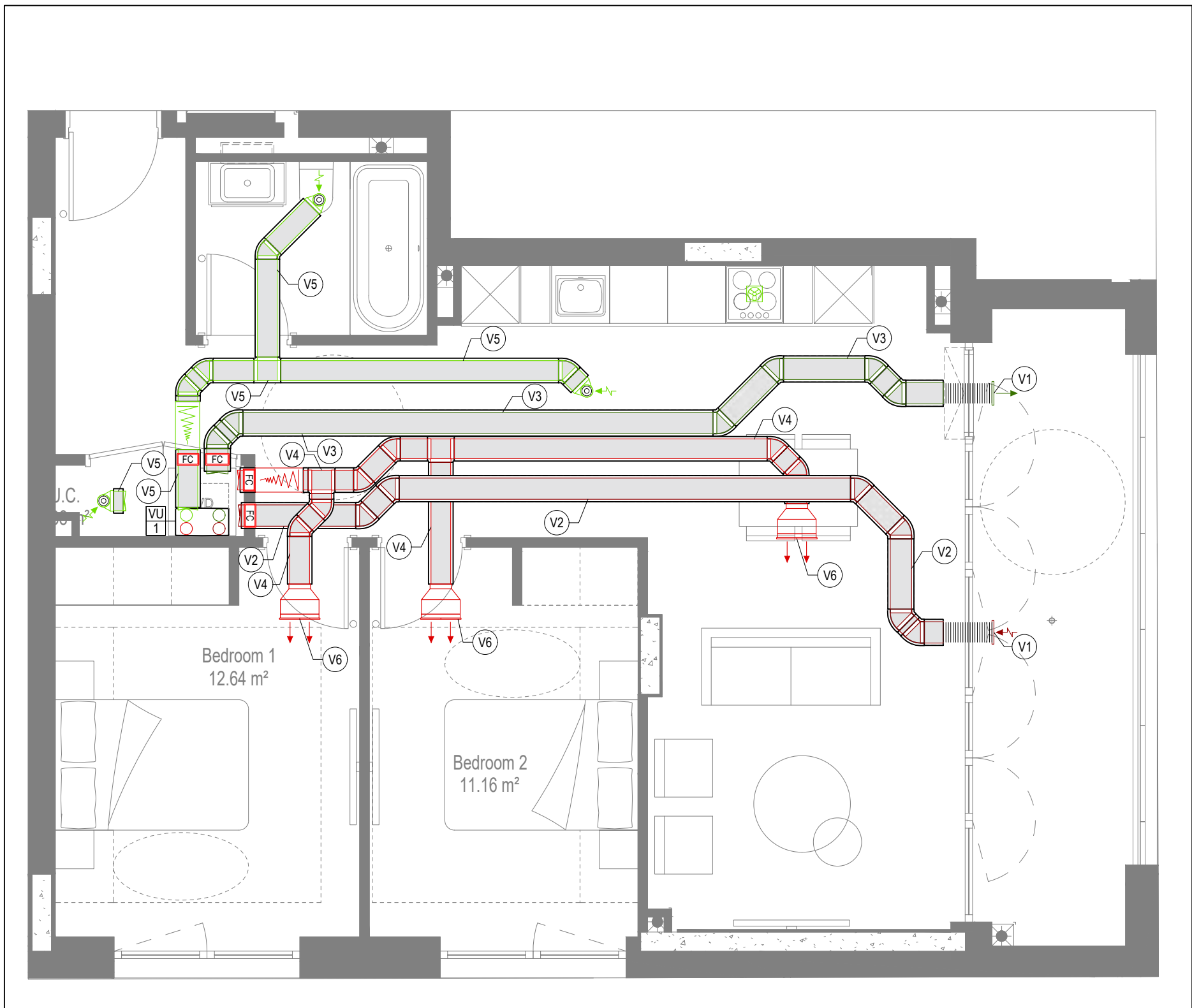




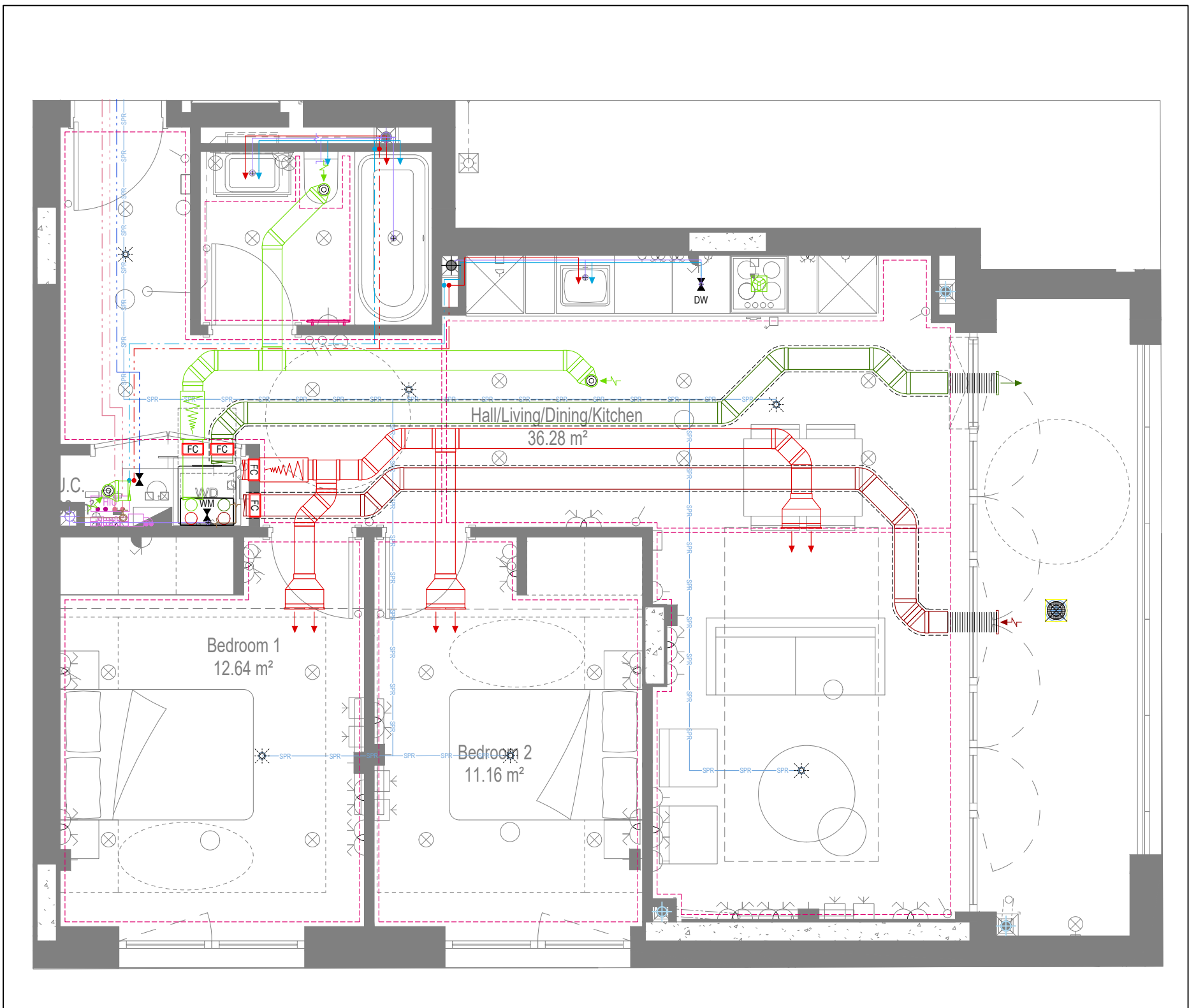
WATER AND HEATING LAYOUT



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 inside 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 steel 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. 220 balanced CWS & HWS.
- W3. 150 balanced CWS & HWS.
- W4. 150 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from pen to SVP/ISS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/ISS.
- S5. 400 shower waste to run to SVP/ISS.
- S6. 400 bath waste to run to SVP/ISS.
- S7. 400 sink waste to drop in 400 to run to SVP/ISS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 standpipe for Washing Machine/Dishwasher waste to run to SVP/ISS.
- S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 320 polypropylene waste system/SVP via a hep-v trap. See detail A on Internal water schematic.
- S10. RWP from above with access hatch & rodding eye.
- S11. 220 plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/ISS hep-v trap. To fall by gravity where possible, or to be pumped if not.

VENTILATION NOTES

- V1. Intel/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:	STAT ZONE:	MANIFOLD:	ROOM:
CIRCUIT REF:	STAT ZONE:	MANIFOLD:	ROOM:
UF1	Z1	M1	LIVINGKITCHEN
UF2	Z1	M1	LIVINGKITCHEN
UF3	Z1	M1	HALLWAY
UF4	Z2	M1	BEDROOM 1
UF5	Z3	M1	BEDROOM 2
UF6	Z4	M1	BATHROOM

TOWEL RAIL SCHEDULE

MANUFACTURER:	STAT ZONE:	MODEL (SIZE):	ROOM:
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 droprise 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
- 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
- Titan Attenuator

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

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

AB	16.09.2022	AS BUILT	Removed cooling, updated to fire strategy and comments	JH	EJ
C2	19.08.2021	AS BUILT	Removed cooling, updated to fire strategy and comments	DALS	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
Rev	Date	Description		Dwn	Chkd

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

	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
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Title: MECHANICAL SERVICES LAYOUT
Plots: FLAT TYPE 12
AS28

Project: HORNSEY TOWN HALL

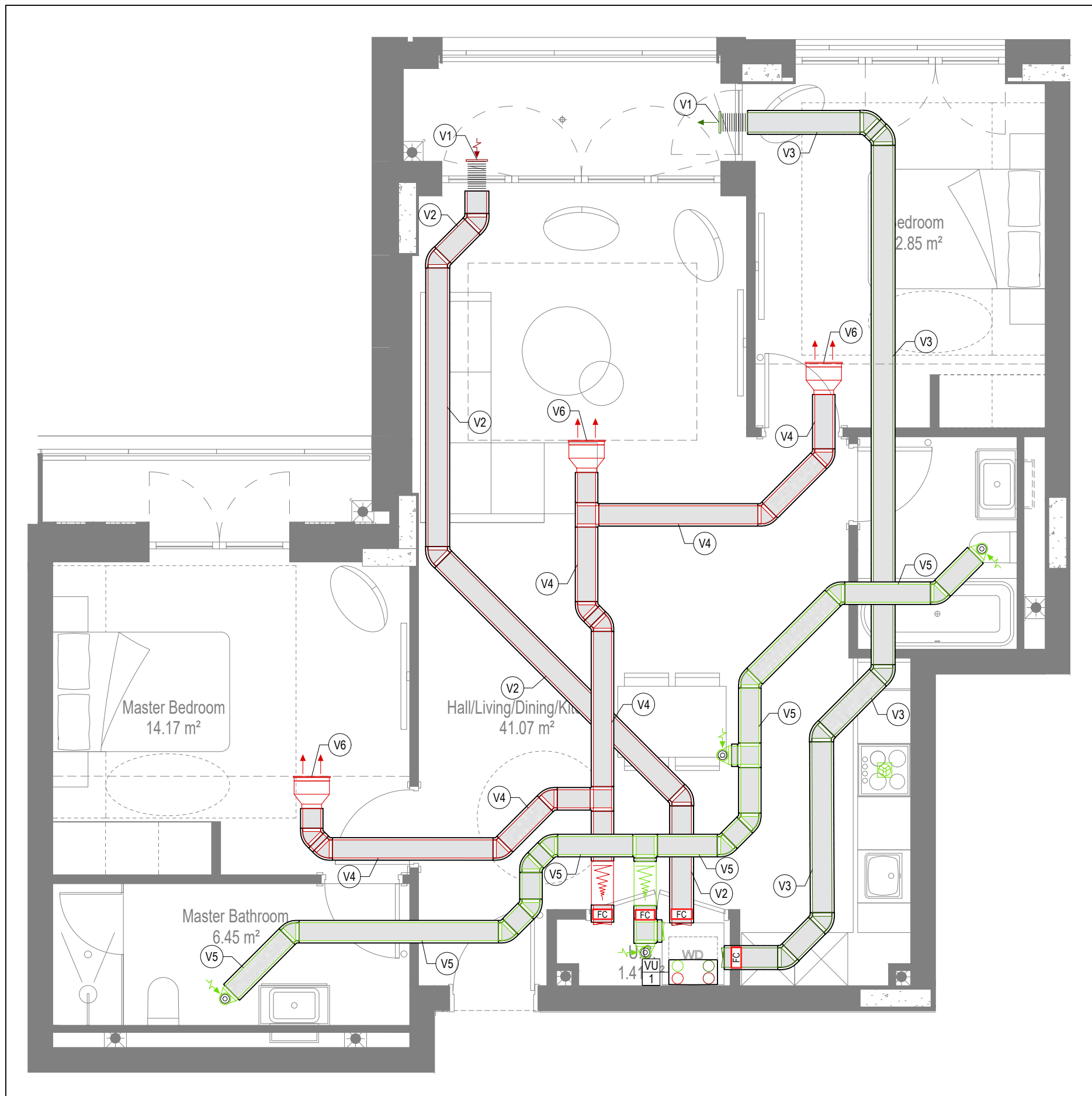
Client: ARMORE
Dwg Number: 10687-M-03-A-0012
Rev: AB



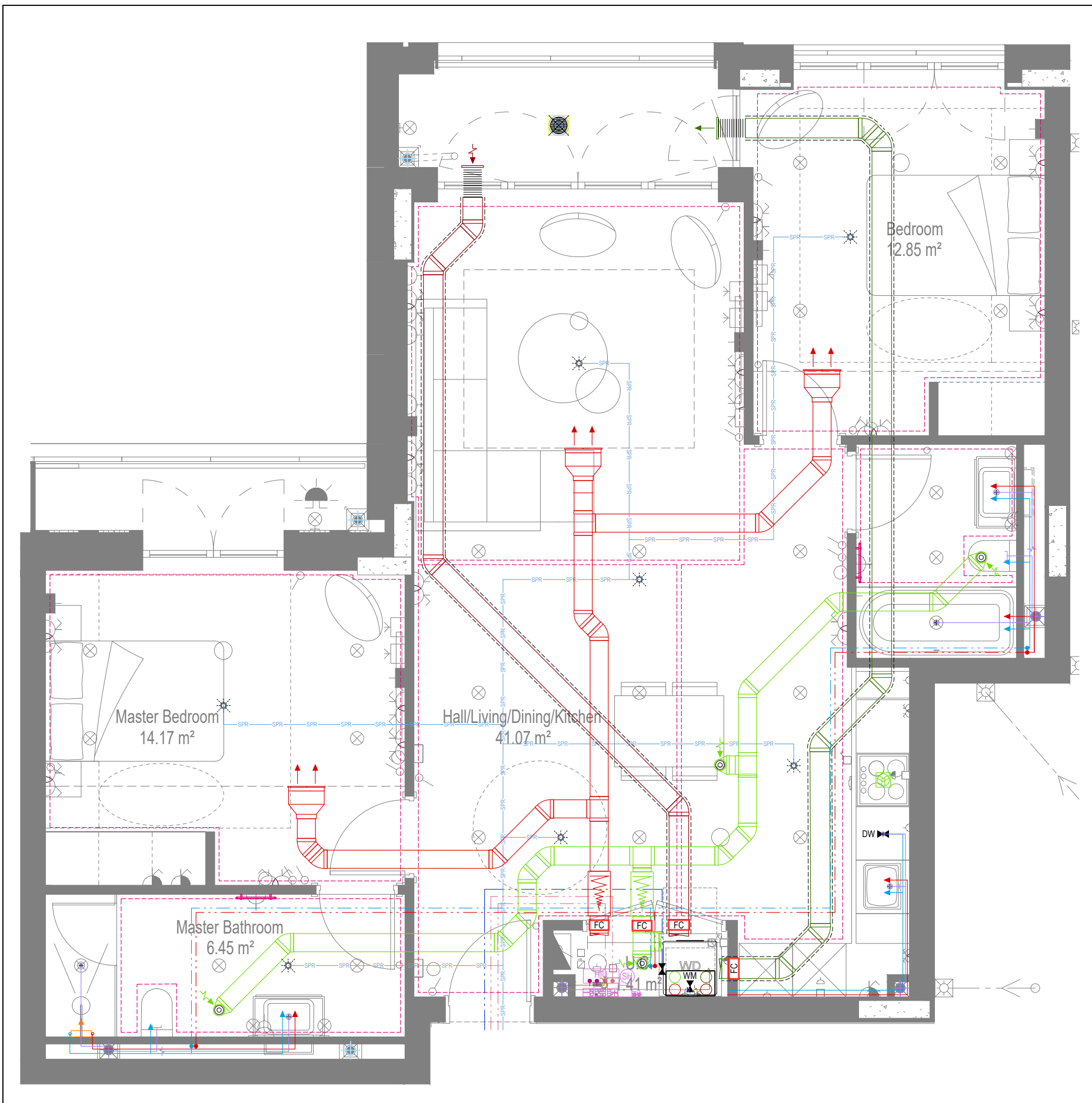
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



COORDINATED SERVICES LAYOUT

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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 (AAVs), 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 12055-2 (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.
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- 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 droprise 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 steel 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. 220 balanced CWS & HWS.
- W3. 150 balanced CWS & HWS.
- W4. 150 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from pan to SVP/ISS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/ISS.
- S5. 400 shower waste to run to SVP/ISS.
- S6. 400 bath waste to run to SVP/ISS.
- S7. 400 sink waste to drop in 400 to run to SVP/ISS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 standpipe for Washing Machine/Dishwasher waste to run to SVP/ISS.
- S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 320 polypropylene waste system/SVP via a hep-v trap. See detail A on internal water schematic.
- S10. RWP from above with access hatch & rodding eye.
- S11. 220 plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/ISS hep-v 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. 220x50 Insulated Intake duct.
- V3. 220x50 Insulated Exhaust duct.
- V4. 204x60 Supply duct.
- V5. 204x60 Extract duct.
- V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-W-0012 for details.

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LEGEND

- > Pipework at high level / within ceiling void or joist space
- > Pipework at low level
- > Pipework to droprise 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
- 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
- Titan Attenuator

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

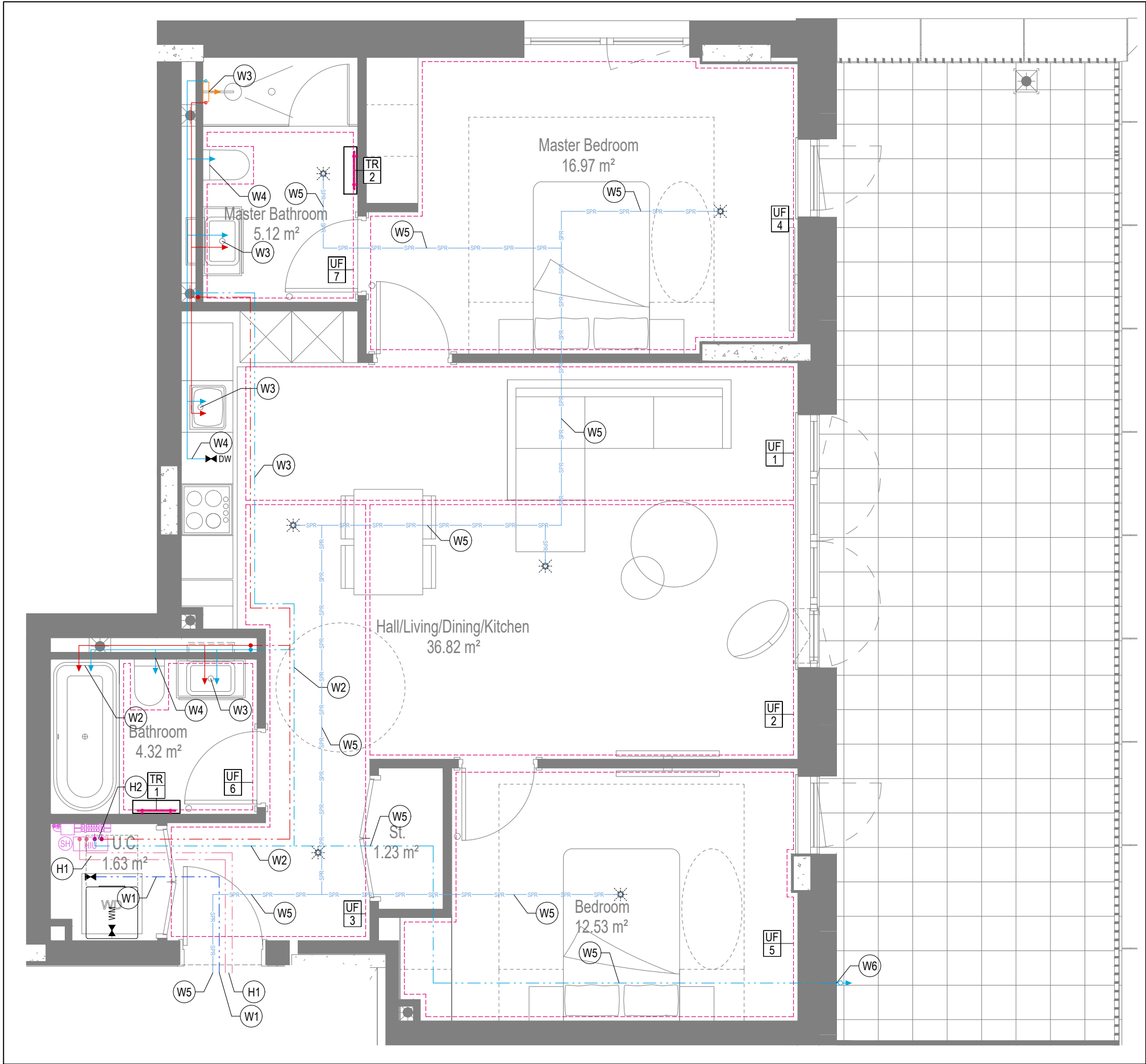
BACKGROUND PLAN AS PER: KDS			
DRAWING NO:	3596-KDS-BA-XX-DR-A-06-1119	REVISION:	C2
DATE RECEIVED:	04.01.2021		

AB	16.09.2022	AS BUILT	Updated to latest RCP, fire strategy and comments	JH	DAL	EJ
C2	19.08.2021	Updated to latest RCP, fire strategy and comments		JH	DAL	EJ
C1	11.09.2020	Construction Issue		JH	DAL	EJ
P1	04.02.2020	Preliminary Issue		JH	DAL	EJ
Rev	Date	Description		Drawn	Chkd	
Current purpose:	AS BUILT	Scale: 1:50	Size: A1			
Original issue Date:	04.02.2020	Drawn: MJ	Chkd: JC			

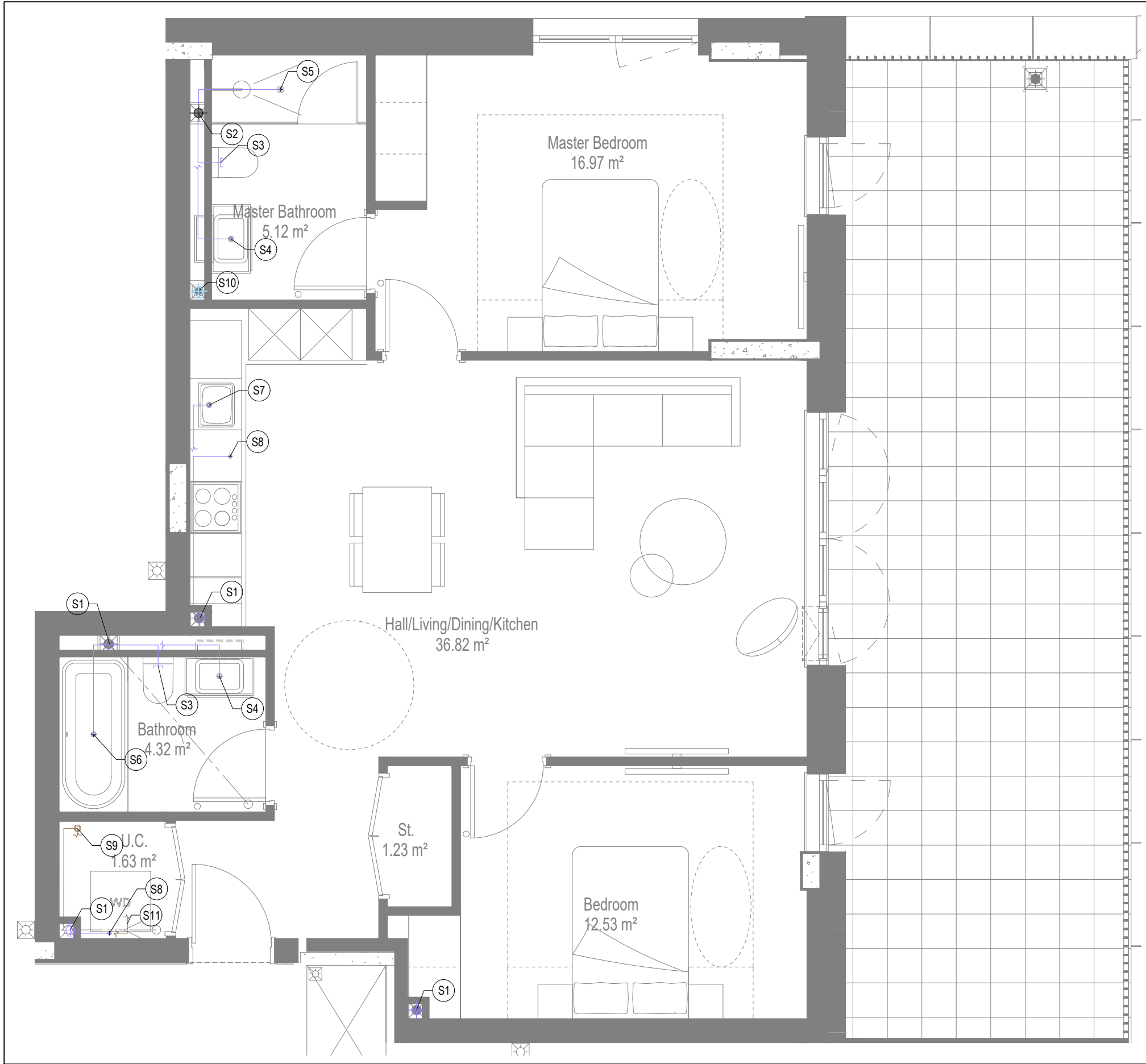
	BUILDING SERVICES DESIGN CONSULTANTS 26-27 The Hill, Northfleet, Gravesend Kent, DA11 9EU www.whitecode.co.uk T: 01322 289977 E: design@whitecode.co.uk
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Title:	MECHANICAL SERVICES LAYOUT FLAT TYPE 13 AS35
Plots:	
Project:	HORNSEY TOWN HALL

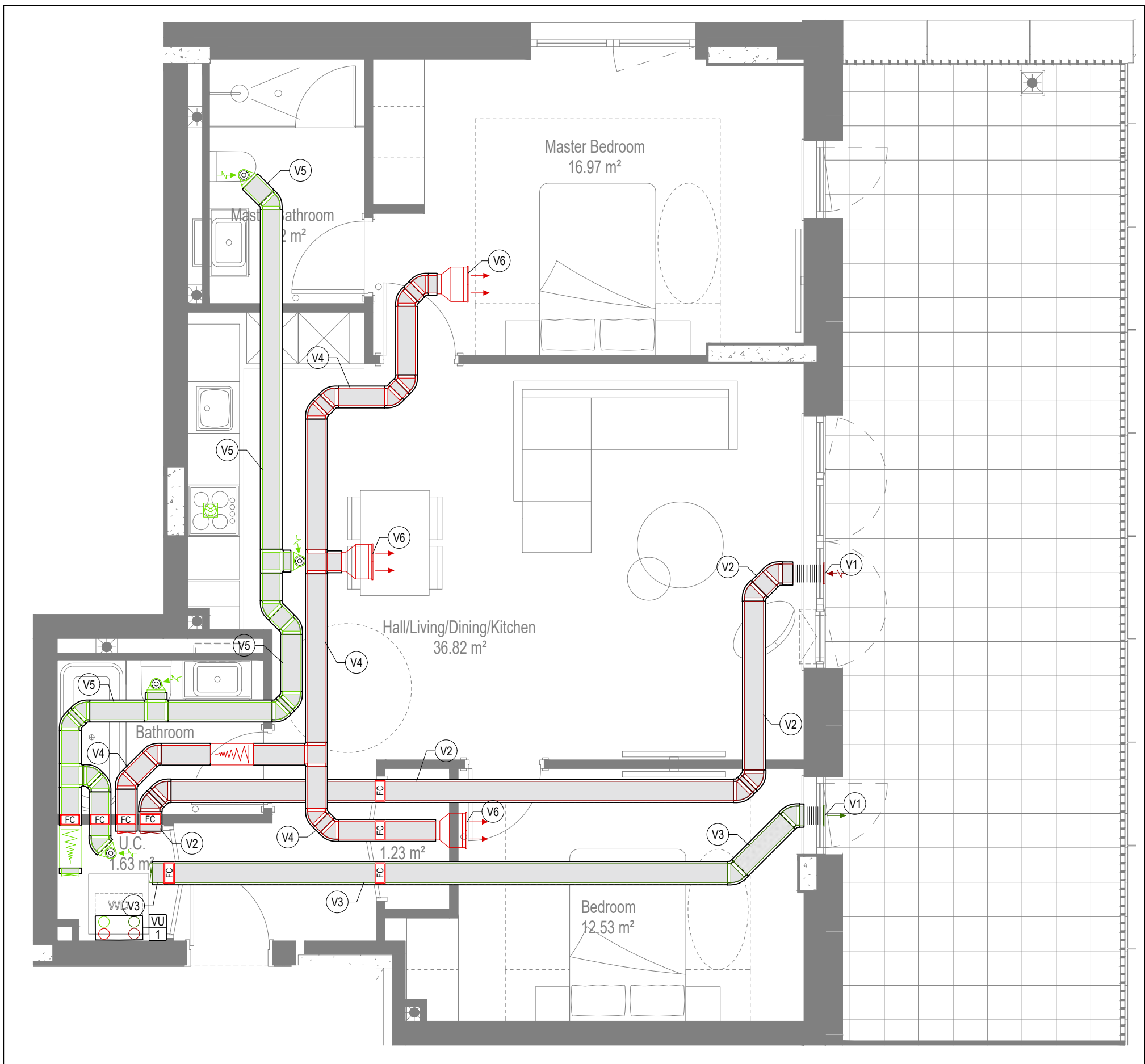
Client:	ARMORE	Rev:	AB
Dwg Number:	10687-M-03-A-0013		



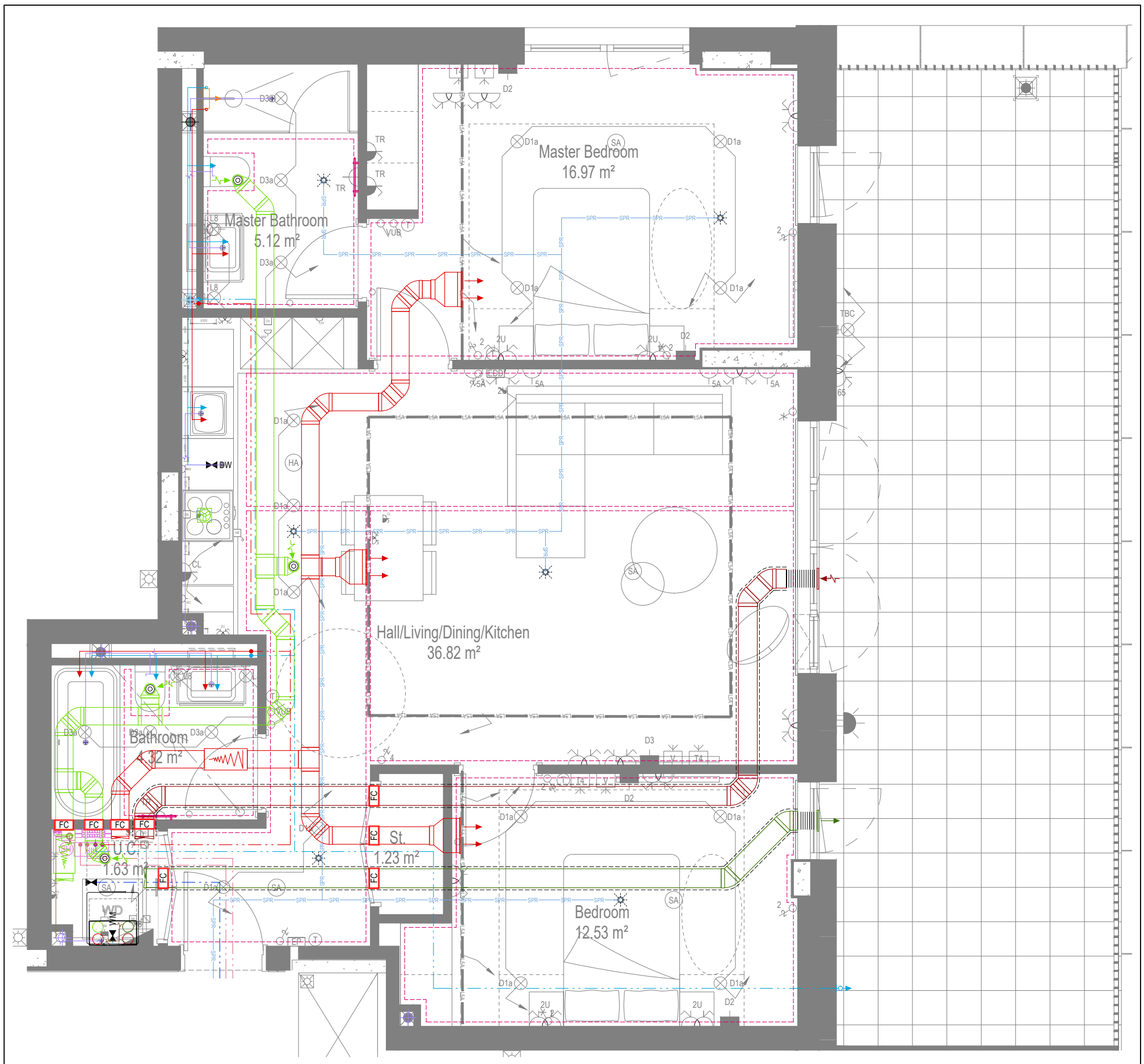
WATER AND HEATING LAYOUT



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 steel 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. 220 balanced CWS & HWS.
- W3. 150 balanced CWS & HWS.
- W4. 150 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from pan to SVP/ISS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/ISS.
- S5. 400 shower waste to run to SVP/ISS.
- S6. 400 bath waste to run to SVP/ISS.
- S7. 400 sink waste to drop in 400 to run to SVP/ISS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 standpipe for Washing Machine/Dishwasher waste to run to SVP/ISS.
- S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 320 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. 220 plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/ISS 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. 220x50 Insulated Intake duct.
- V3. 220x50 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	ROOM:
CIRCUIT REF:	STAT ZONE:	MANIFOLD:
UF1	Z1	M1
UF2	Z1	M1
UF3	Z1	M1
UF4	Z2	M1
UF5	Z3	M1
UF6	Z4	M1
UF7	Z5	M1

TOWEL RAIL SCHEDULE

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

VENTILATION UNIT SCHEDULE

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

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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
- 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
- Titan Attenuator
- Titan Trimbox NOX Filter

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

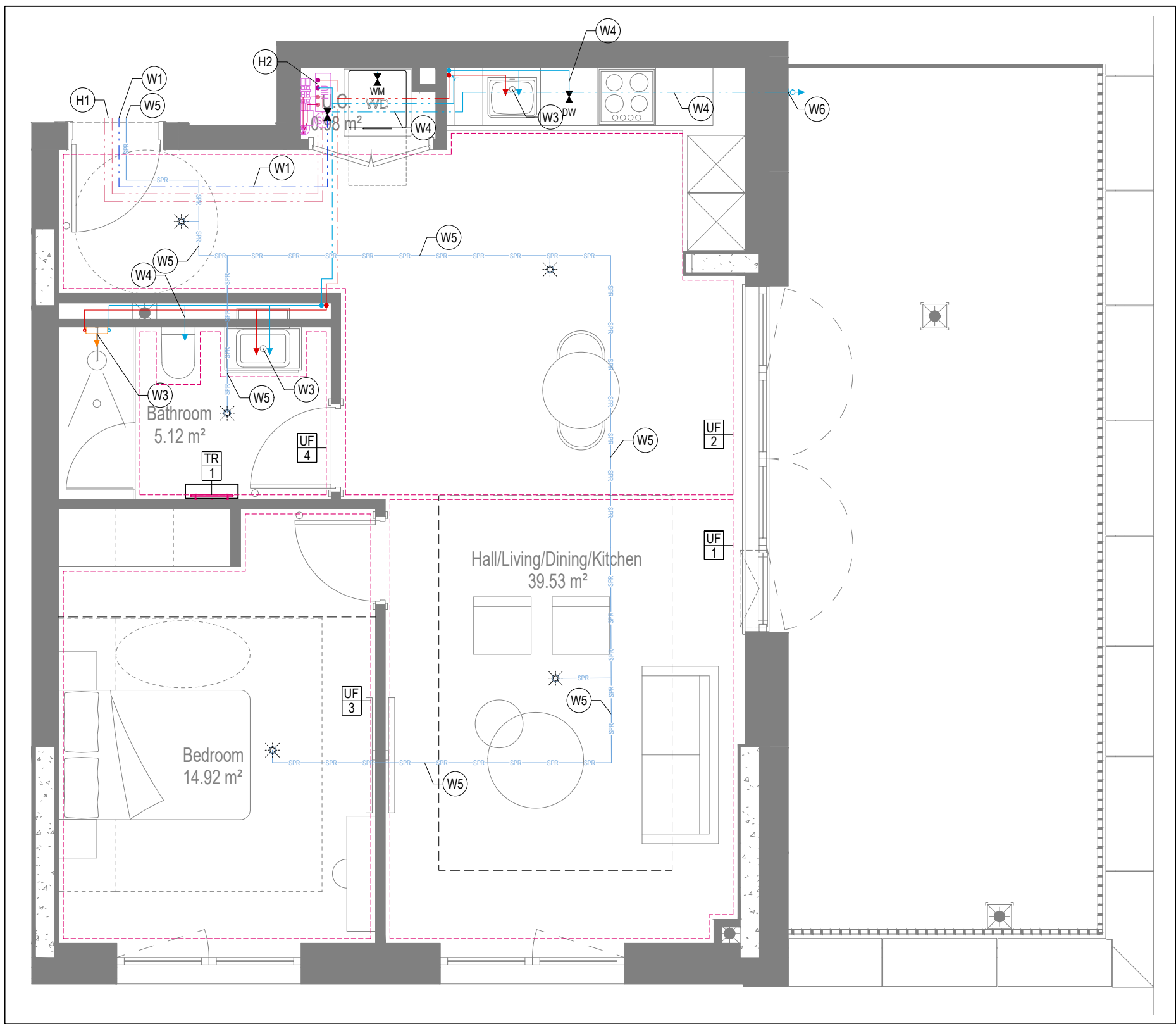
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DRAWING No:	3596-KDS-BA-XX-DR-A-06-1120	REVISION:	C1
DATE RECEIVED:	04.01.2021		

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

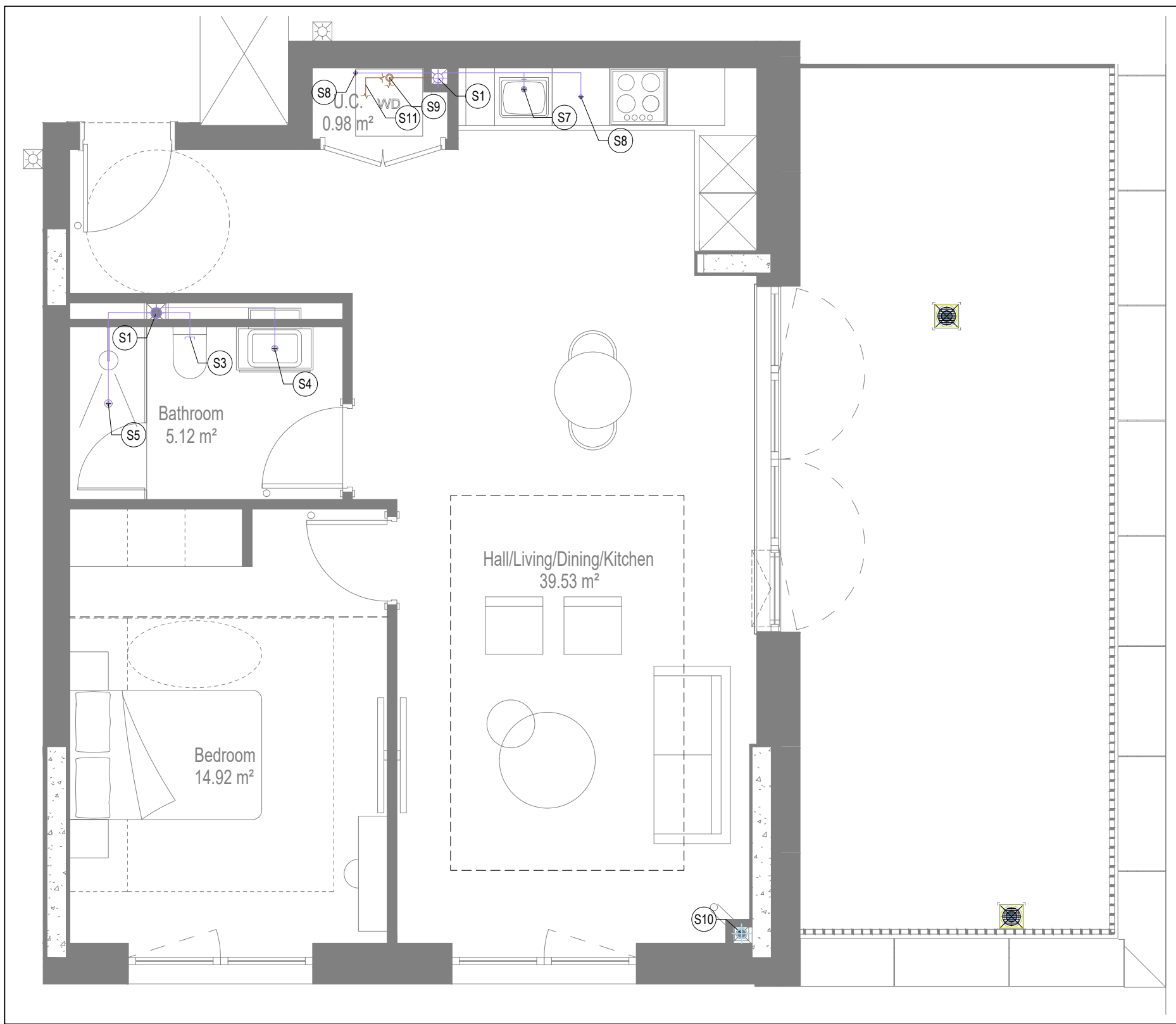
	BUILDING SERVICES DESIGN CONSULTANTS 26-27 The Hill, Northfleet, Gravesend Kent, DA11 9EU www.whitecode.co.uk T: 01322 289977 E: design@whitecode.co.uk
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Title:	MECHANICAL SERVICES LAYOUT FLAT TYPE 14 AS36
Plots:	
Project:	HORNSEY TOWN HALL

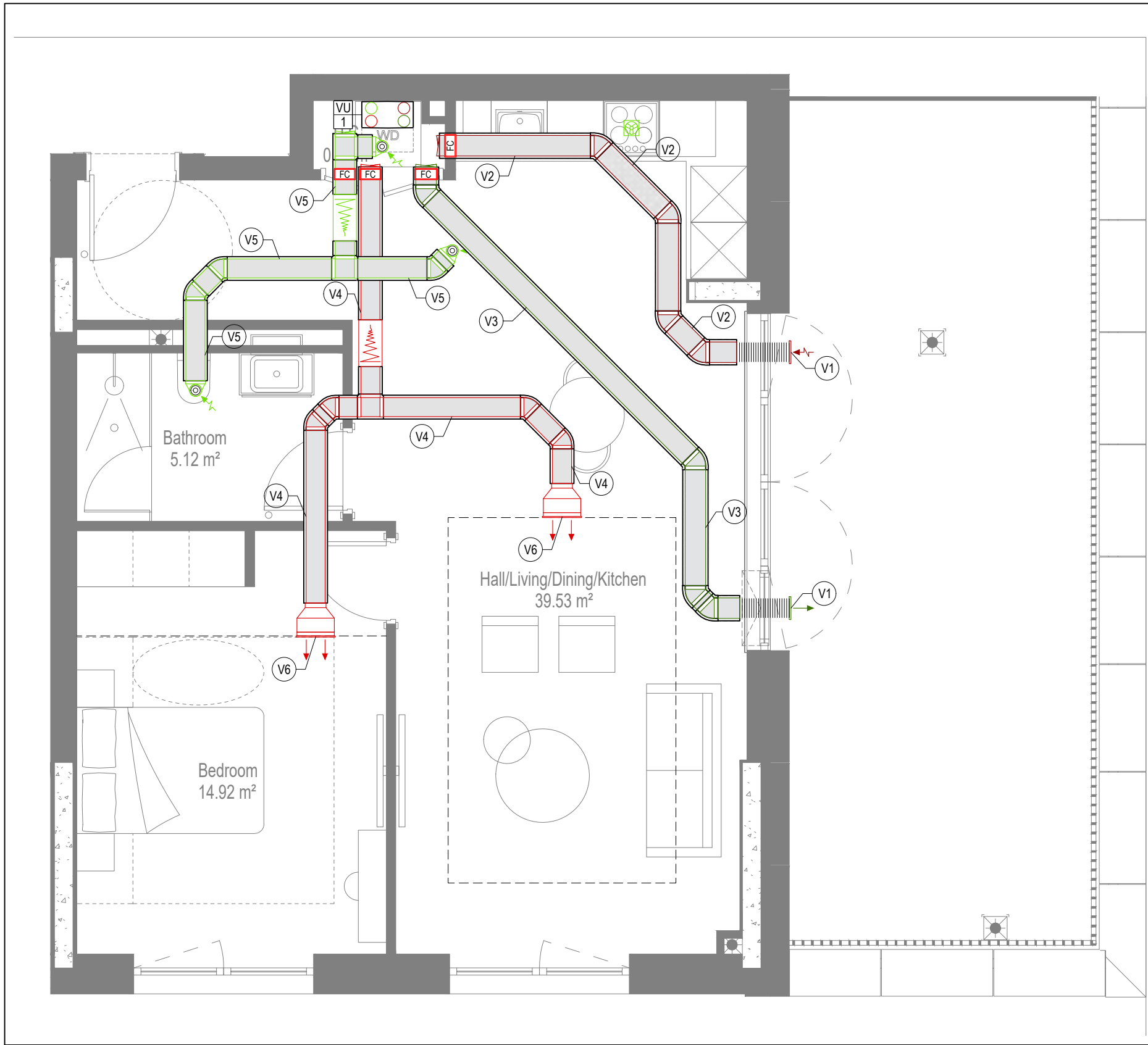
Client:	ARMORE	Rev:	AB
Dwg Number:	10687-M-03-A-0014		



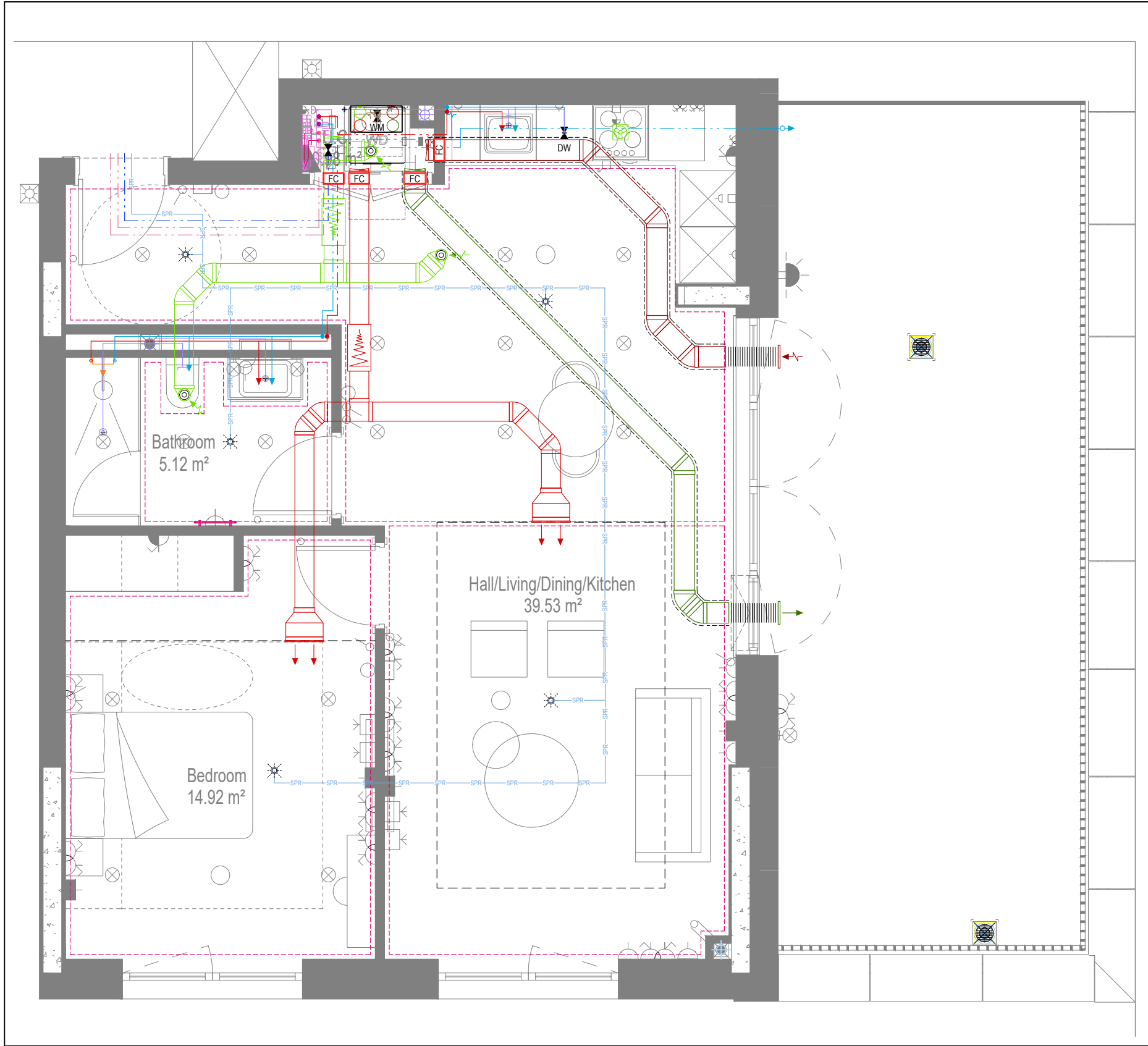
WATER AND HEATING LAYOUT



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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- 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 droprise 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 steel 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.
- W2. Refer to schematic for valve arrangement and sizing.
- W3. 220 balanced CWS & HWS.
- W4. 150 balanced CWS & HWS.
- W5. 150 CWS.
- W6. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.
- W7. 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from plan to SVP/SS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/SS.
- S5. 400 shower waste to run to SVP/SS.
- S6. 400 bath waste to run to SVP/SS.
- S7. 400 sink waste to drop in 400 to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 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 320 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. 220 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. 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
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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---> Pipework at low level

---> Pipework to droprise 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

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

Titan Attenuator

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

BACKGROUND PLAN AS PER: KDS			
DRAWING NO:	3596-KDS-BA-XX-DR-A-06-1121	REVISION:	C2
DATE RECEIVED:	04.01.2021		

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
Rev	Date	Description	Dwn	Chkd
Current purpose: AS BUILT		Scale: 1:50	Size: A1	
Original issue Date: 17.03.2020		Dwn: 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

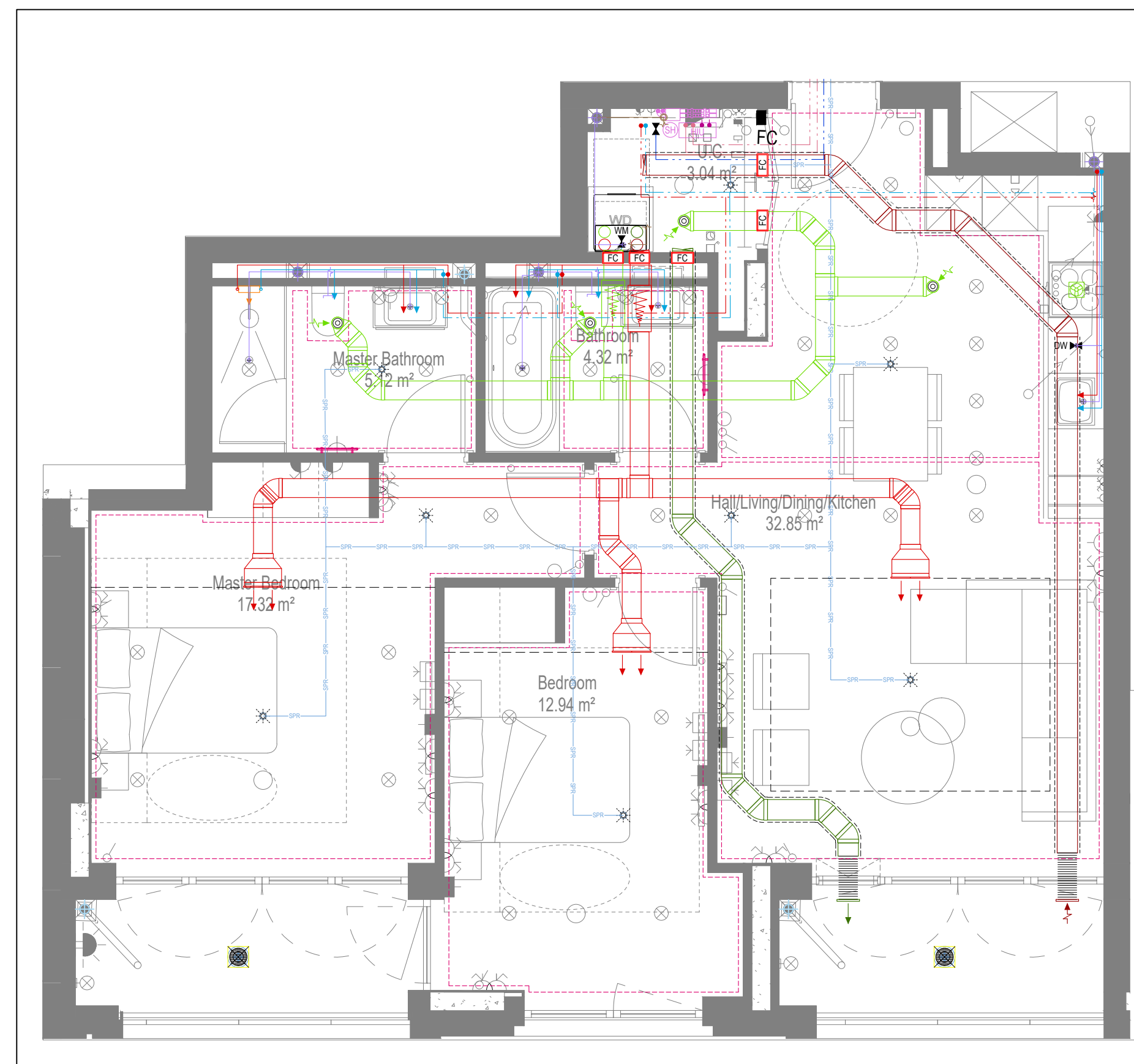
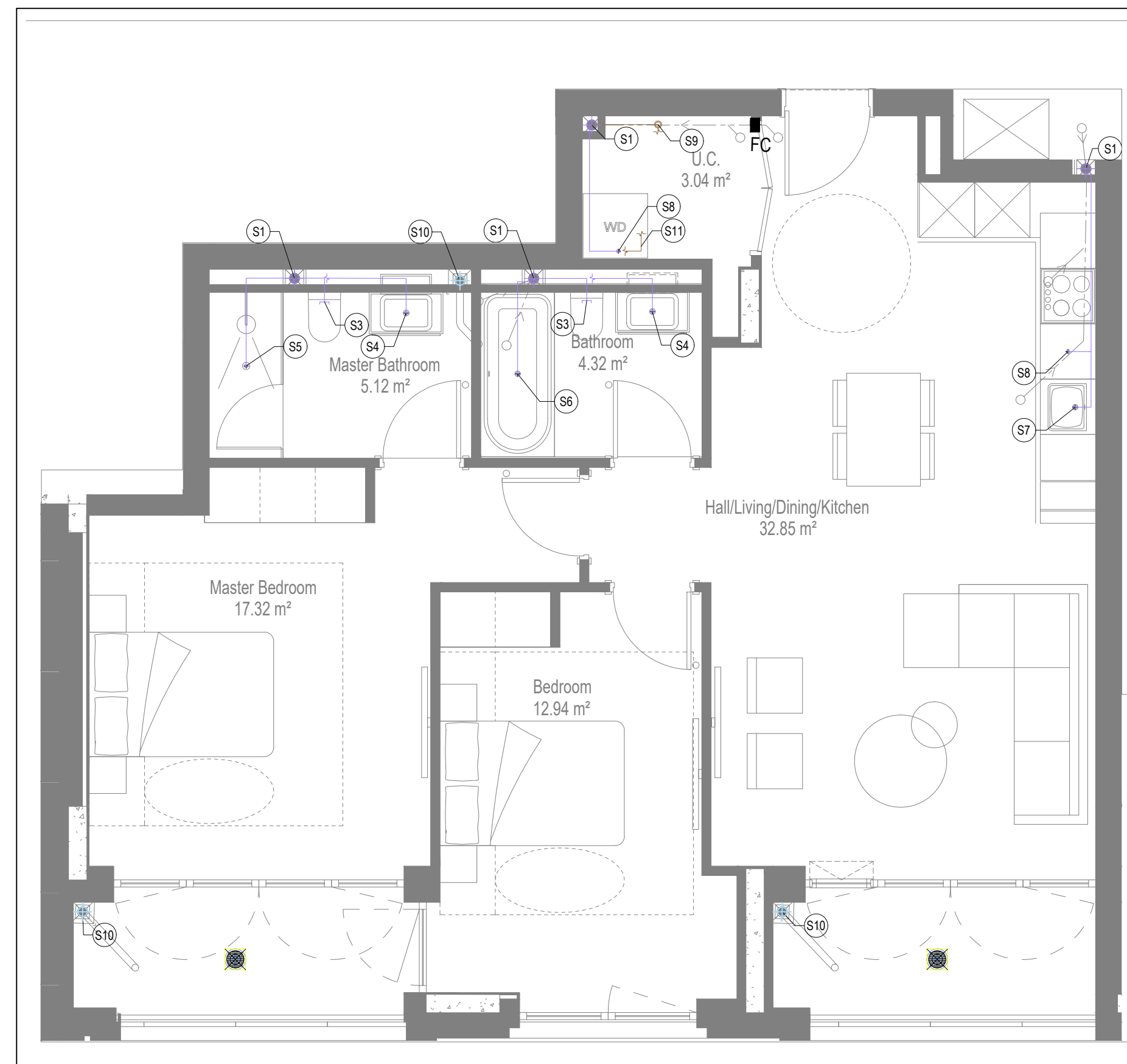
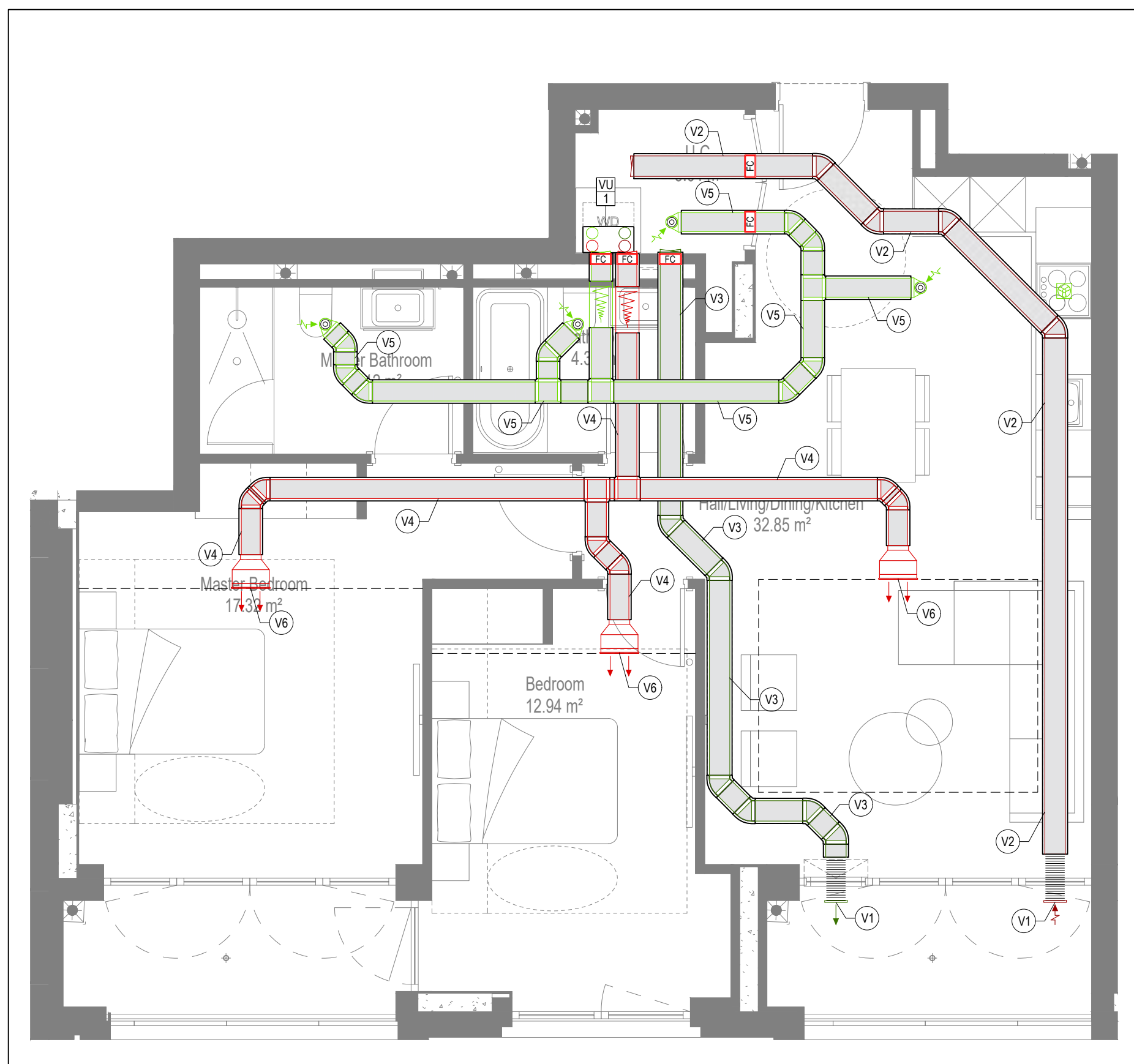
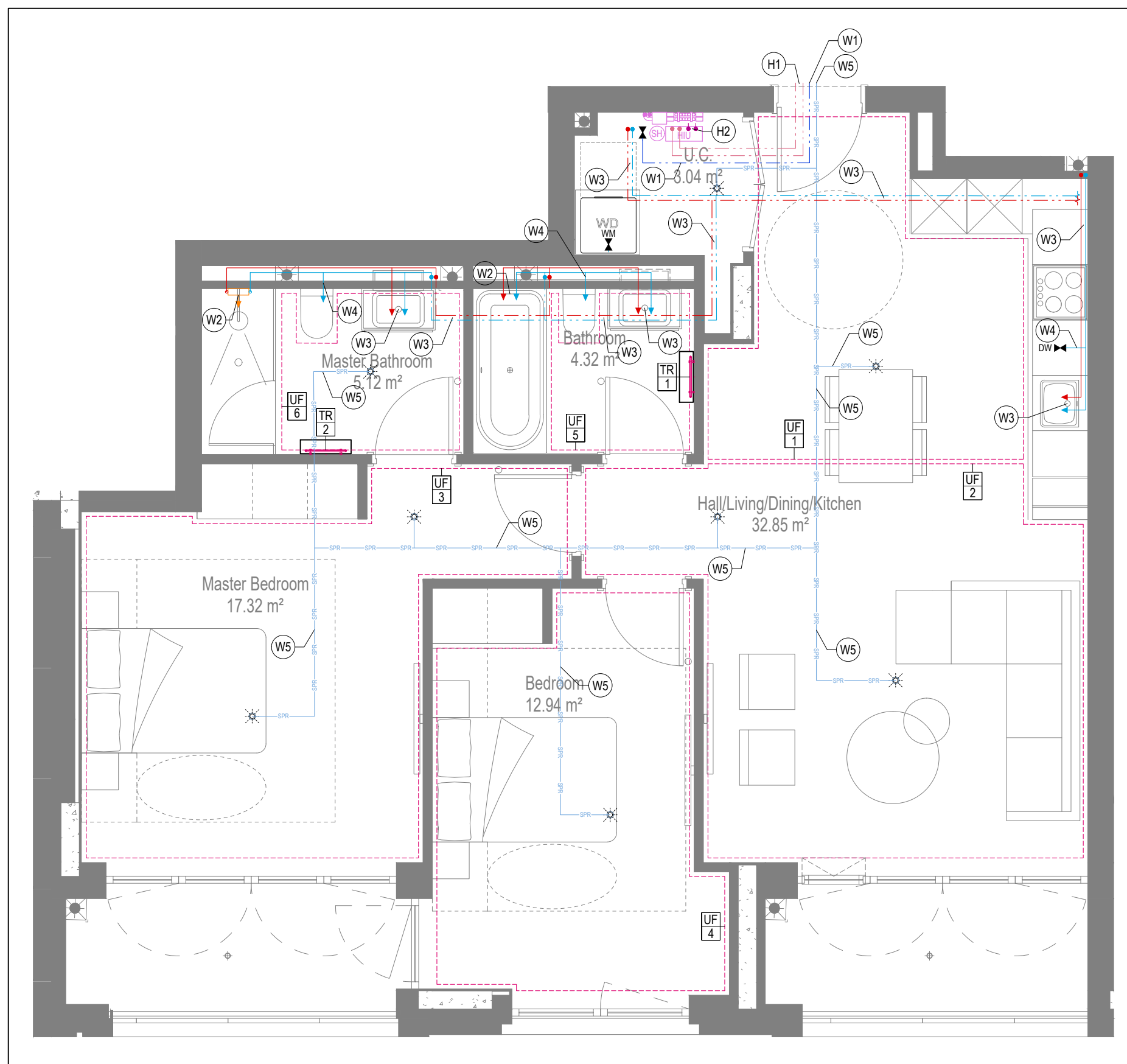
Plots: FLAT TYPE 15

Project: AS37

Client: ARMORE

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

Rev: AB



- | |
|------------------------|
| 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

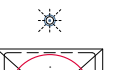
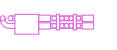
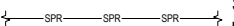
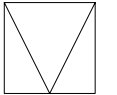
- Heating pipe work high points are to be vented with automatic air vents (AAV's), or shall be manually vented where this is not possible.

- GENERAL SOILS NOTES

- Where waste pipe passes through roof

- 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.

- 332

- | | |
|---|--|
| <p>as protected hallway) the fire will be fitted with a fire collar with a rating to match the wall being penetrated. The fire collar shall be installed in line with manufacturer's requirements.</p> <ul style="list-style-type: none"> - Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F 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 droprise 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 with 25mm of PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steel wire helix. Traditional domestic PVC flexible duct work is acceptable. |  <p>Intumescent Fire Collar</p> <p>Supply diffuser</p> <p>Extract diffuser</p>  <p>Kitchen manufacturers re-circulating cooker hood</p>  <p>Thermostatic Shower Mixer</p> |
| <h3>WATER NOTES</h3> <p>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.</p> <p>W2. 220 balanced CWS & HWS.</p> <p>W3. 150 balanced CWS & HWS.</p> <p>W4. 150 CWS.</p> <p>W5. Sprinkler main - Refer to Sprinkler schematic and layouts for details. Subject to specialist confirmation.</p> <p>W6. BCWS hose drops to LL with LV & DCV, then penetrates facade to serve external tap.</p> <p>W7. Heating tape to be added to hot water supply.</p> |  <p>15mm Cold Isolation Valve for Washing Machine</p>  <p>15mm Cold Isolation Valve for Dish Washer</p>  <p>Ceiling mounted Sprinkler Head</p>  <p>Hot Water Cylinder on stand (if above washing machine)</p>  <p>Hot Water Expansion Vessel</p> |
| <h3>HEATING NOTES</h3> <p>H1. Insulated Heating Primary F&R. Refer to schematic for sizing.</p> <p>H2. 220 Heating F&R.</p> <p>H3. Under floor Heating.</p> |  <p>Sealed Heating Kit</p>  <p>Wall mounted Heat Interface unit</p> |
| <h3>SOILS NOTES</h3> <p>S1. 1000 SVP from above with rodding eye and access hatch.</p> <p>S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.</p> <p>S3. 1000 soil pipe from pan to SVP/SS.</p> <p>S4. 320 basin waste with anti-siphon to drop in 400 to SVP/SS.</p> <p>S5. 400 shower waste to drop in 400 to SVP/SS.</p> <p>S6. 400 bath waste to run to SVP/SS.</p> <p>S7. 400 sink waste to drop in 400 to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.</p> <p>S8. 400 standpipe for Washing Machine/Dishwasher waste to run to SVP/SS.</p> <p>S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a bundt to a 320 polypropylene waste system/SVP via a hepvo tap. See detail A on Internal water schematic.</p> <p>S10. RWP from above with access hatch & rodding eye.</p> <p>S11. 220 plastic condense from Fan Coil Unit and Dehumidifier Unit to run to SVP/SS hepvo tap. To fall by gravity where possible, or by pumped recovery if not.</p> |  <p>UFCH manifold - Refer to typical UFCH drawings for details for Circuit/Zones</p>  <p>Wall mounted Towel Rail - Refer to Internal Heating schematic for size and type</p>  <p>Ceiling mounted Sprinkler Head</p>  <p>Sprinkler pipework within ceiling void/joist space. Refer to schematic for indicative details and sizing of system.</p>  <p>Access Panel - Size varies</p> |
| <h3>VENTILATION NOTES</h3> <p>V1. Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.</p> <p>V2. 220x50 Insulated Intake duct.</p> |  <p>Tiltan Attenuator</p> |

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

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

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

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Title: MECHANICAL SERVICES LAYOUT
FLAT TYPE 16
Plots: AS42

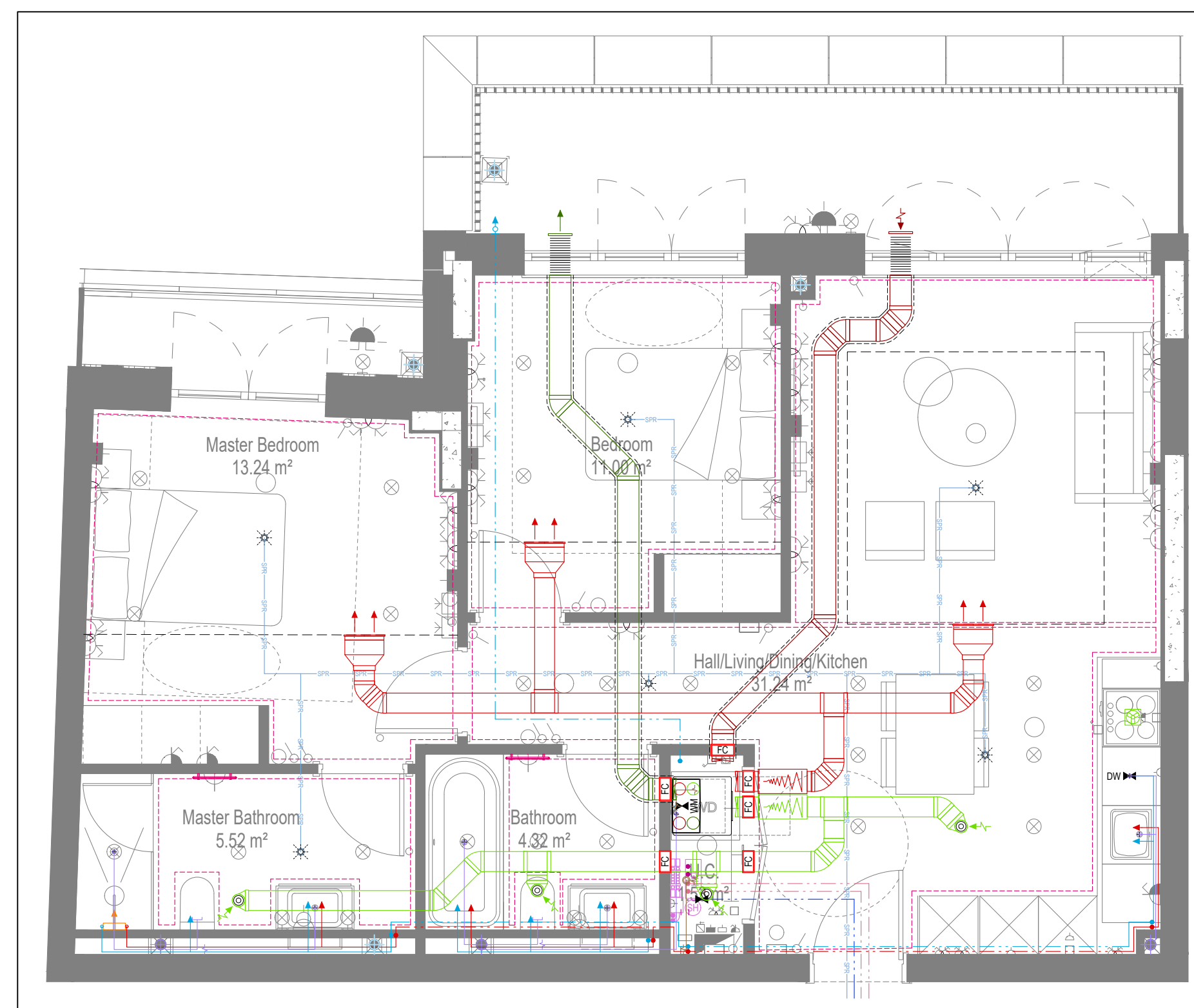
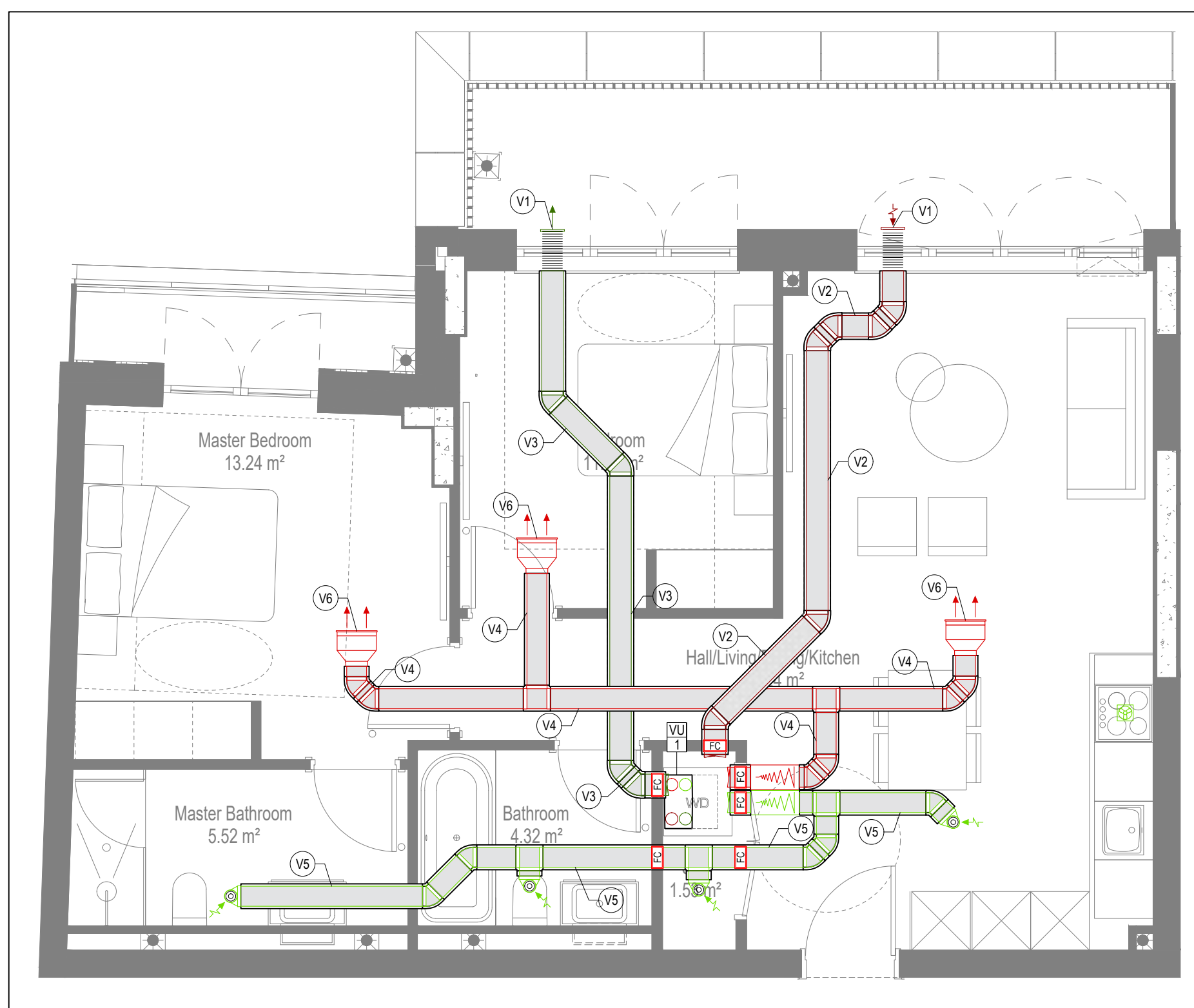
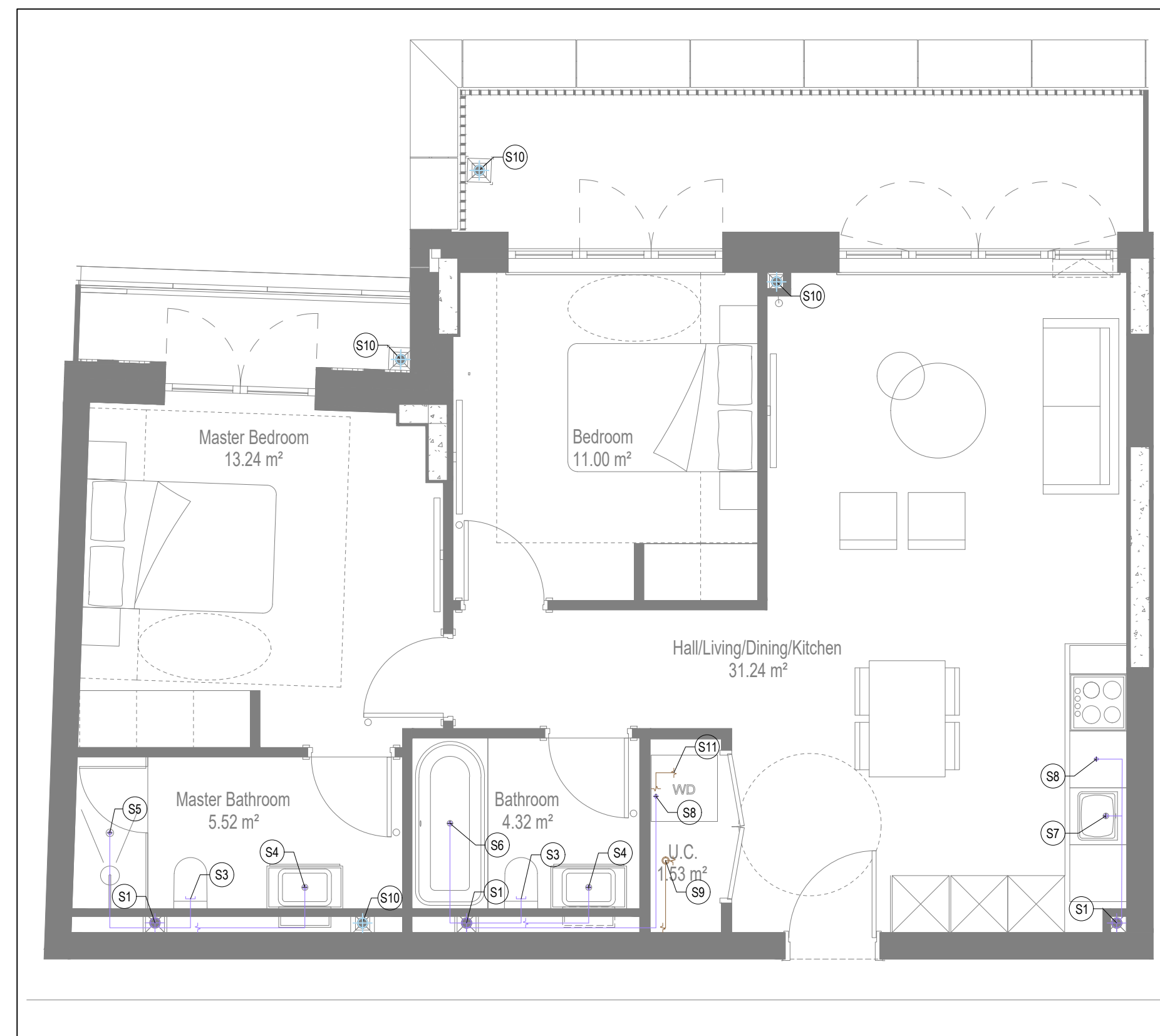
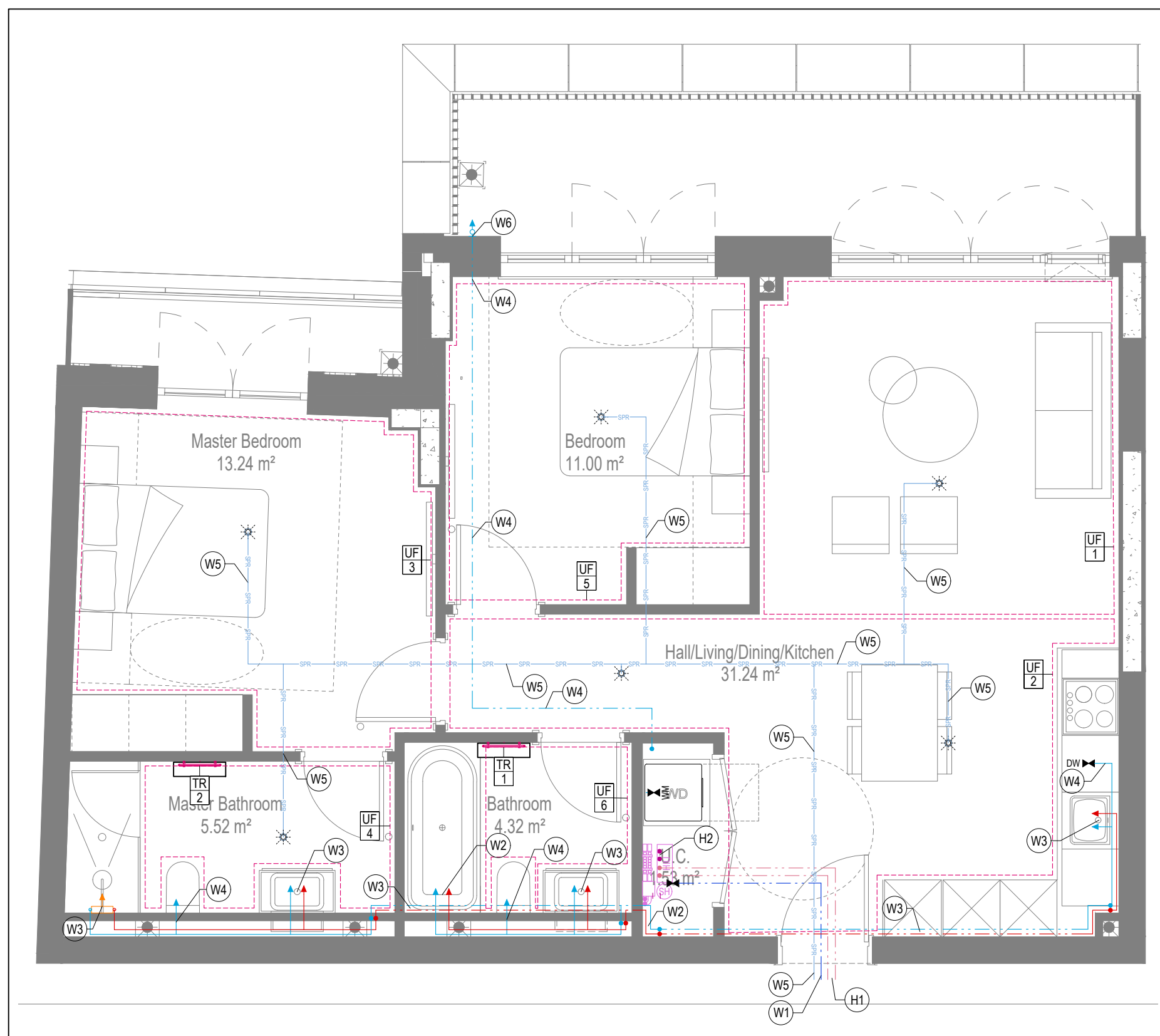
Project: **HORNSEY
TOWN HALL**

Client:	ARDMORE	Rev: AB
Dwg Number:	10687-M-03-A-0016	

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



- 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

- | | | |
|---|---|--------------------------------------|
| <ul style="list-style-type: none"> - 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. |  | Rectangular ductwork |
| |  | Rectangular ductwork with insulation |
| GENERAL VENTILATION NOTES |  | Circular ductwork / SVP |

- | | |
|---|--|
| <p>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</p> <p>Doors within dwellings need to be cut short by 10mm to allow air to pass under the door and to satisfy Part F of the Building Regulations.</p> <p>Where flexible duct work must be used, it must be installed at 90% of its maximum length, be no longer than 300mm in each radius and follow a slow radius bend. Where ducts need to droop/raise within the ceiling void, this must be done in a manner that does not form low points where condense can collect.</p> <p>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.</p> <p>Ventilation unit to be installed with anti-vibration mounts.</p> <p>Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steel wire halld. Traditional domestic PVC flexible duct work is acceptable.</p> |  <p>Flexible ductwork</p>
 <p>Intumescent Fire Collar</p>
 <p>Supply diffuser</p>
 <p>Extract diffuser</p>
 <p>Kitchen manufacturers re-circulating cooker hood</p>
 <p>Thermostatic Shower Mixer</p> |
|---|--|

- | WATER NOTES | |
|-------------|---|
| W1. | <p>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.</p> <p>Refer to schematic for valve arrangement and sizing.</p> <p>220 balanced CWS & HWS.</p> |
| W2. | <p>15mm Cold Isolation Valve for Washing Machine</p> <p>15mm Cold Isolation Valve for Dish Washer</p> |

- | | | | |
|-----|---|---|--|
| W4. | 150 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. |  | Ceiling mounted Sprinkler Head |
| W7. | Heating tape to be added to hot water supply. | | |
| | | | Hot Water Cylinder on stand (if above washing machine) |

- | HEATING NOTES | | EX | Hot Water Expansion Vessel |
|---------------|---|----|----------------------------|
| H1. | Insulated Heating Primary F&R. Refer to schematic for sizing. | SH | Sealed Heating Kit |
| H2. | 220 Heating F&R. | | |
| H3. | Under floor Heating. | | |

- | SOILS NOTES | | PRO | Wall mounted Heat Interface unit |
|-------------|---|---|---|
| S1. | 1000 SVP from above with rodding eye and access hatch. | | |
| S2. | 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details. |  | UFGH manifold - Refer to typical UFGH drawings
Circuit/Zones |
| S3. | | | |

- | | | | |
|----|--|---|---|
| S4 | 320 basin waste with anti-siphon to drop in 400 to SVP/SS. |  | schematic for size and type |
| S5 | 400 shower waste to run to SVP/SS. | | |
| S6 | 400 bath waste to run to SVP/SS. |  | Ceiling mounted Sprinkler Head |
| S7 | 400 sink waste to drop in 400 to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher. | | |
| S8 | 400 floor/ceiling for Washing Machine/Dishwasher/wasps to run to SVP/SS | | Sprinkler rim/wash within ceiling void/point access |

- | | | |
|------|--|---|
| S9. | Copper Sealed Heating Kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 320 polypropylene waste system/SVP via a hep-o trap. See Detail A on Internal water schematic. | Refer to schematic for indicative details and sizes |
| S10. | RWP from above with access hatch & rodding eye. | |
| S11. | 320 plastic discharge from Fan Coil Unit or Heat Recovery Unit run to SVP/ISS heat exchanger. To fall by gravity where possible, or to be pumped out. |  |

- 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.

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING
CONFIRMATION FROM ARDMORE ON 12.09.2022 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	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 B

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1123	REVISION: C2	DATE 04.0

AB	16.09.2022	AS BUILT
C2	06.07.2021	Updated to latest RCP, fire strategy and comments
C1	11.09.2020	Construction Issue
P1	17.03.2020	Preliminary Issue
Rev	Date	Description

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

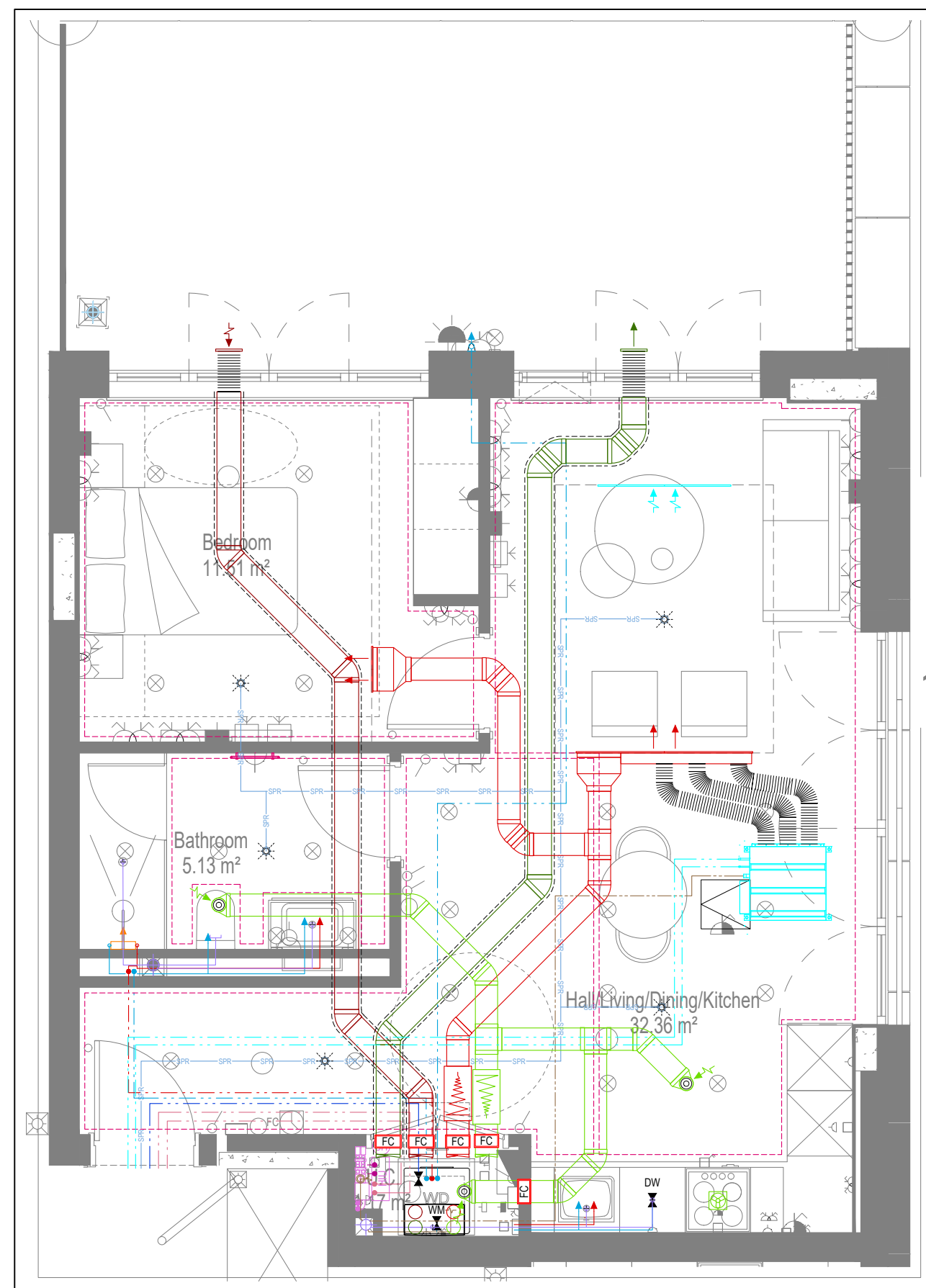
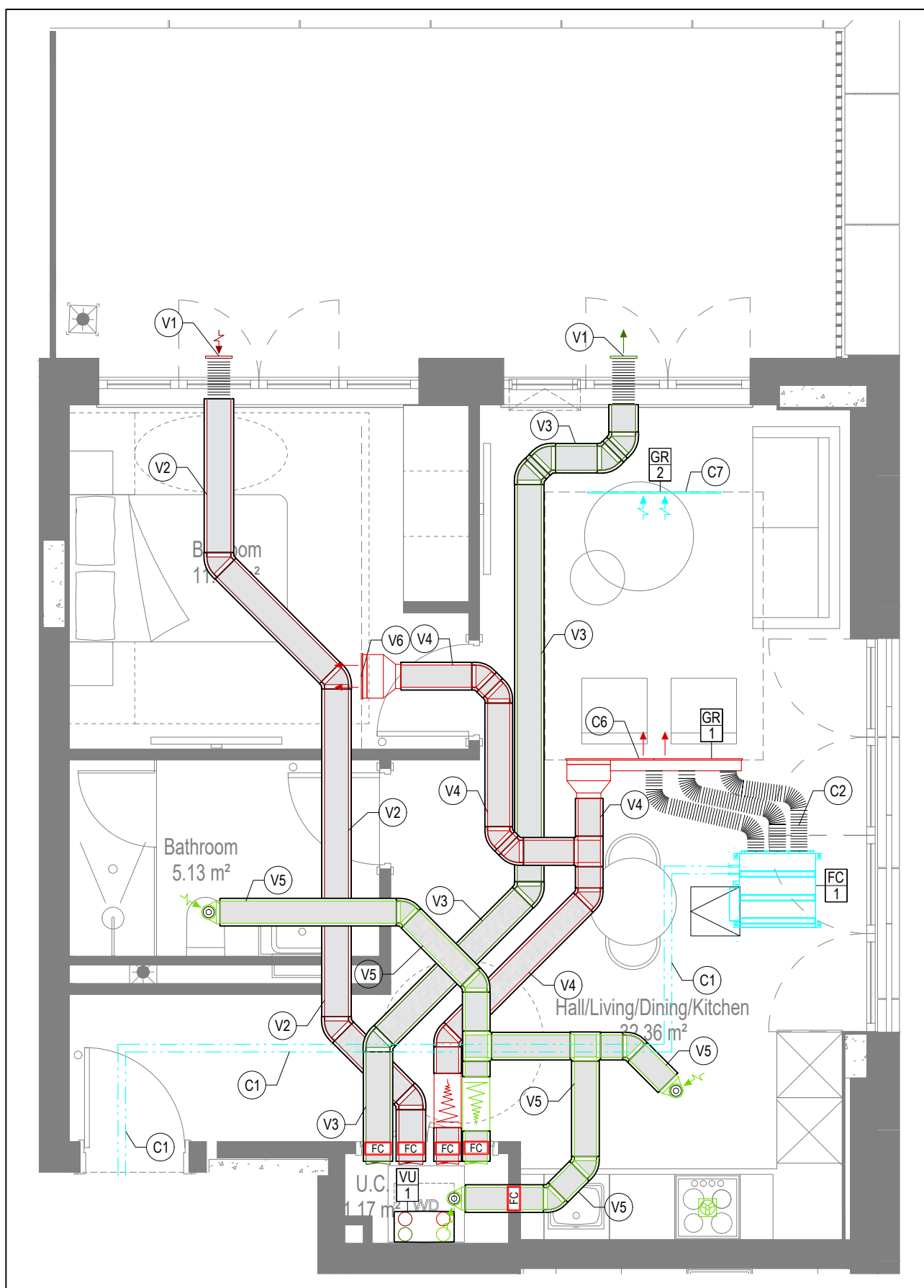
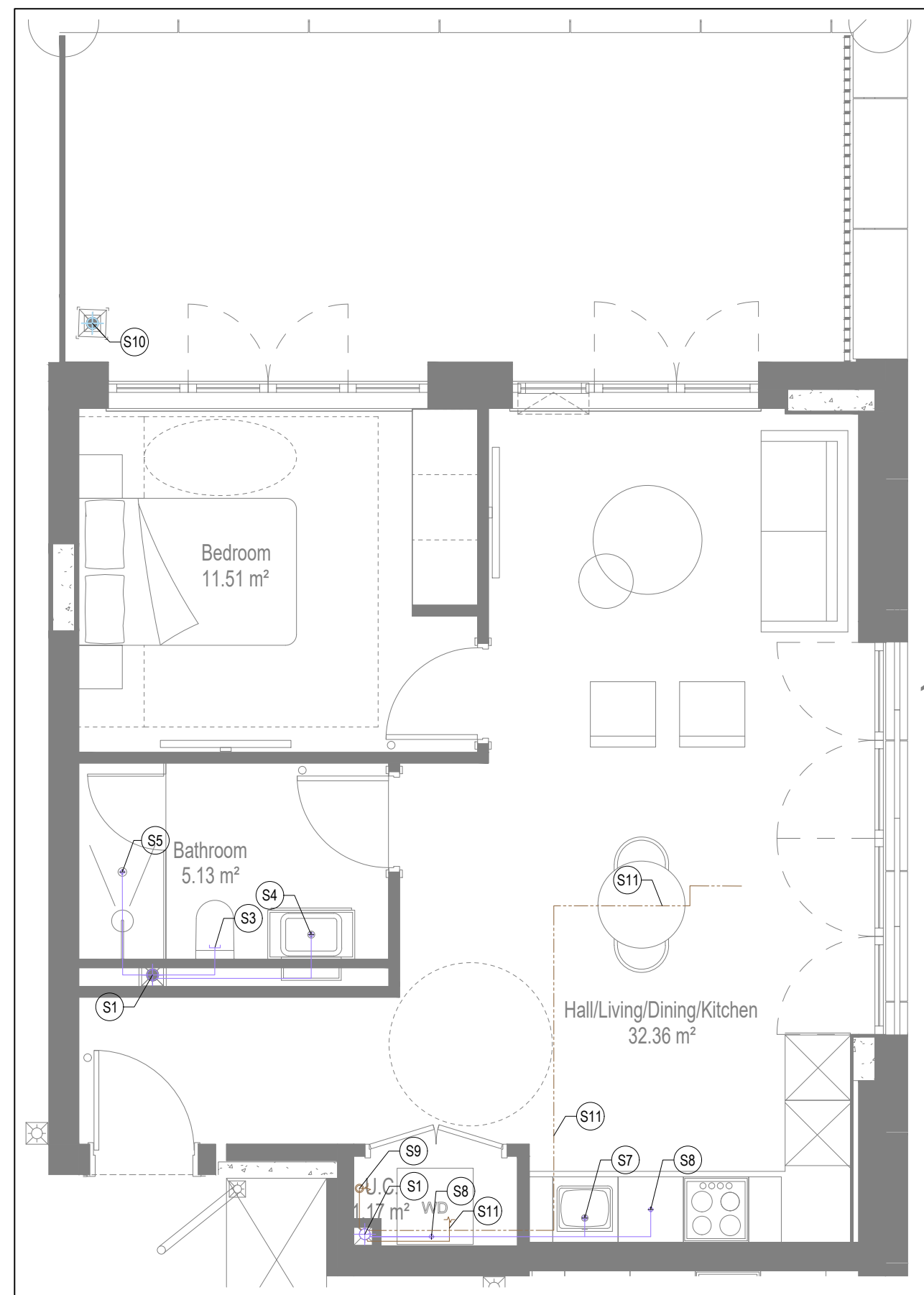
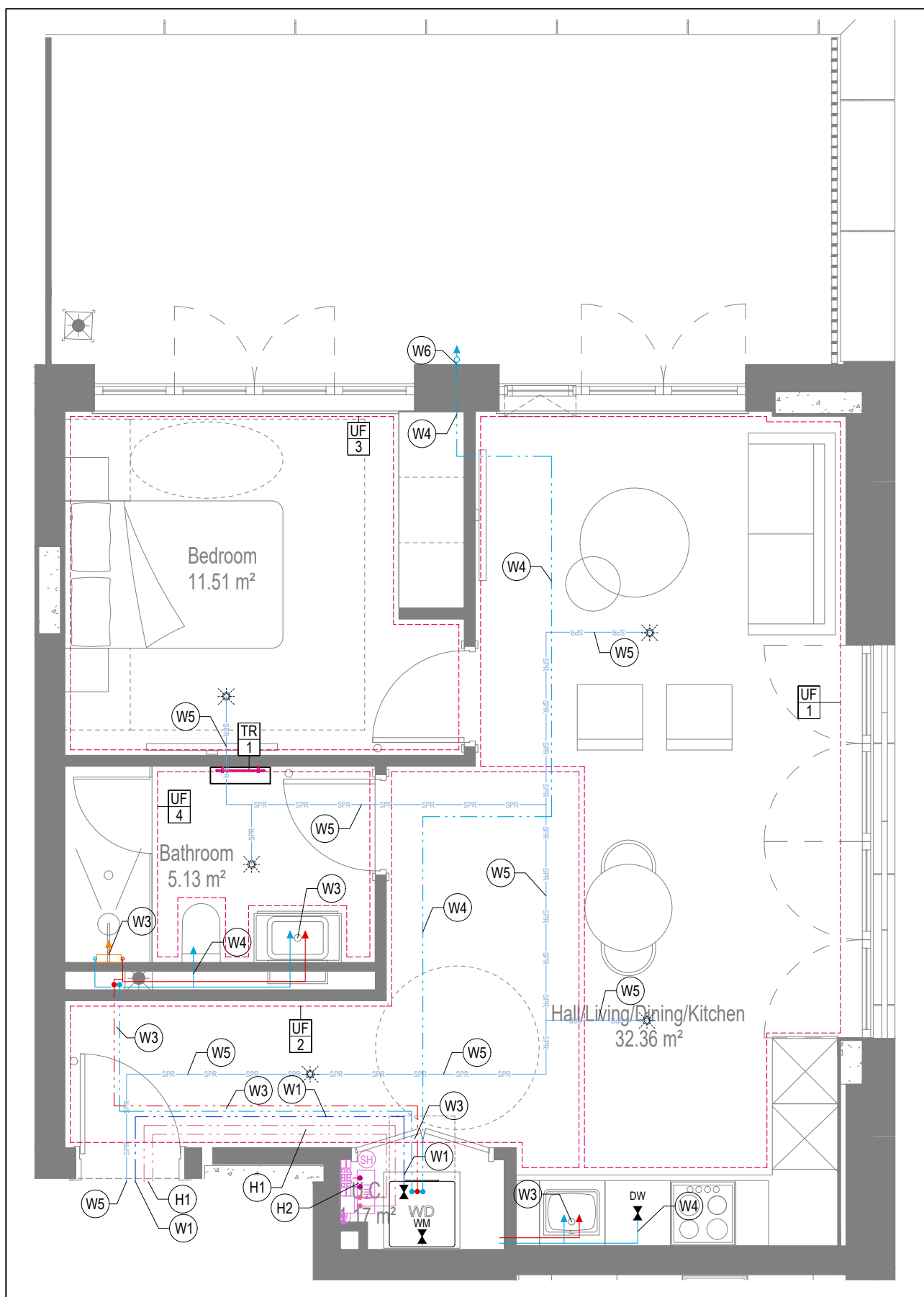

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Title:	MECHANICAL SERVICES LAYOUT FLAT TYPE 17
Plots:	AS44

Project: HORNSEY
TOWN HALL

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



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 N

- 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 the manufacturer's requirements.
- Doors under 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.

- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steel 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.
- W2. Refer to schematic for valve arrangement and sizing.
- W3. 220 balanced CWS & HWS.
- W4. 150 balanced CWS & HWS.
- W5. 150 CWS.
- W6. Sprinkler main - Refer to Sprinkler schematic and layouts for details.
- W7. S/S pipe drops to L with IV & DCV, then penetrates facade to serve external tap.
- W8. Heating pipe 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.	1000 SVIP from above with rodding eye and access hatch.
S2.	1000 SVIP with rodding access. Pipelines generally on ground or lower ground floors. Check drainage drainages for details.
S3.	1000 soil pipe from tank to SVIP/SS.
S4.	320 basin waste with anti-siphon to drop in 400 to SVIP/SS.
S5.	400 shower waste to run to SVIP/SS.
S6.	400 bath waste to run to SVIP/SS.
S7.	400 sink waste with capped in 400 to run to SVIP/SS. To be fitted with trapped connection of adjacent to Wastewater Machine/Dishwasher.
S8.	600 gully for Wastewater Machine/Dishwasher waste to run to SVIP/SS.
S9.	Copper Staircase Landing & Overflow Wastewater Cylinder overflow to discharge via a tundish to a 320 polypropylene waste system/SVP via a hevo-p trap. See detail A1 internal water schematic.
S10.	SVIP from above with rodding eye and access hatch.
S11.	220 plastic condenser from Fan Coil Unit or Heat Recovery Unit to run to SVIP/SS hevo-p trap. To fall by gravity where possible, or to be pumped if not.

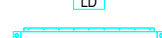
VENTILATION NOTES	
V1.	Inlet/Exhaust Louvre. Refer to detail drawing for dimensions of plenum.
V2.	220x90 Insulated Intake duct.
V3.	220x90 Insulated Exhaust duct.
V4.	204x60 Supply duct.
V5.	204x60 Extract duct
V6.	Brookair flowline linear grille

COOLING NOTES	
C1.	YRF 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 of Information	
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(WARNING TO HOUSE BUILDER/PROPERTY - Property Misdescriptors Act 1991) Buyers are warned that this is a kitchen 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 content 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 warranty.	
LEGEND	
	Pipeline at high level / within ceiling void or joist space
	Pipeline at low level
	Pipework to droprise 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
	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 Circo/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
	Titan Attenuator
	Titan 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
CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1126	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	11.09.2020	Construction Issue	TN	JC
P2	24.03.2020	Added FCU to combat overheating	DALS	JC
P1	17.03.2020	Preliminary Issue	JN	JC
Rev	Date	Description	Dwnn	Chkd
Current purpose:		AS BUILT	Scale: 1:50	Size: A1
Original Issue Date:		17.03.2020	Dwnn: ZM	Chkd: JC

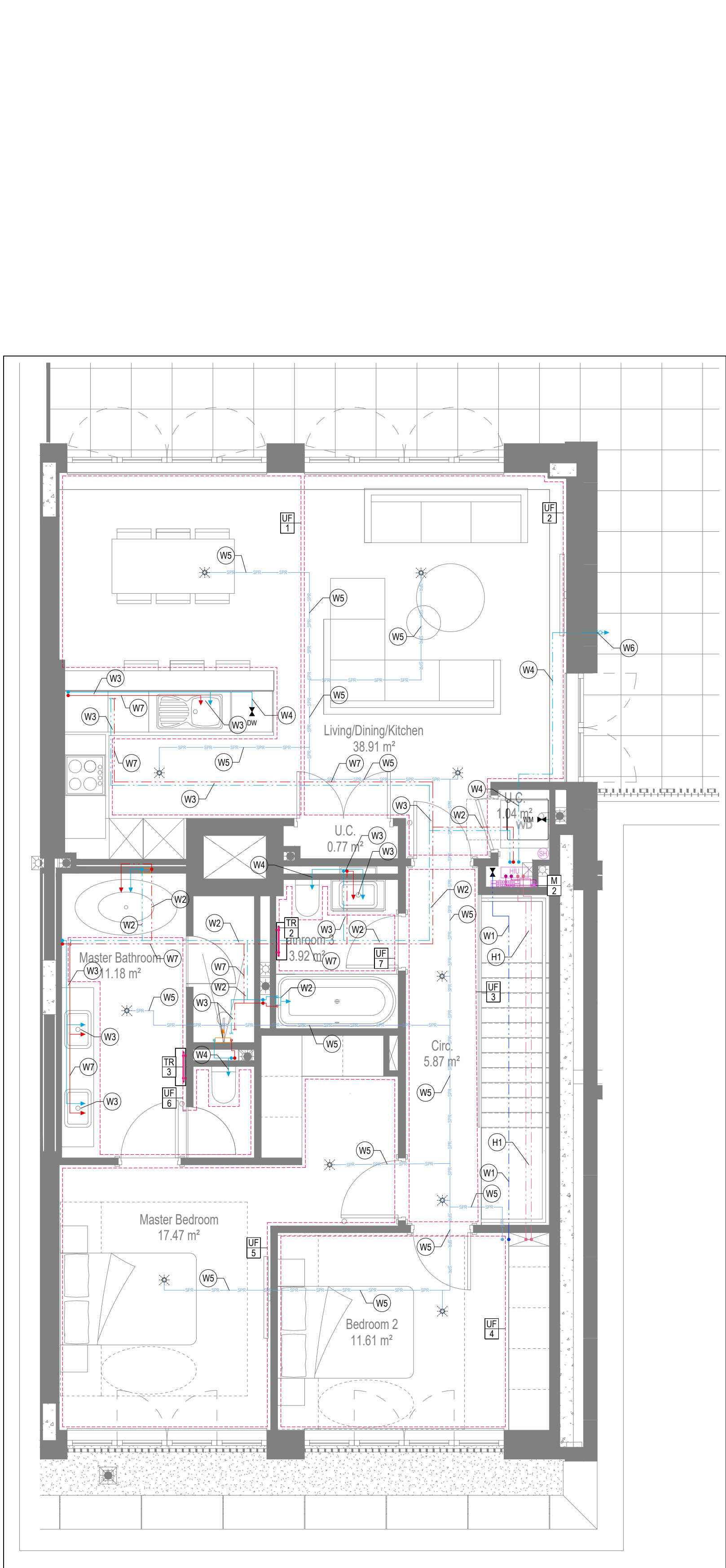

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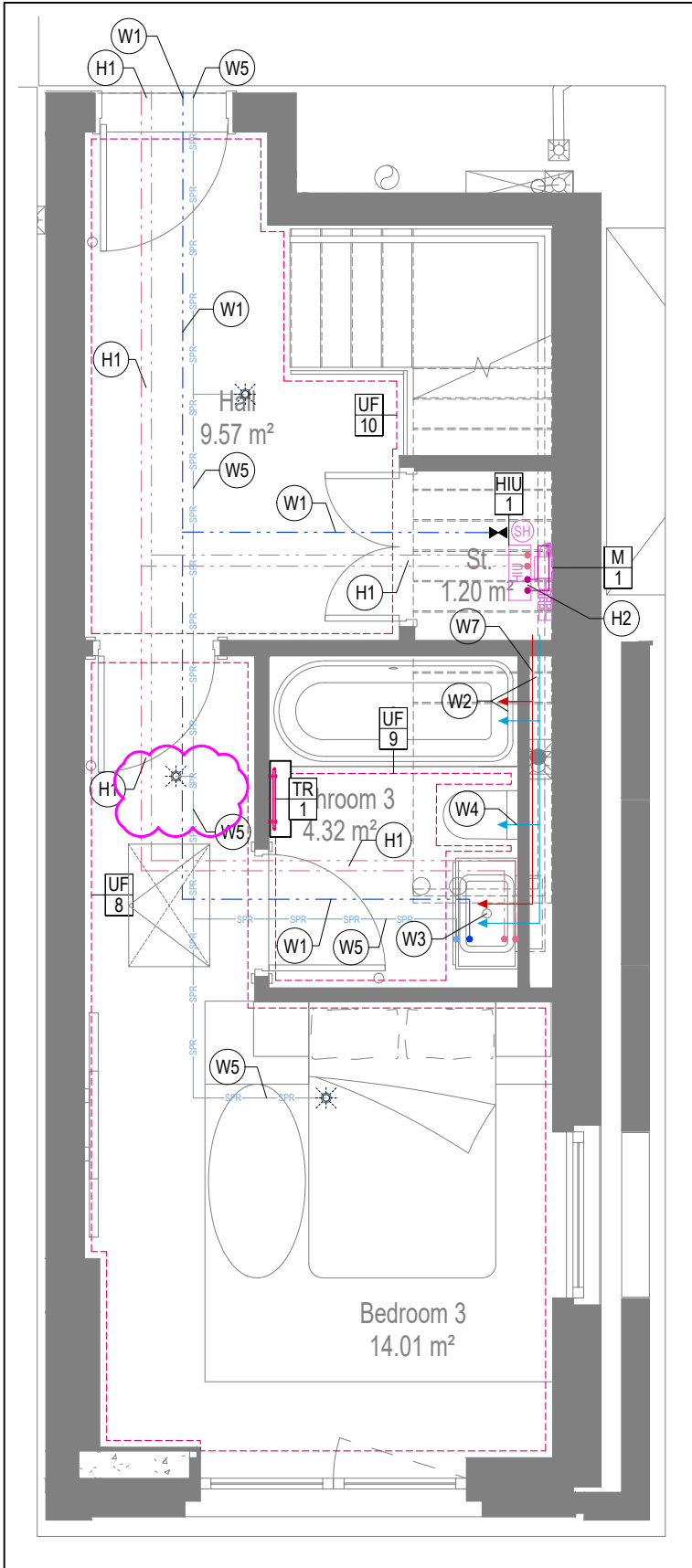
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Plots:	AS47

Project: HORNSEY
TOWN HALL

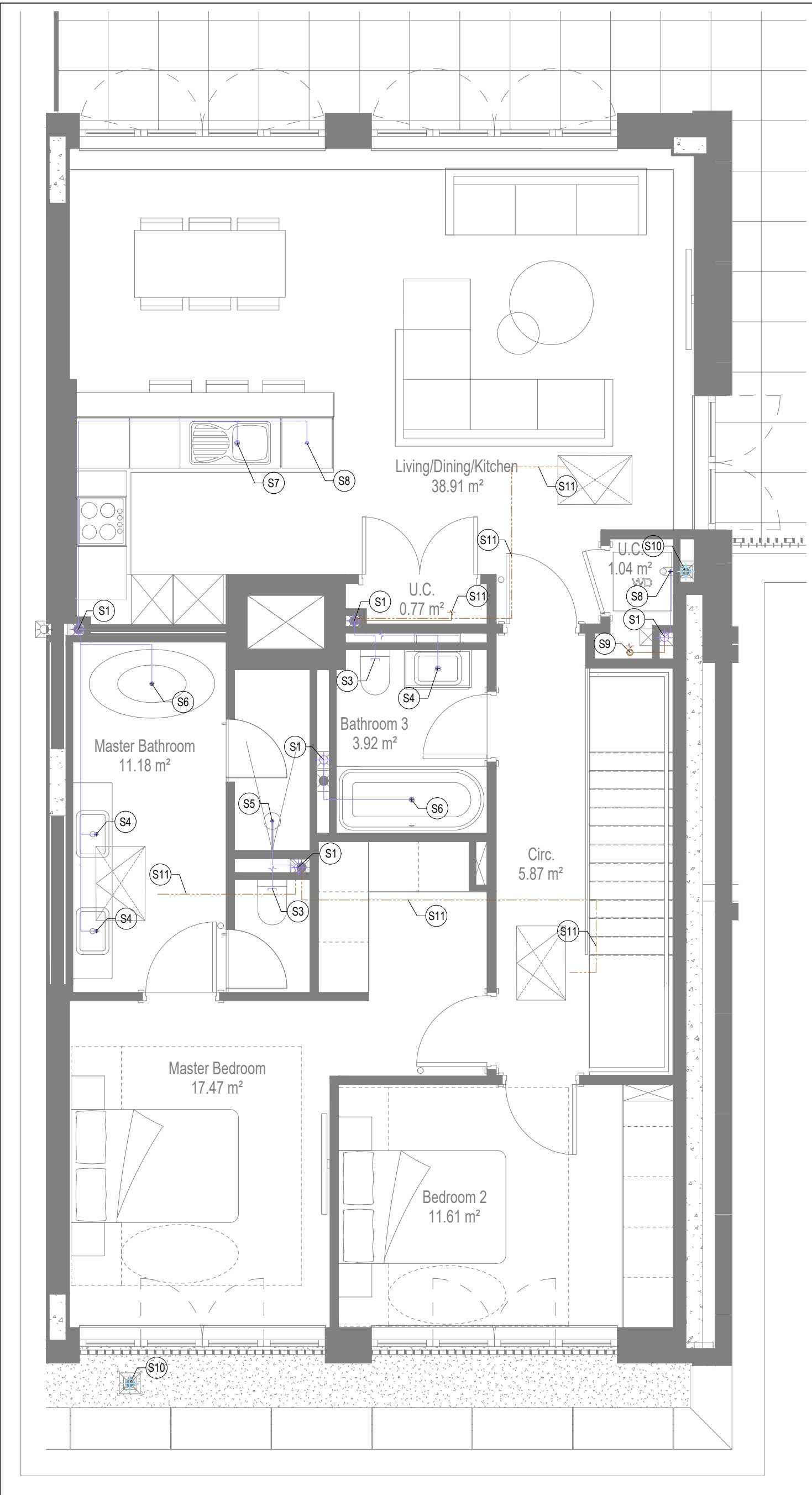
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Dwg Number:	10687-M-03-A-0020		



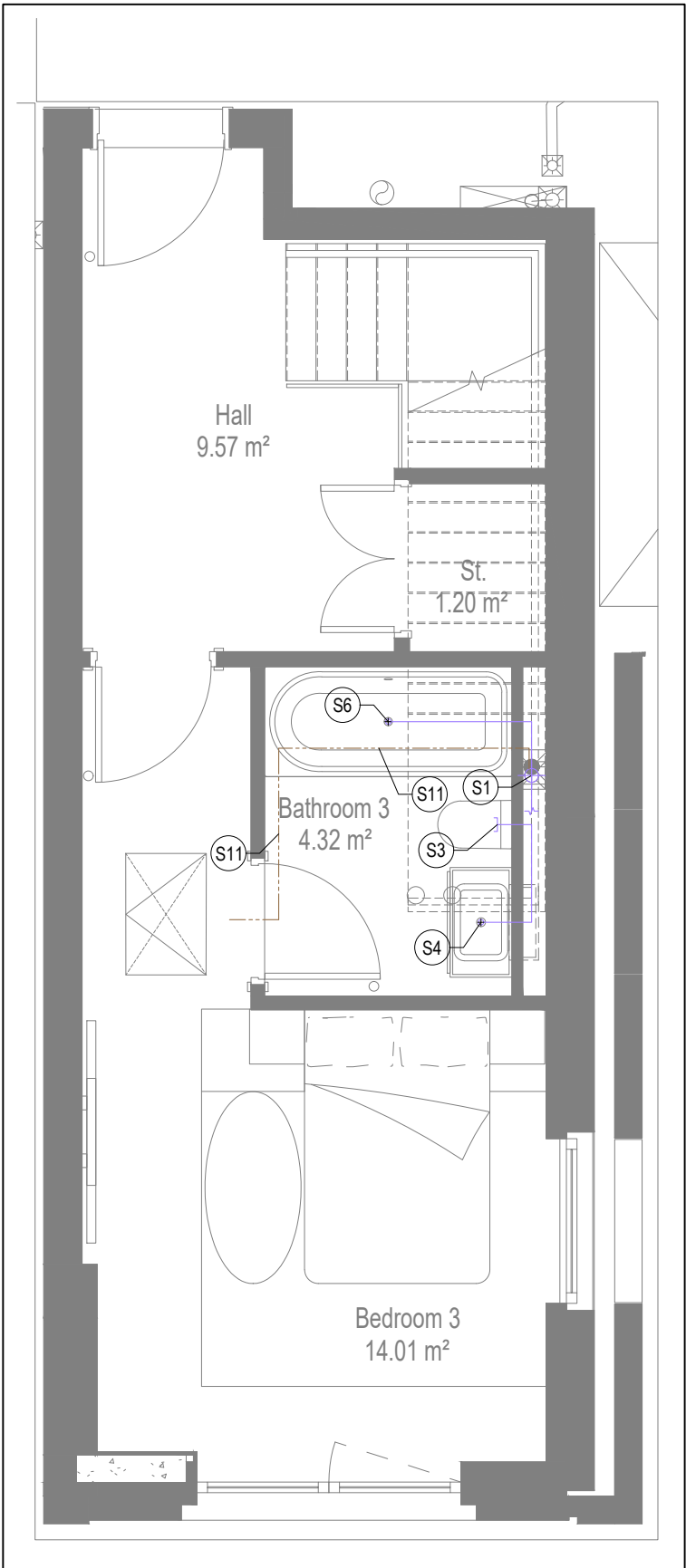
WATER AND HEATING LAYOUT
UPPER FLOOR



WATER AND HEATING LAYOUT
LOWER FLOOR



SOILS AND WASTE LAYOUT
UPPER FLOOR



SOILS AND WASTE LAYOUT
LOWER FLOOR

GENERAL SERVICES NOTES

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- 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 manufacture'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 droprise 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 steel 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. 220 balanced CWS & HWS.
- W3. 150 balanced CWS & HWS.
- W4. 150 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from pan to SVP/ISS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/ISS.
- S5. 400 shower waste to run to SVP/ISS.
- S6. 400 bath waste to run to SVP/ISS.
- S7. 400 sink waste to drop in 400 to run to SVP/ISS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 standpipe for Washing Machine/Dishwasher waste to run to SVP/ISS.
- S9. Copper Sealed Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 320 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. 220 plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/ISS 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. 220x60 insulated intake duct.
- V3. 220x60 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. Bording 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.

VENTILATION UNIT SCHEDULE

UNIT REF.	SYSTEM	MANUFACTURER	MODEL
VU1	4	VENT AXIA	SENTINEL KINETIC FH

UF HEATING SCHEDULE

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

FAN COIL UNIT SCHEDULE

MITSUBISHI						
DIMENSIONS WXD _{XH}		HEATING DUTY [kW _H]		COOLING DUTY [kW _C]		AIRFLOW [l/s]
900X700X200		2.34		4.68		188
900X700X200		1.06		2.12		117
900X700X200		0.7		1.39		117
900X700X200		0.84		1.68		117

FCU GRILLE SCHEDULE

BROOKE AIR										
LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION					
1600	27	11	4	150	SIDE ENTRY					
1500	27	11	3	150	BOTTOM ENTRY					
1500	27	11	3	150	BOTTOM ENTRY					
1500	27	11	3	150	BOTTOM ENTRY					
1600	N/A	N/A	N/A	N/A	N/A					
1000	N/A	N/A	N/A	N/A	N/A					
1000	N/A	N/A	N/A	N/A	N/A					
1000	N/A	N/A	N/A	N/A	N/A					

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

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LEGEND

- > Pipework at high level / within ceiling void or joist space
- > Pipework at low level
- > Pipework to droprise 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

- 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
- Titan Attenuator
- Titan 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 CONSTRUCTION/ISSUE DRAWING

- BACKGROUND PLAN AS PER: KDS

- DRAWING NO: 3536-KDS-BA-XX-DR-A-06-1129
- REVISION: C3
- DATE RECEIVED: 28.01.2022

- AB 16.09.2022 AS BUILT
- C3 27.06.2022 Updated to new background
- C2 11.01.2021 Updated bath tap locations
- C1 20.08.2021 Construction issue
- P1 20.03.2020 Preliminary issue

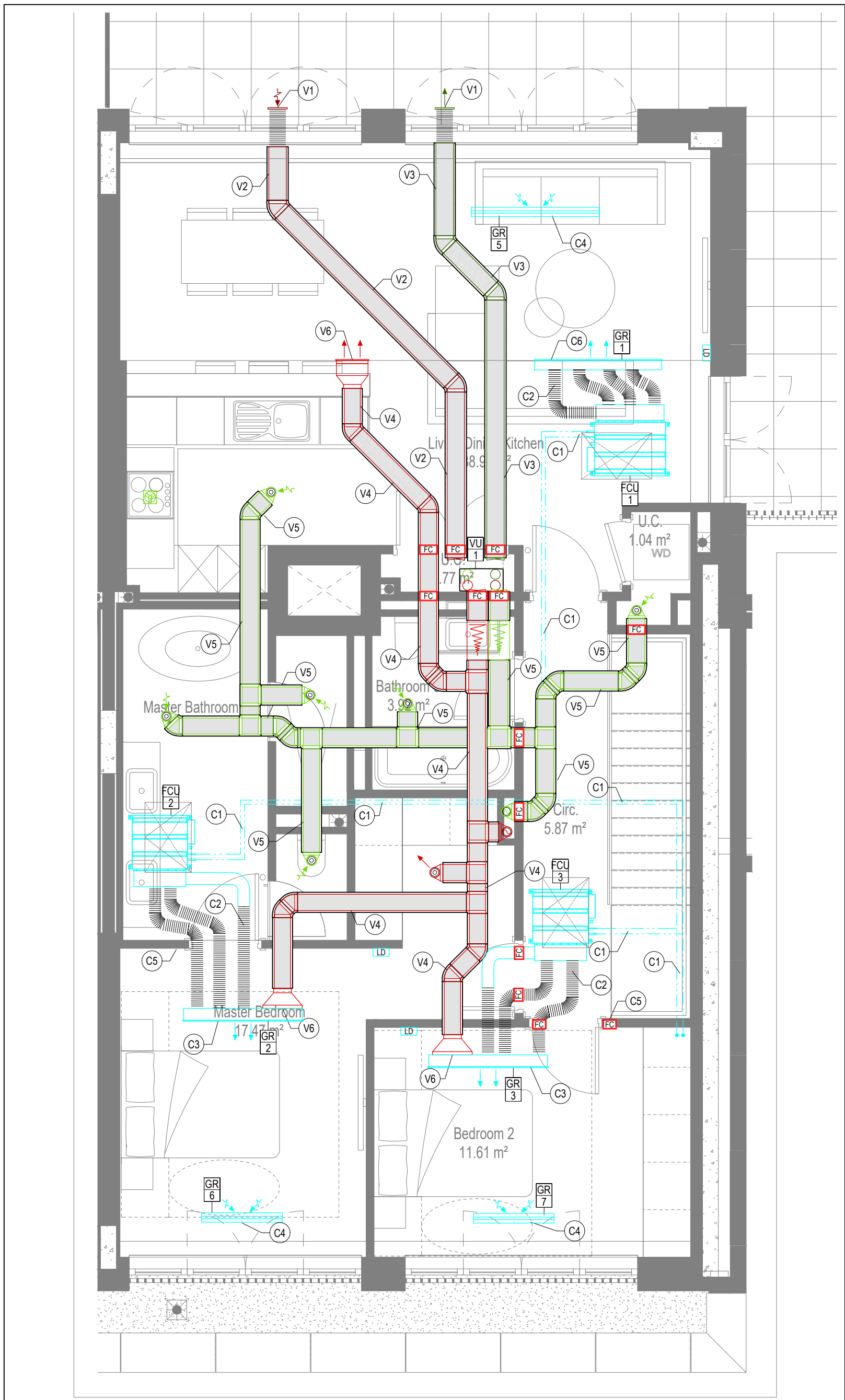
- Rev Date Description
- Current purpose: AS BUILT
- Scale: 1:50
- Size: A1
- Original issue Date: 20.03.2020
- Dwn: JM
- Chkd: JC

- 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

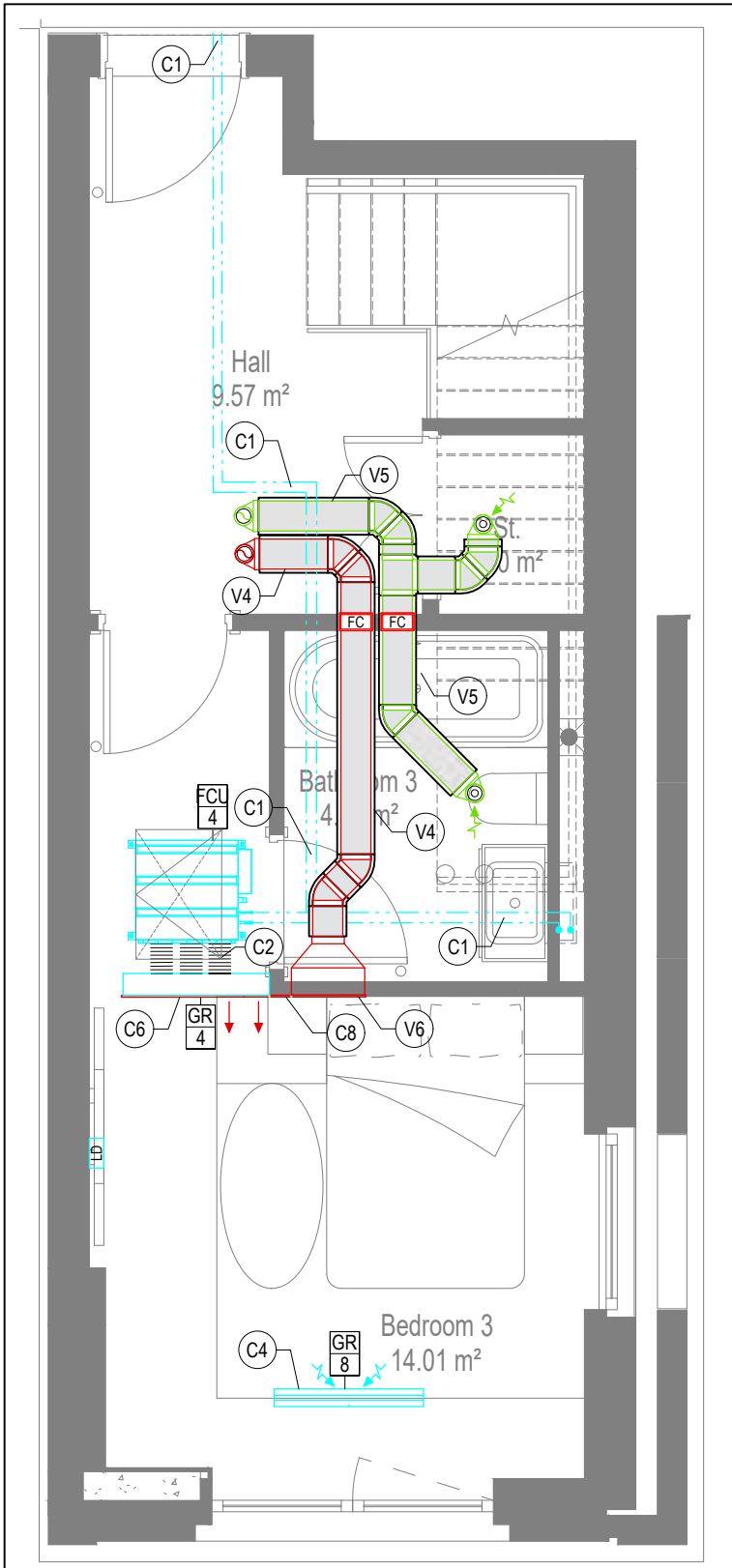
- MECHANICAL SERVICES LAYOUT
- FLAT TYPE 23 (SHEET 1 OF 2)
- AS41

- Project: HORNSEY TOWN HALL

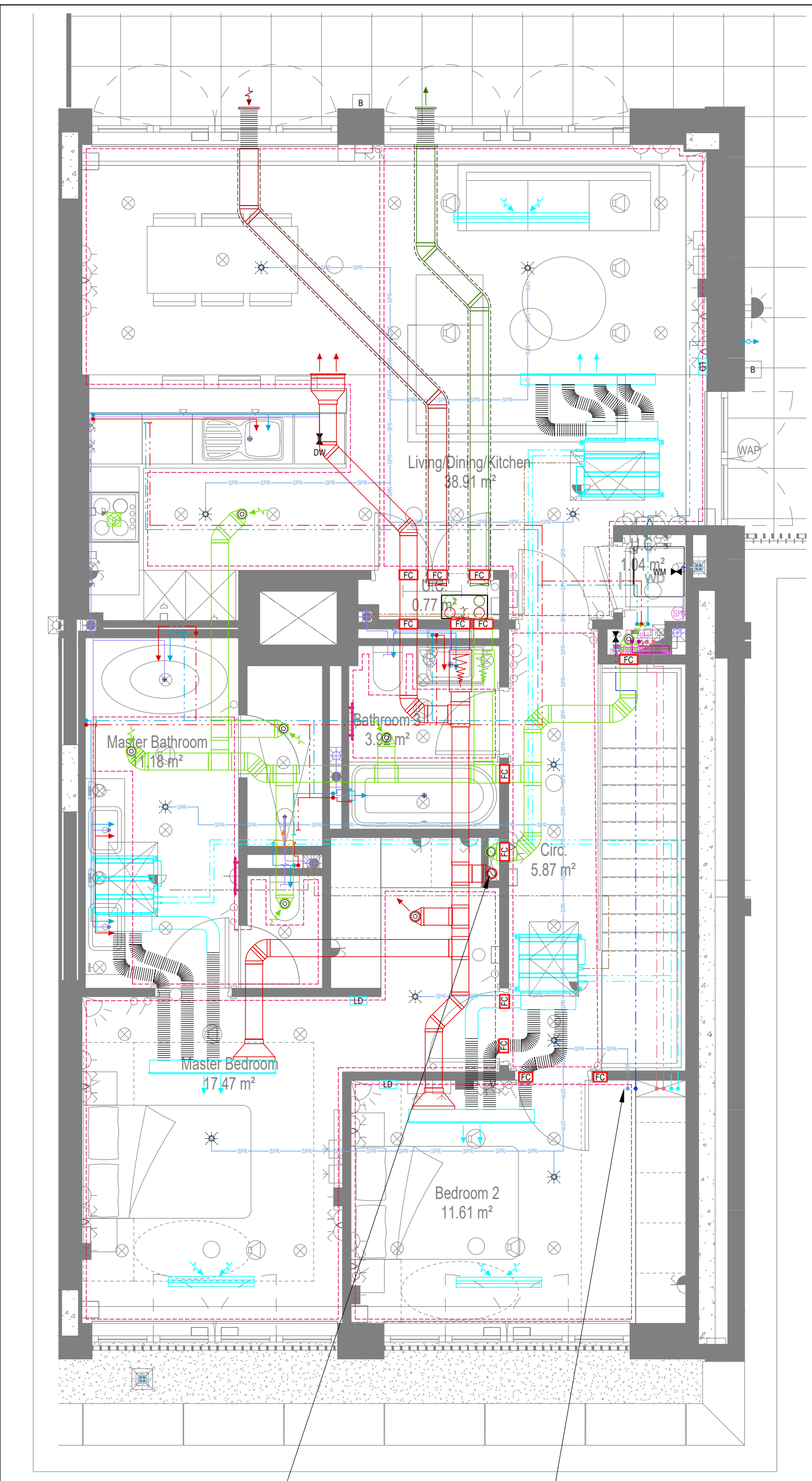
- Client: ARDMORE
- Dwg Number: 10687-M-03-A-0023(1)
- Rev: AB



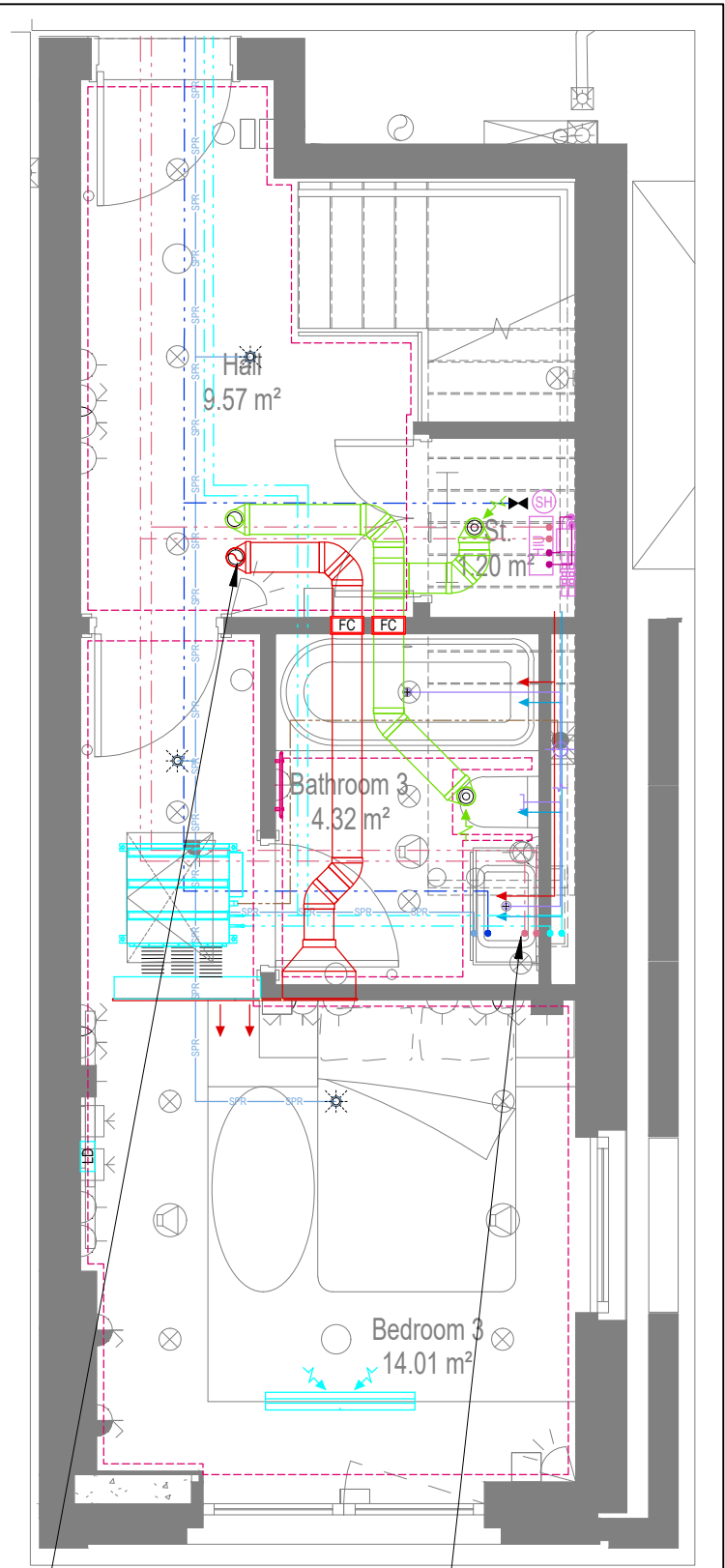
VENTILATION AND COOLING LAYOUT
UPPER FLOOR



VENTILATION AND COOLING LAYOUT
LOWER FLOOR



COORDINATED SERVICES LAYOUT
UPPER FLOOR



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.
- Dimensions 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.
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- Where ducts need to droprise 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 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 steel 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. 220 balanced CWS & HWS.
- W3. 150 balanced CWS & HWS.
- W4. 150 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from pan to SVP/SS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/SS.
- S5. 400 shower waste to run to SVP/SS.
- S6. 400 bath waste to run to SVP/SS.
- S7. 400 sink waste to drop in 400 to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 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 320 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. 220 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. 220x50 Insulated Intake duct.
- V3. 220x50 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. Bending 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 at low level

---> Pipework to droprise 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

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

Titan Attenuator

Titan 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 12.08.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION/ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING NO: 3596-KDS-BA-XX-DR-A-06-1129

REVISION: C3

DATE RECEIVED: 28.01.2022

AS BUILT

Updated to new background

Added shower room extract

Construction issue

Preliminary issue

Current purpose: AS BUILT

Scale: 1:50

Size: A1

Original issue Date: 20.03.2020

Dwn: ZM

Chkd: JC

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 23 (SHEET 2 OF 2)

AS41

Plots:

Project:

HORNSEY TOWN HALL

Client:

ARDMORE

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

Rev: AB

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

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

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

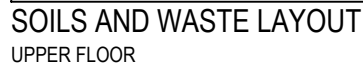
U/F HEATING SCHEDULE			
MANUFACTURER:	POLYPIPE		
CIRCUIT REF	STAT ZONE	MANIFOLD	ROOM
UF1	Z1	M2	KITCHEN/LIVING
UF2	Z1	M2	KITCHEN/LIVING
UF3	Z2	M2	HALLWAY UPPER
UF4	Z3	M2	BED 2
UF5	Z4	M2	MASTER BEDROOM
UF6	Z4	M2	MASTER BEDROOM
UF7	Z5	M2	BATHROOM 2
UF8	Z6	M1	BEDROOM 3
UF9	Z7	M1	BATHROOM 1
UF10	Z8	M1	HALLWAY 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
TR3	Z2	PISA WHITE STRAIGHT 500 x 800	ENSUITE

FCU GRILLE SCHEDULE			
MANUFACTURER			
REF	AREA SERVED	MODEL	SUPPLY/RETURN
GR1	LIVING ROOM	FLOWLINE 2F	FCU SUPPLY
GR2	MASTER BEDROOM	FLOWLINE 2F	FCU & VENT SUPPLY
GR3	BEDROOM 2	FLOWLINE 2F	FCU & VENT SUPPLY
GR4	BEDROOM 3	FLOWLINE 2F	FCU & VENT SUPPLY
GR5	LIVING ROOM	FLOWLINE 2F	RETURN
GR6	MASTER BEDROOM	FLOWLINE 2F	RETURN
GR7	BEDROOM 2	FLOWLINE 2F	RETURN
GR8	BEDROOM 3	FLOWLINE 2F	RETURN

FAN COIL UNIT SCHEDULE			
MANUFACTURER			
REF	AREA SERVED	MODEL	DIMENSIONS WXDXH
FCU1	LIVING ROOM	PEFY-P50VMS1-E	900X700X200
FCU2	MASTER BEDROOM	PEFY-P25VMS1-E	900X700X200
FCU3	BEDROOM 2	PEFY-P25VMS1-E	900X700X200
FCU4	BEDROOM 3	PEFY-P25VMS1-E	900X700X200

BROOKE AIR			
REF	AREA SERVED	MODEL	SUPPLY/RETURN
GR1	LIVING ROOM	FLOWLINE 2F	FCU SUPPLY
GR2	MASTER BEDROOM	FLOWLINE 2F	FCU & VENT SUPPLY
GR3	BEDROOM 2	FLOWLINE 2F	FCU & VENT SUPPLY
GR4	BEDROOM 3	FLOWLINE 2F	FCU & VENT SUPPLY
GR5	LIVING ROOM	FLOWLINE 2F	RETURN
GR6	MASTER BEDROOM	FLOWLINE 2F	RETURN
GR7	BEDROOM 2	FLOWLINE 2F	RETURN
GR8	BEDROOM 3	FLOWLINE 2F	RETURN



- Grille for Fan Coil Unit

	Pipework at high level / within ceiling void or joist space
	Pipework at low level
	Pipework to droprise 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
	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 Circul2Zone
	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

 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

FCU GRILLE SCHEDULE										
MANUFACTURER			BROOKE AIR							
REF	AREA SERVED	MODEL	SUPPLY/RETURN	VOLUME [lit/s]	LENGTH [mm]	NOISE [NR]	PRESSURE DROP [Pa]	NO. SPIGOTS	SPIGOT DIAMETER [mm]	PLENUM ORIENTATION
GR1	LIVING ROOM	FLOWLINE 2F	FCU SUPPLY	148	1600	27	11	4	150	SIDE ENTRY
GR2	MASTER BEDROOM	FLOWLINE 2F	VENT + FCU SUPPLY	186	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

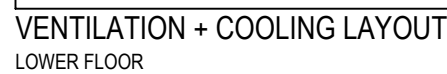
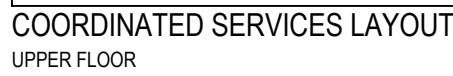
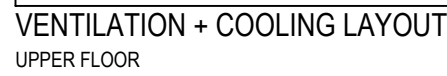
AB	16.09.2022	AS BUILT	JH	EJ
C4	27.06.2022	Updated to new background	JH	EJ
C2	11.01.2022	Updated bath tap locations	JH	EJ
C3	19.08.2021	Updated for changes to cooling and updated to comments	DALS/ SP	EJ
C1	01.10.2020	Construction Issue	CDS	MJ
P1	20.03.2020	Preliminary Issue	Drwn	Chkd
Rev	Date	Description		
Current purpose:		AS BUILT	Scale: 1:50	Size: A1
Original Issue Date:		20.03.2020	Drwn: MJ	Chkd: JC

 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 24 (SHEET 1 OF 2)
Plots: AS43

Project: HORNSEY
TOWN HALL

Client:	ARDMORE	Rev: AB
Dwg Number:	10687-M-03-A-0024(1)	

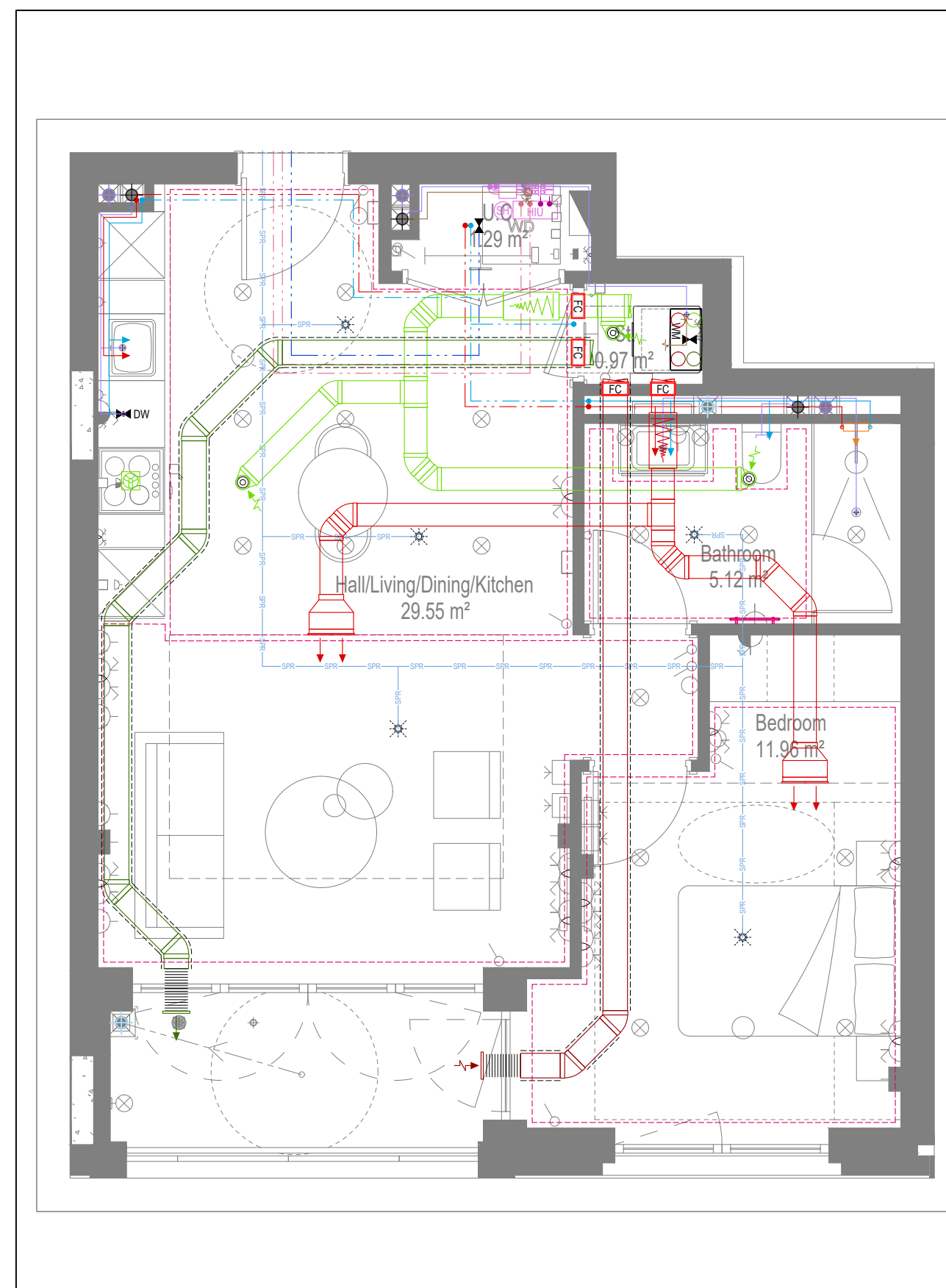
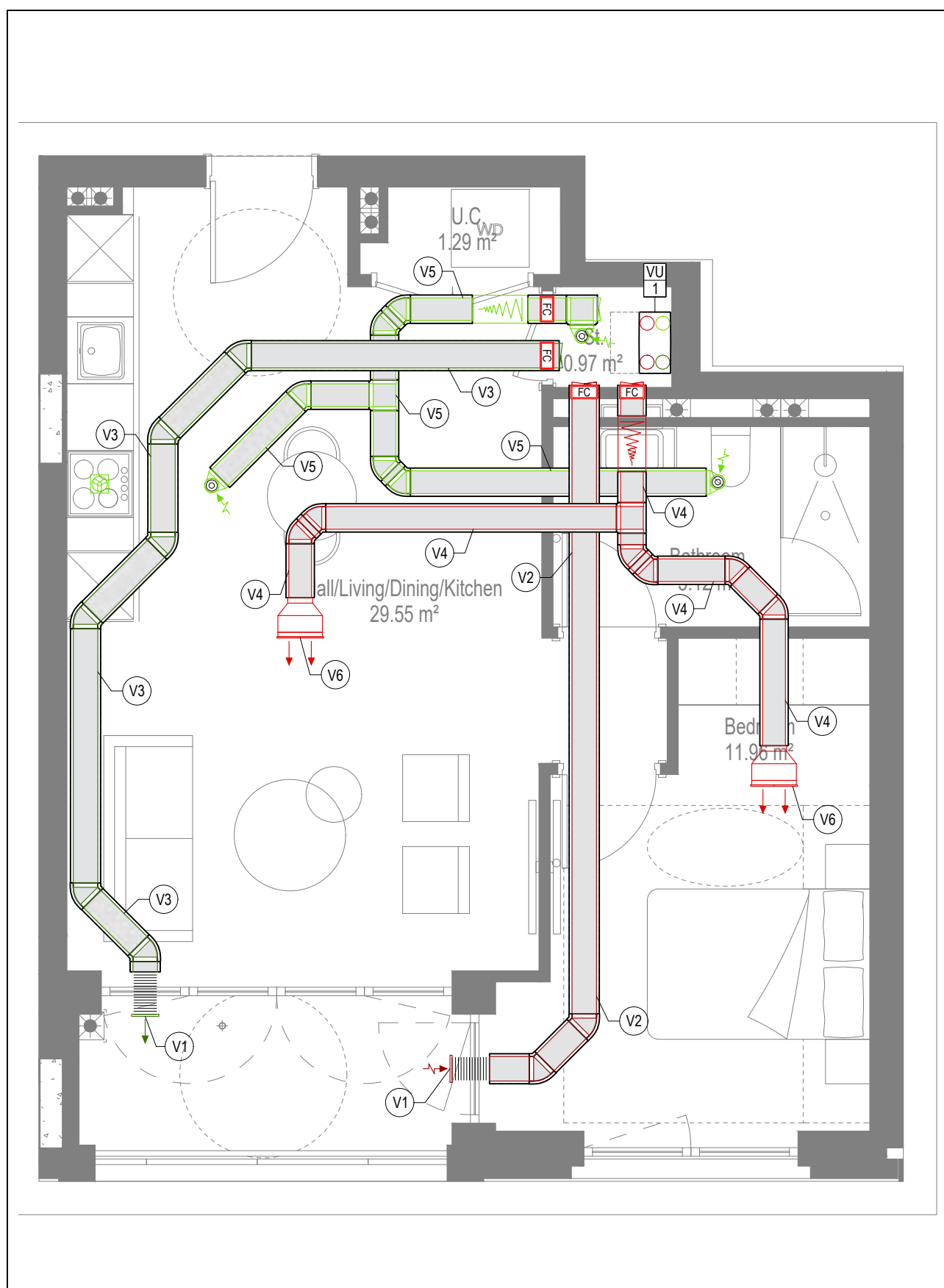
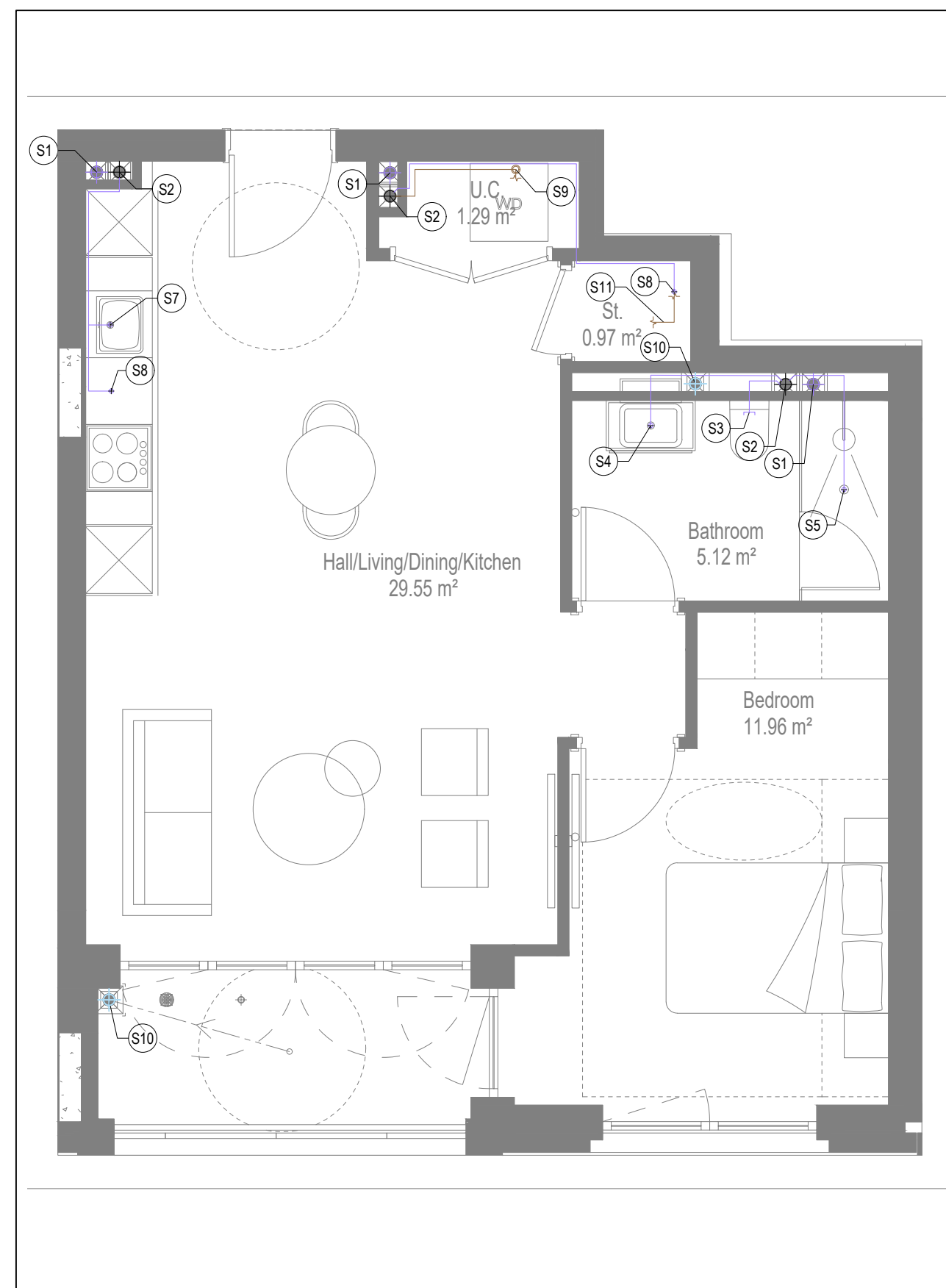
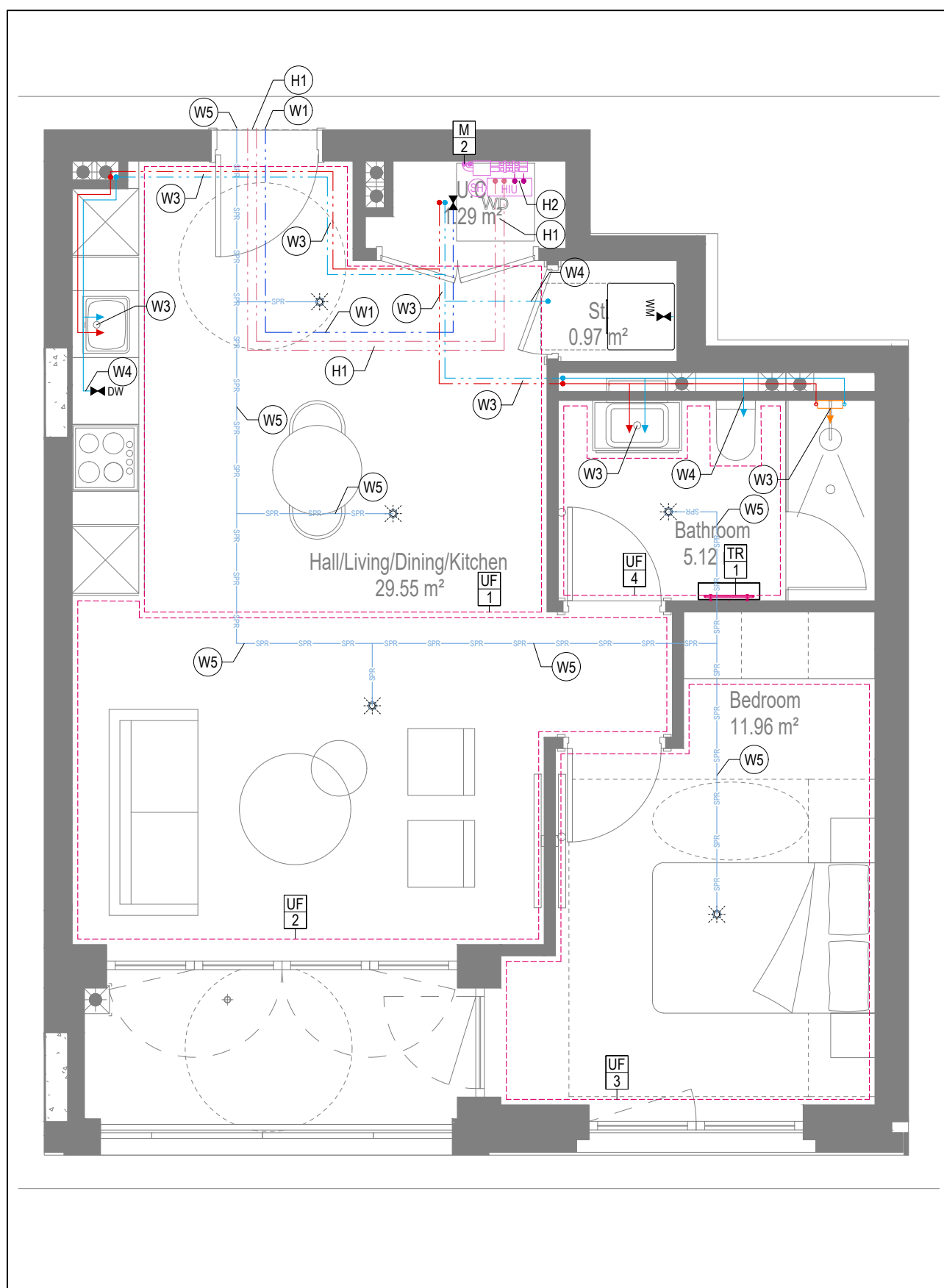


SERVICES IN RISER:
 SPRINKLER FB
 BCWS FB
 DISTRICT HEATING FB
 LTHW FB
 VRF PIPEWORK FA TB

SERVICES IN RISER:
 SUPPLY & EXTRACT DUCTS TB

--	--

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



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 hot 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 that 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 to satisfy Part F 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 section and follow a slow radius bend.
- Where ducts need to drop/incline within the ceiling void, this must be done in a manner that does not form low points where condense can collect.
- Duct work that is 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.
- Ductwork to be installed in a ceiling void shall be sealed at both ends.
- Where flexible duct work is used it is to be tough PVC coated glass cloth fabric (or vinyl) supported by encapsulated high tensile steel 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. | 220 balanced CWS & HWS. |
| W3. | 150 balanced CWS & HWS. |
| W4. | 150 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. | 1000 SVP from above with rodding eye and access hatch. |
| S2. | S30 SVP with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details. |
| S3. | 1000 soil pipe from pan to SVP/SS. |
| S4. | 320 basin waste with anti-siphon to run in 400 to SVP/SS. |
| S5. | 400 shower waste to run to SVP/SS. |
| S6. | 400 bath waste to run to SVP/SS. |
| S7. | 400 sink waste to run in 400 to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher. |
| S8. | 400 standpipe for Washing Machine/Dishwasher waste to run to SVP/SS. |
| S9. | Copper Selds Heating kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 300 polypropylene waste system/SVP via a hep-vp trap. |
| S10. | See detail on Internal Waste Connections |
| S11. | RWP from above with access hatch & rodding eye. |
| S12. | 220 plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hep-vp trap. To fall by gravity from above 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 just space |
|  | Pipework at low level |
|  | Pipework to droprise to low/high level or just 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 |
|  | 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 Circuits/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 |
|  | 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
CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS		
DRAWING No: 3596-KDS-BA-XX-DR-A-06-1131	REVISION: C3	DATE RECEIVED: 04.01.2021

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

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

 BUILDING SERVICES DESIGN
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MECHANICAL SERVICES LAYOUT
FLAT TYPE 25

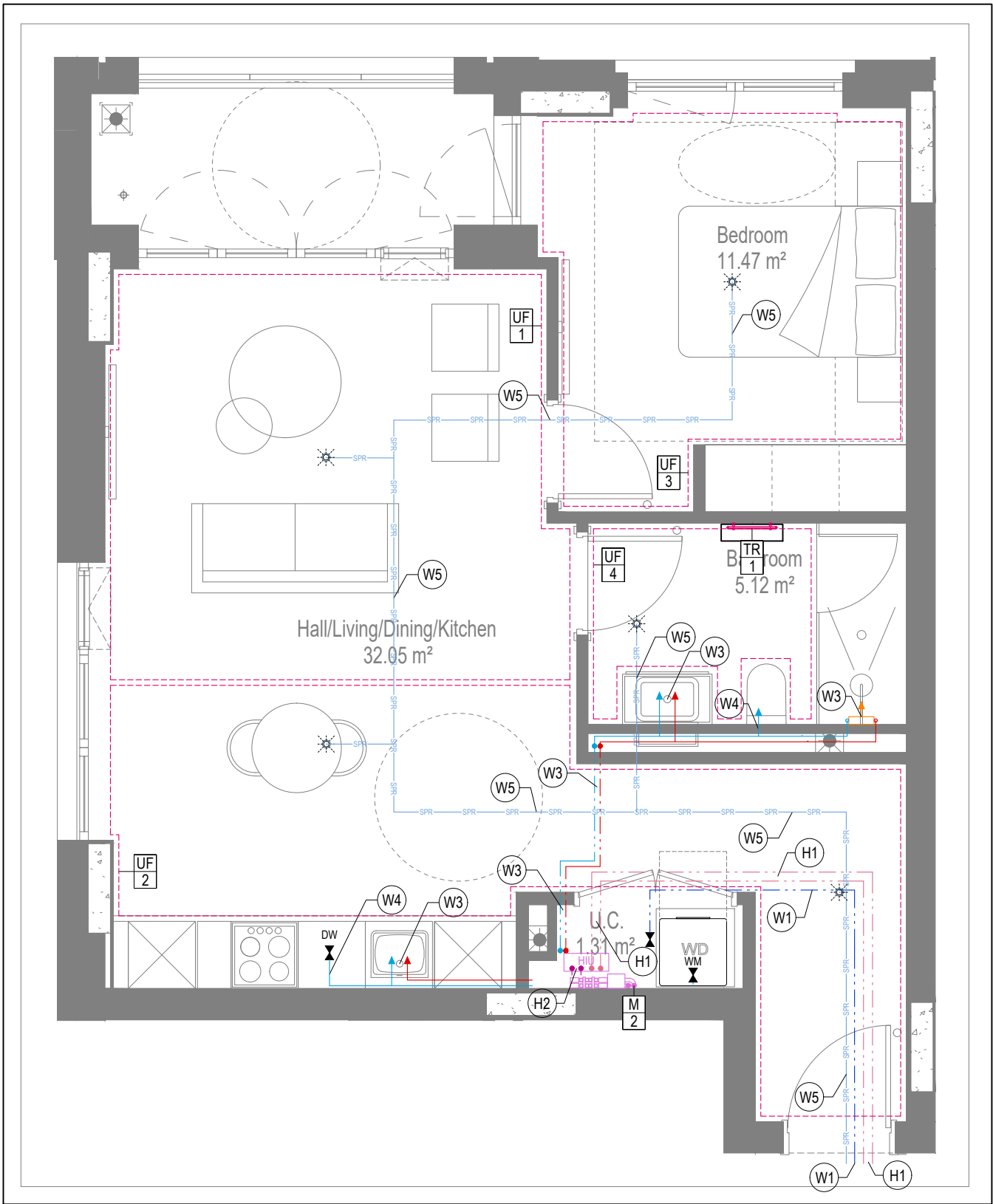
Plots: AN01, AN11, AN21

Project:	HORNSEY TOWN HALL
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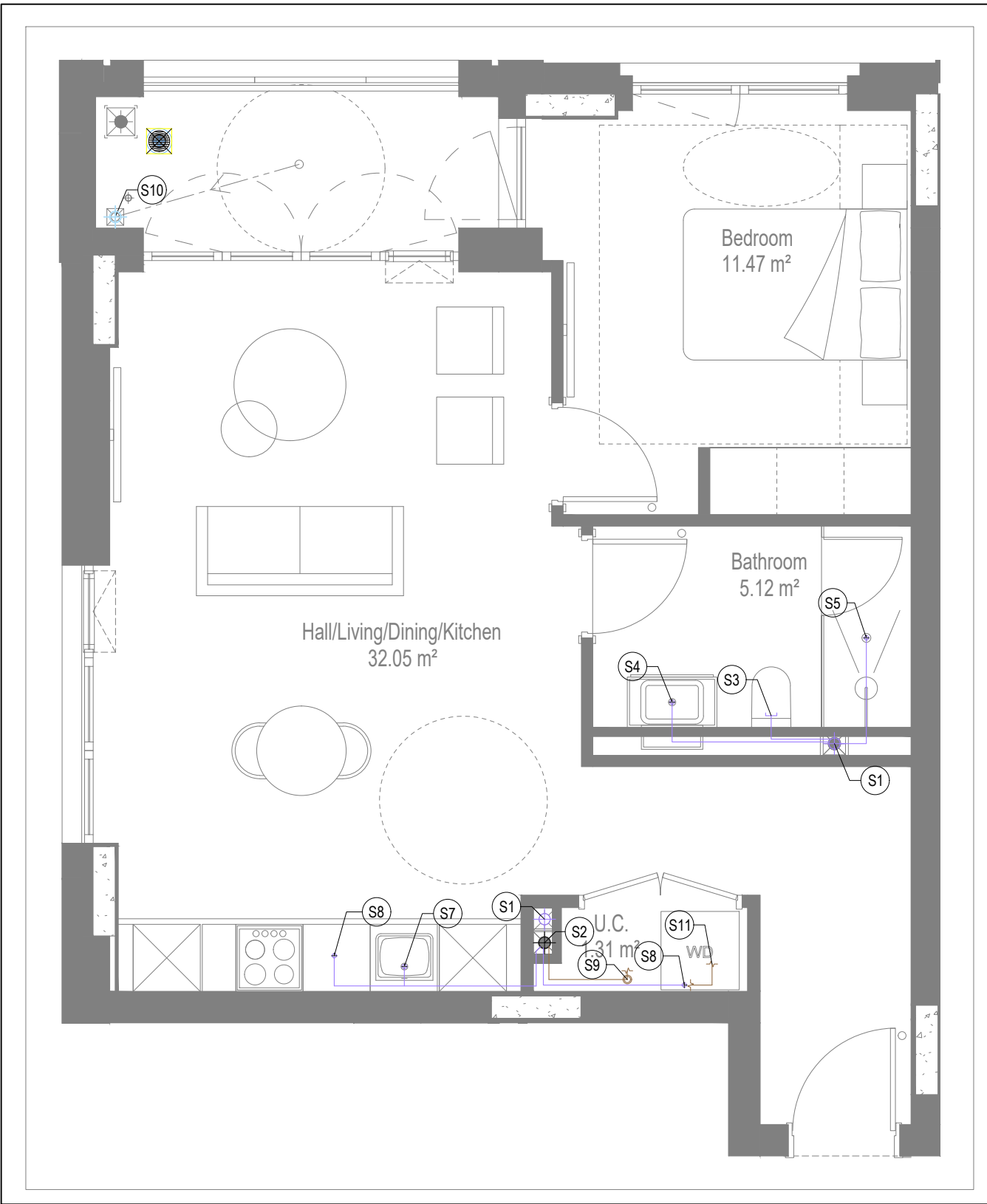
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Dwg Number: 10687-M-03-A-0025

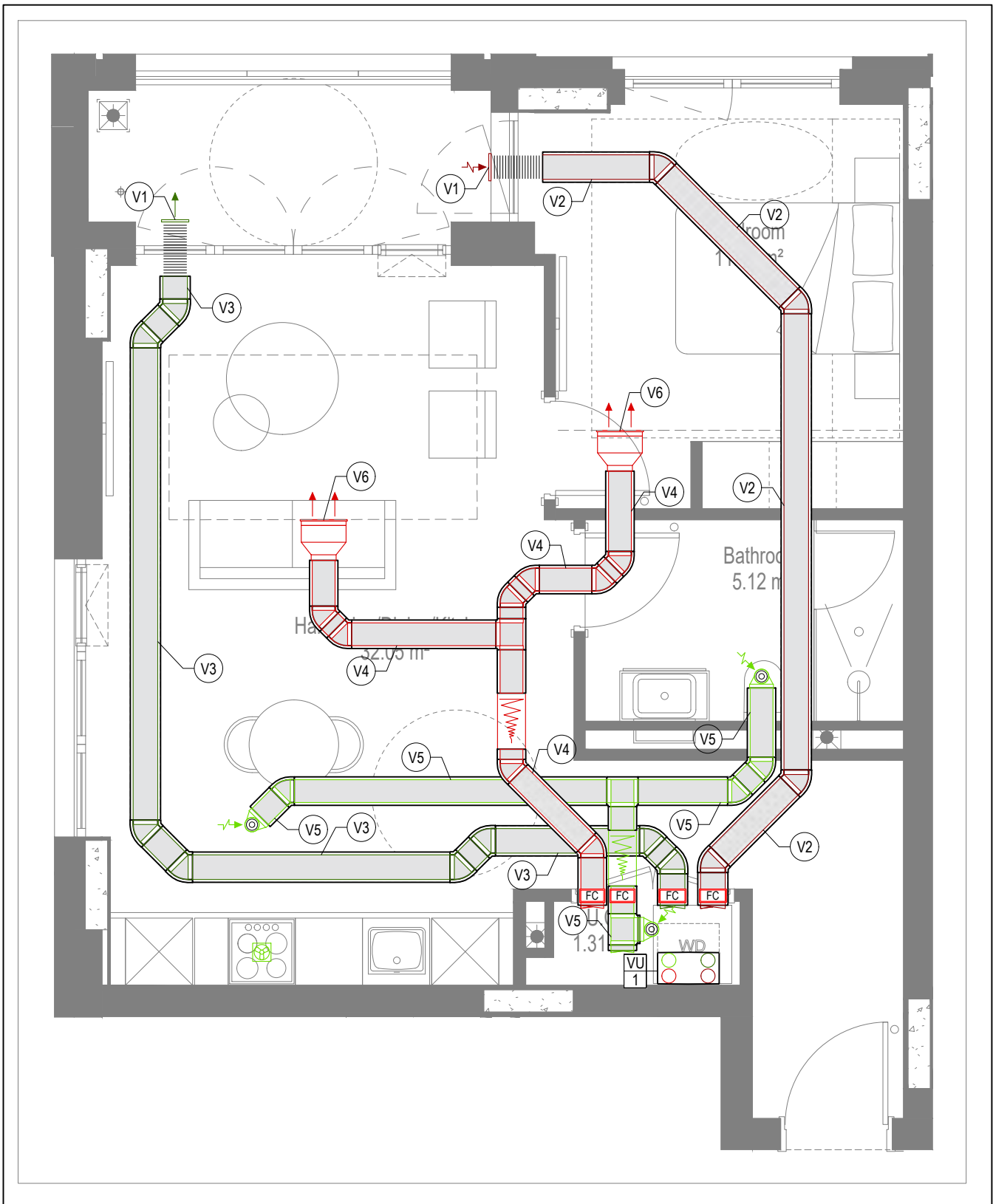
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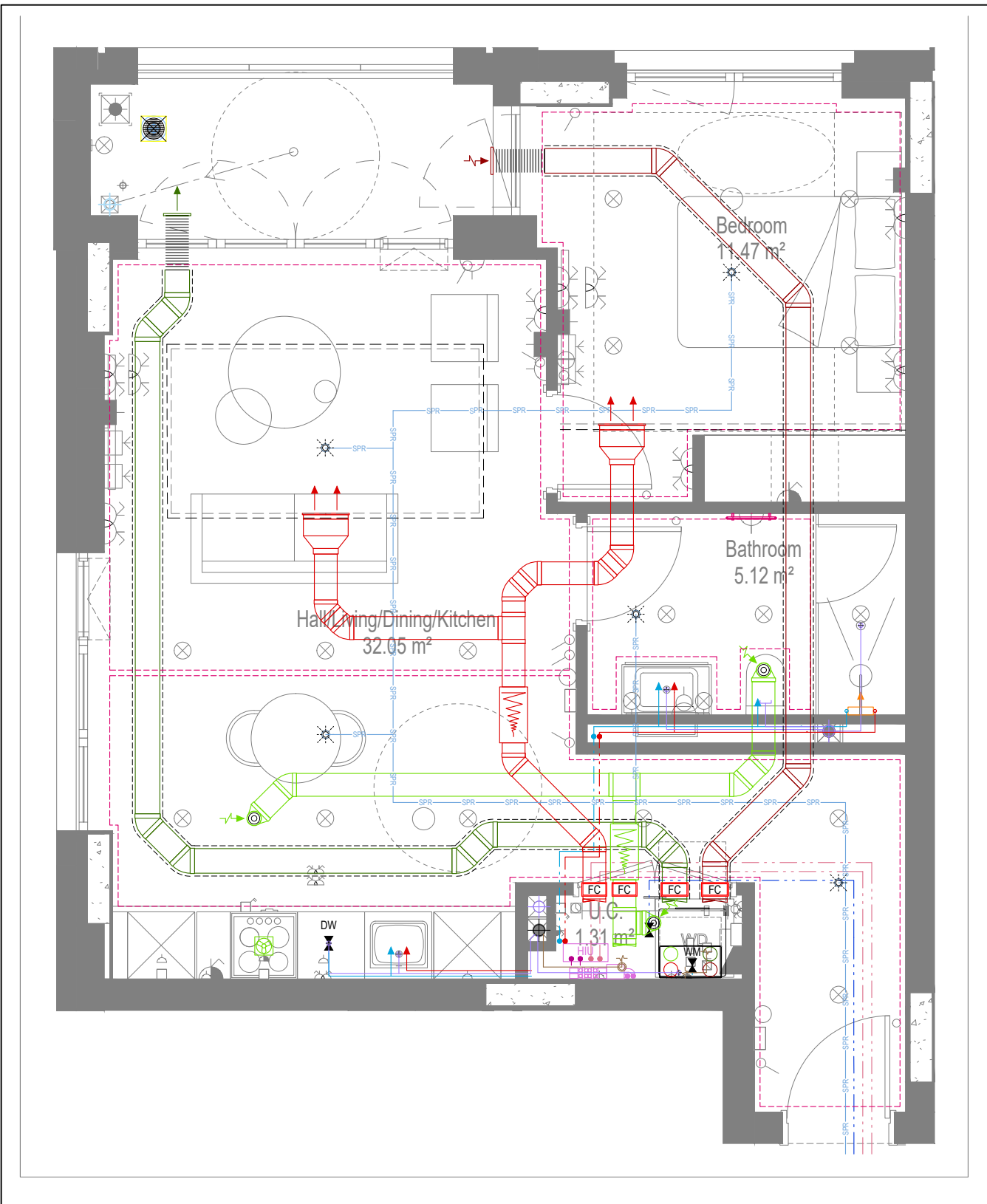
WATER AND HEATING LAYOUT



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 HepVlo 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 dropline 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 steel 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. 220 balanced CWS & HWS.
- W3. 150 balanced CWS & HWS.
- W4. 150 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from pen to SVP/SS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/SS.
- S5. 400 shower waste to run to SVP/SS.
- S6. 400 bath waste to run to SVP/SS.
- S7. 400 sink waste to drop in 400 to run to SVP/SS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 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 320 polypropylene waste system/SVP via a hep-v trap. See detail A on Internal water schematic.
- S10. RWP from above with access hatch & rodding eye.
- S11. 220 plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/SS hep-v 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. 220x60 Insulated Intake duct.
- V3. 220x60 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 dropline 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
- 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
- Titan Attenuator

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARMORE ON 12.09.2022 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION/ISSUE DRAWING

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

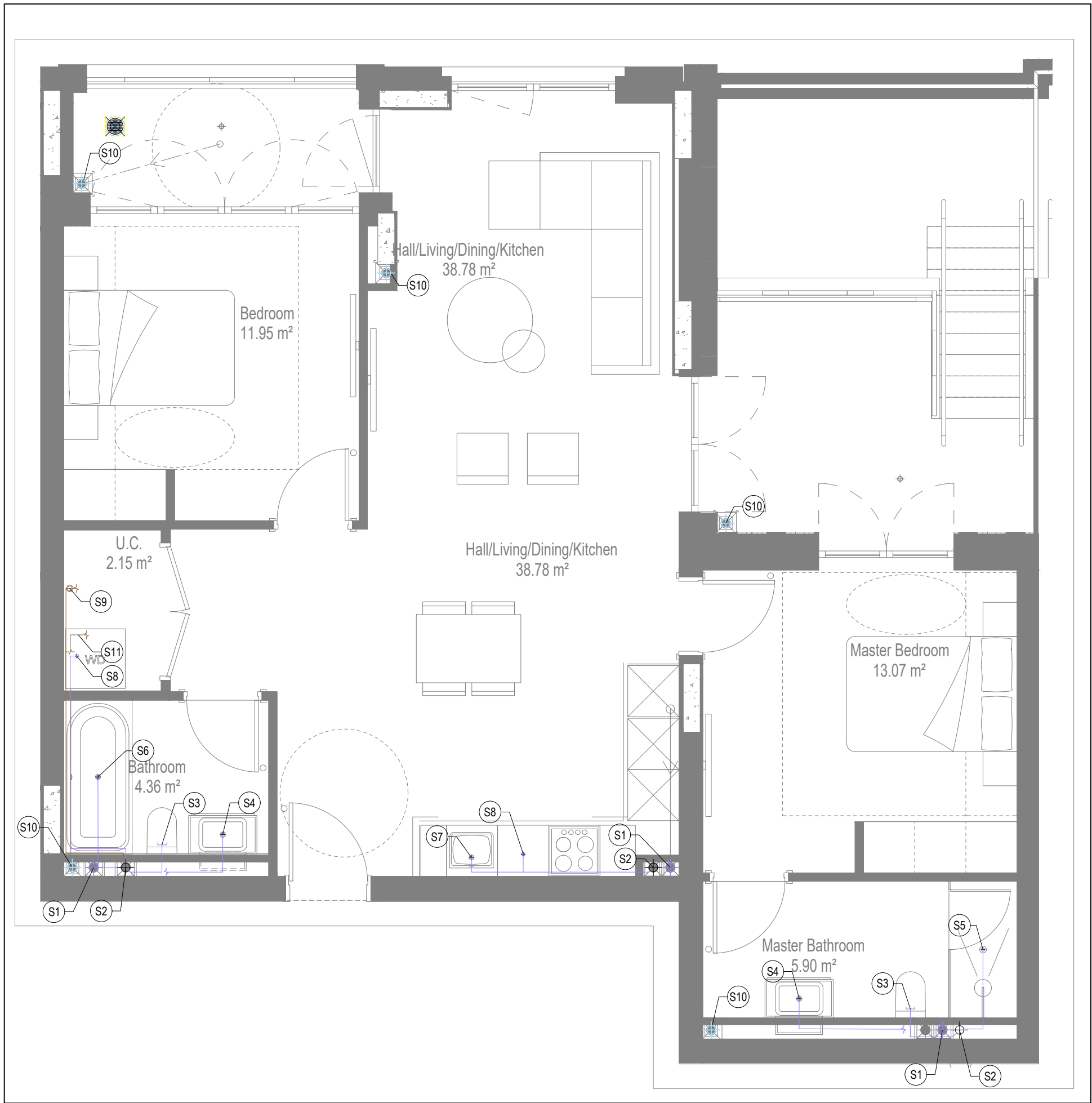
AB C3	16.09.2022 07.07.2021	AS BUILT Updated to fire strategy and comments	JH DAL/S/ ZM	EJ
C2	05.05.2021	Updated to latest RCP.	IV	EJ
C1	11.09.2020	Construction issue	TN	EJ
P1	20.03.2020	Preliminary issue	MJ	JC
Rev	Date	Description	Dwn	Chkd
Current purpose: AS BUILT		Scale: 1:50	Size: A1	
Original issue Date: 20.03.2020		Dwn: MJ	Chkd: JC	

	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
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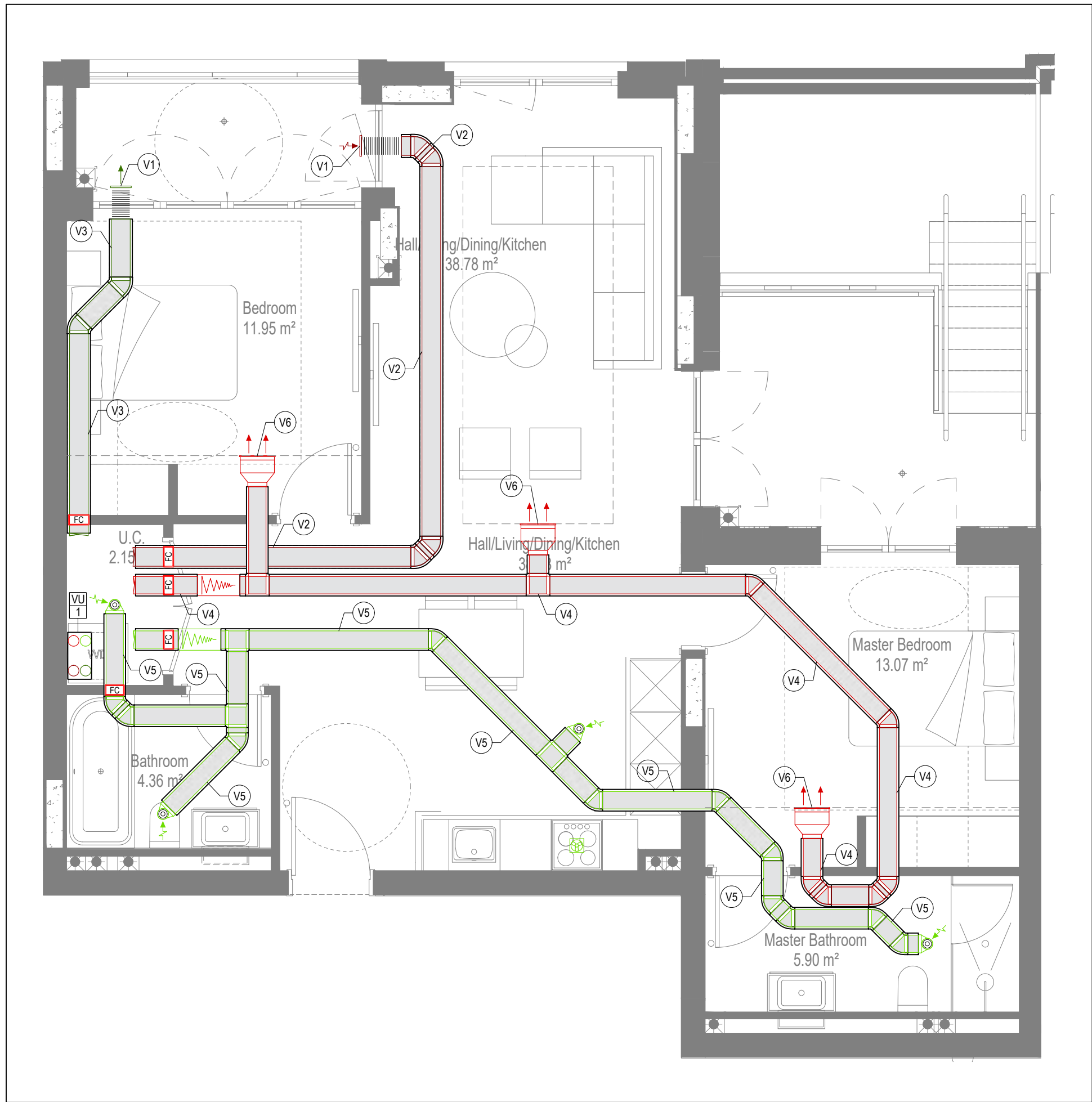
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Project: HORNSEY TOWN HALL	
Client: ARMORE	Rev: AB
Dwg Number: 10687-M-03-A-0027	



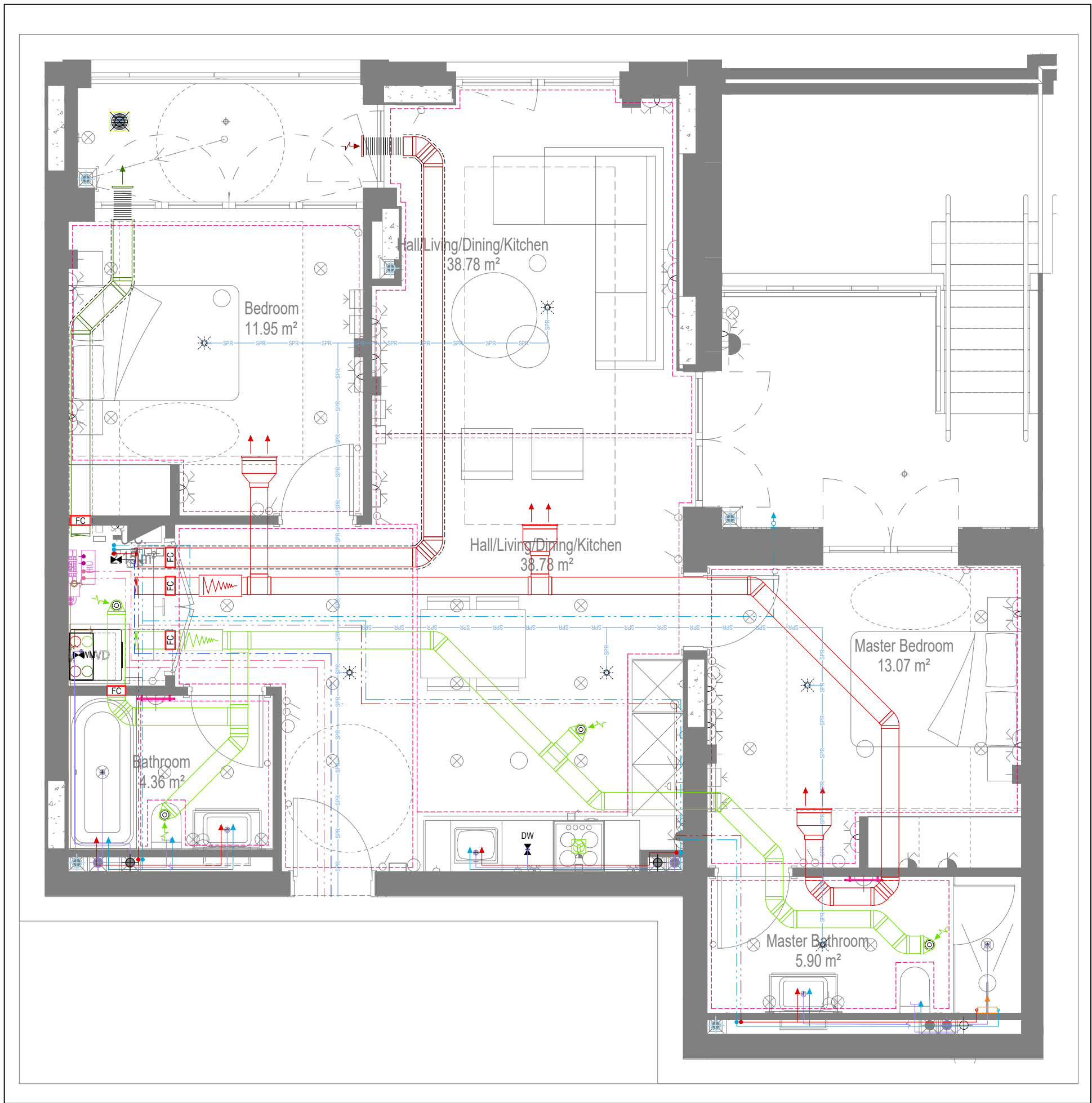
WATER AND HEATING LAYOUT



SOILS AND WASTE LAYOUT



VENTILATION LAYOUT



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- Dimensions 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.
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- 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 inside 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 steel 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. 220 balanced CWS & HWS.
- W3. 150 balanced CWS & HWS.
- W4. 150 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from pan to SVP/ISS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/ISS.
- S5. 400 shower waste to run to SVP/ISS.
- S6. 400 bath waste to run to SVP/ISS.
- S7. 400 sink waste to drop in 400 to run to SVP/ISS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 standpipe for Washing Machine/Dishwasher waste to run to SVP/ISS.
- S9. Copper Sealed Heating Kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 320 polypropylene waste system/SVP via a hep-v trap. See detail A on internal water schematic.
- S10. RWP from above with access hatch & rodding eye.
- S11. 220 plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/ISS hep-v 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/raise 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
- 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
- Tilt Attenuator

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

BACKGROUND PLAN AS PER: KDS			
Drawing No:	3596-KDS-BA-XX-DR-A-06-1134	Revision:	C2
Date Received:	04.01.2021		

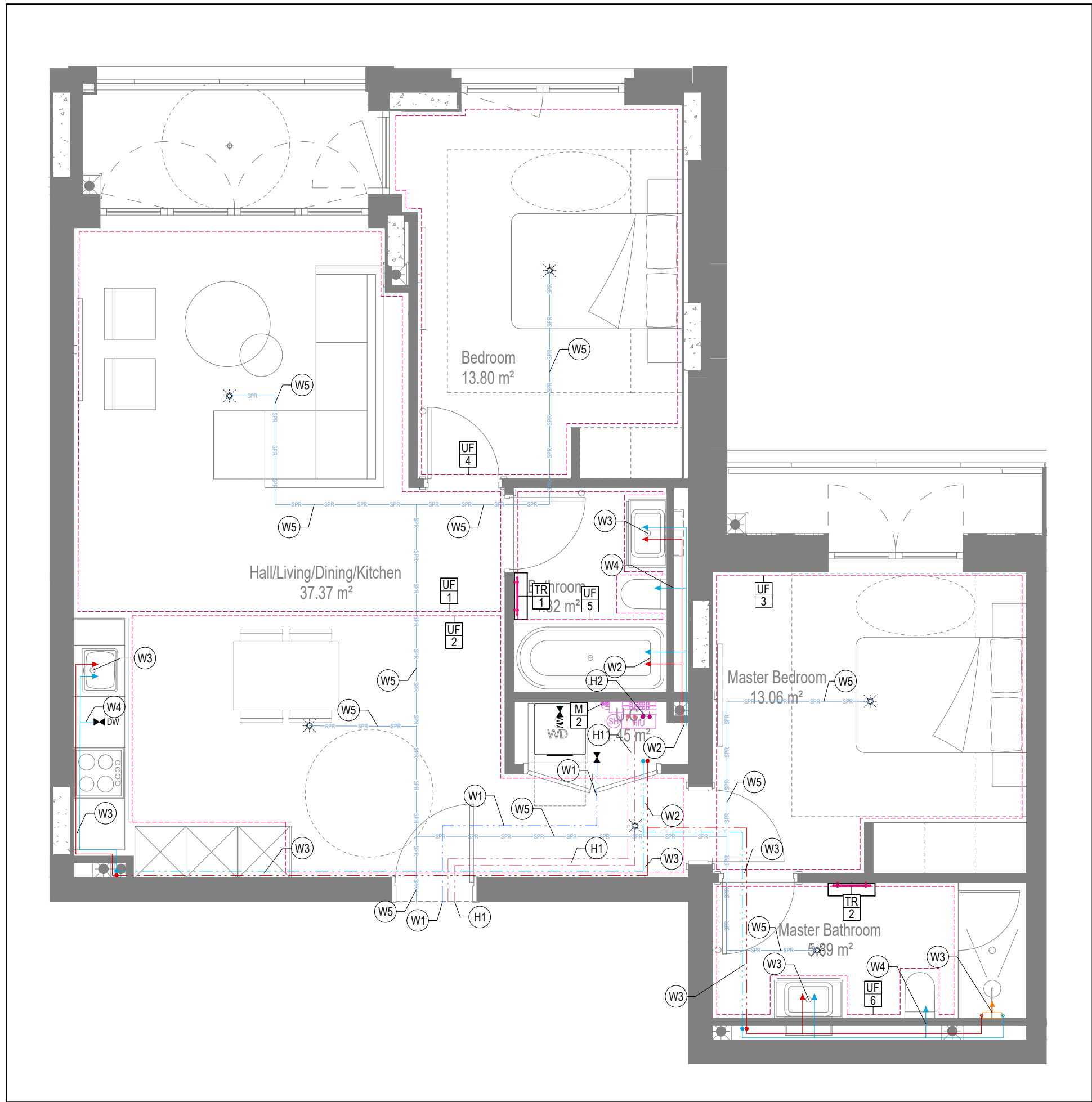
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C3	07.07.2021	Updated to fire strategy and comments	DALS/ ZM	EJ
C2	05.05.2021	Updated to latest RCP	IV	EJ
C1	11.09.2020	Construction Issue	CDS	EJ
P1	20.03.2020	Preliminary Issue	MJ	JC
Rev	Date	Description	Dwn	Chkd
Current purpose:		AS BUILT	Scale: 1:50	Size: A1
Original Issue Date:		20.03.2020	Dwn: MJ	Chkd: JC

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	CONSULTANTS	
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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 28
AN04

Plots: Project: HORNSEY TOWN HALL

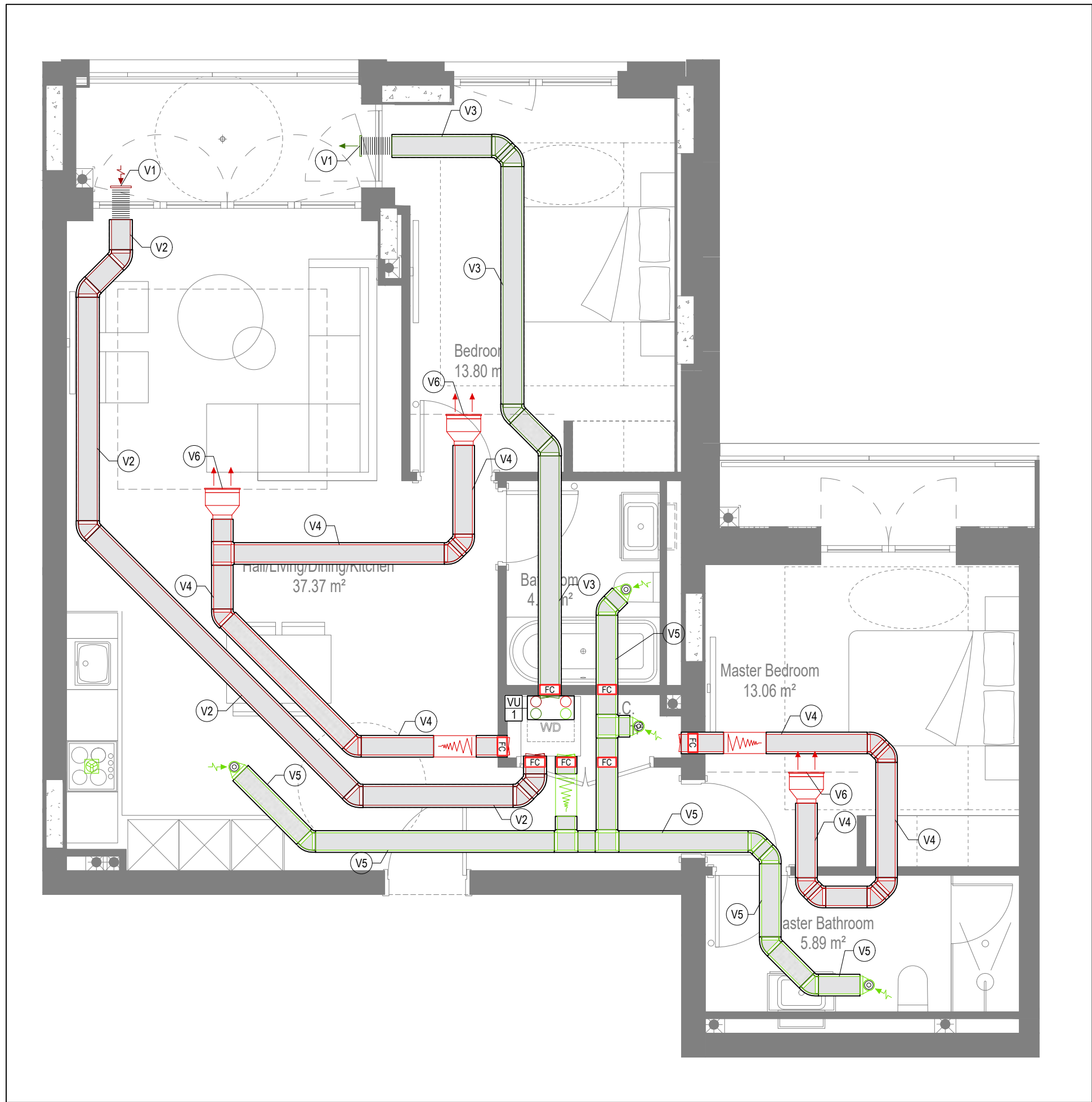
Client: ARMORE
Dwg Number: 10687-M-03-A-0028
Rev: AB



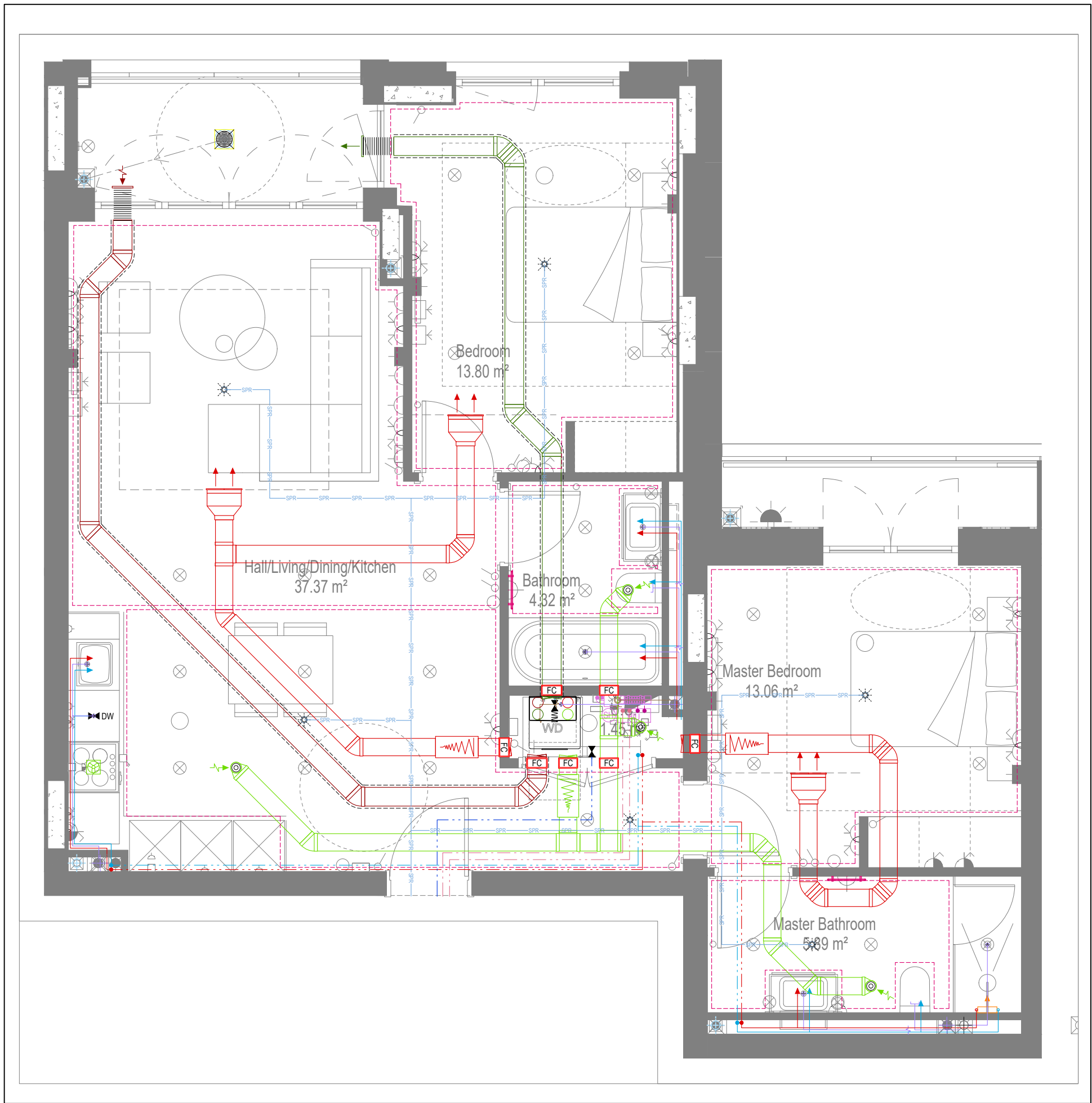
WATER AND HEATING LAYOUT



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.
- Dimensions 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 (AAVs), 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 droop 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 steel 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. 220 balanced CWS & HWS.
- W3. 150 balanced CWS & HWS.
- W4. 150 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. 220 Heating F&R.
- H3. Under floor Heating.

SOILS NOTES

- S1. 1000 SVP from above with rodding eye and access hatch.
- S2. 1000 SS with rodding access. Positions generally on ground or lower ground floors. Check drainage drawings for details.
- S3. 1000 soil pipe from pan to SVP/ISS.
- S4. 320 basin waste with anti-siphon to drop in 400 to SVP/ISS.
- S5. 400 shower waste to run to SVP/ISS.
- S6. 400 bath waste to run to SVP/ISS.
- S7. 400 sink waste to drop in 400 to run to SVP/ISS. To be fitted with capped connection if adjacent to Washing Machine/Dishwasher.
- S8. 400 standpipe for Washing Machine/Dishwasher waste to run to SVP/ISS.
- S9. Copper Sealed Heating Kit overflow and Unvented Cylinder overflow to discharge via a tundish to a 320 polypropylene waste system/SVP via a hep-v trap. See detail A on internal water schematic.
- S10. RWP from above with access hatch & rodding eye.
- S11. 220 plastic condense from Fan Coil Unit or Heat Recovery Unit to run to SVP/ISS hep-v 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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- Titan Attenuator

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

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

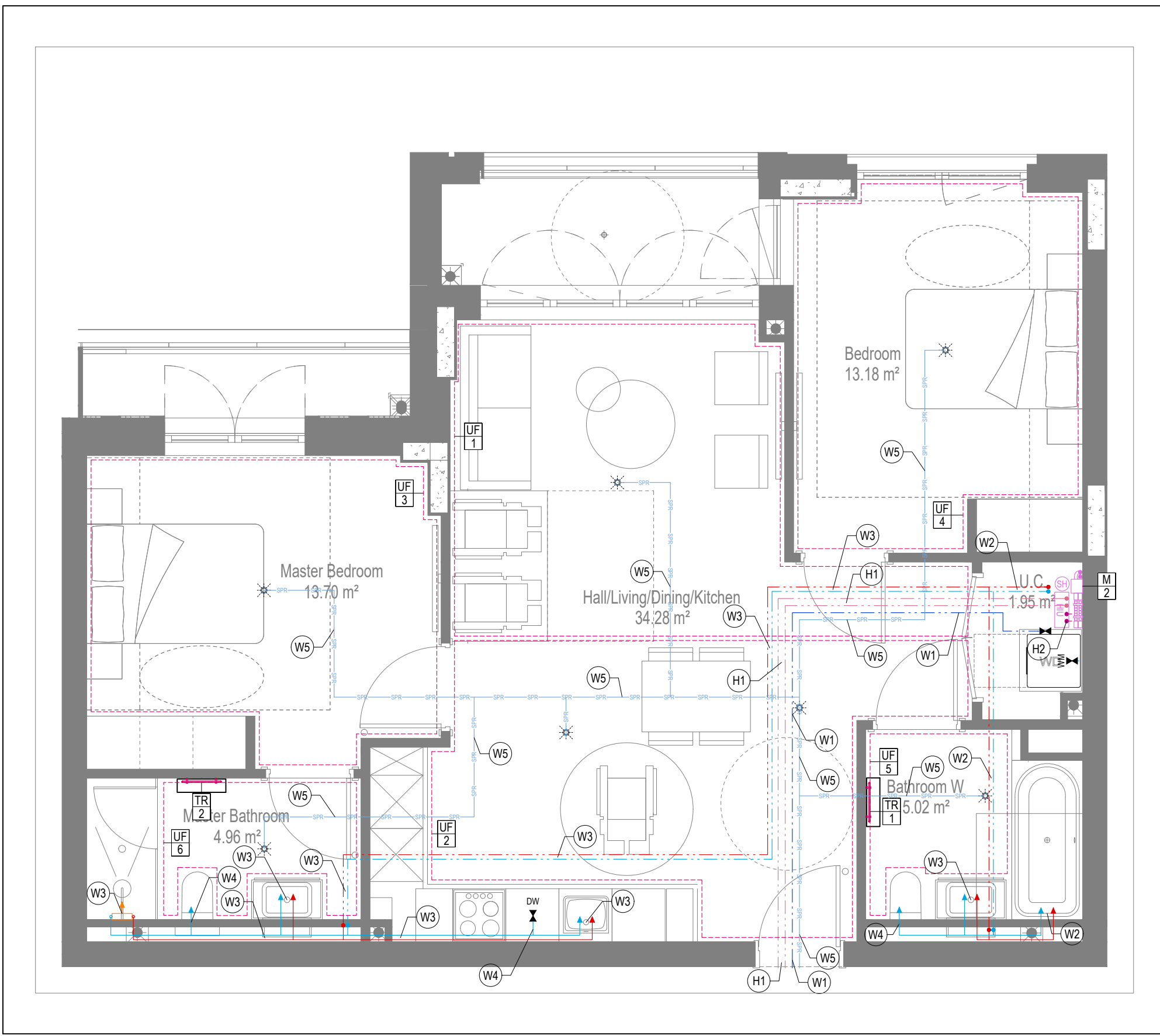
AB	16.09.2022	AS BUILT	Updated to latest RCP, fire strategy and comments	JH	EJ
C2	07.07.2021	Updated to latest RCP, fire strategy and comments		IV	IV
C1	03.12.2020	Construction Issue		IV	IV
Rev	Date	Description		Dwn	Chkd
Current purpose:		AS BUILT	Scale: 1:50	Size: A1	
Original Issue Date:		03.12.2020	Dwn: IV	Chkd: JM	



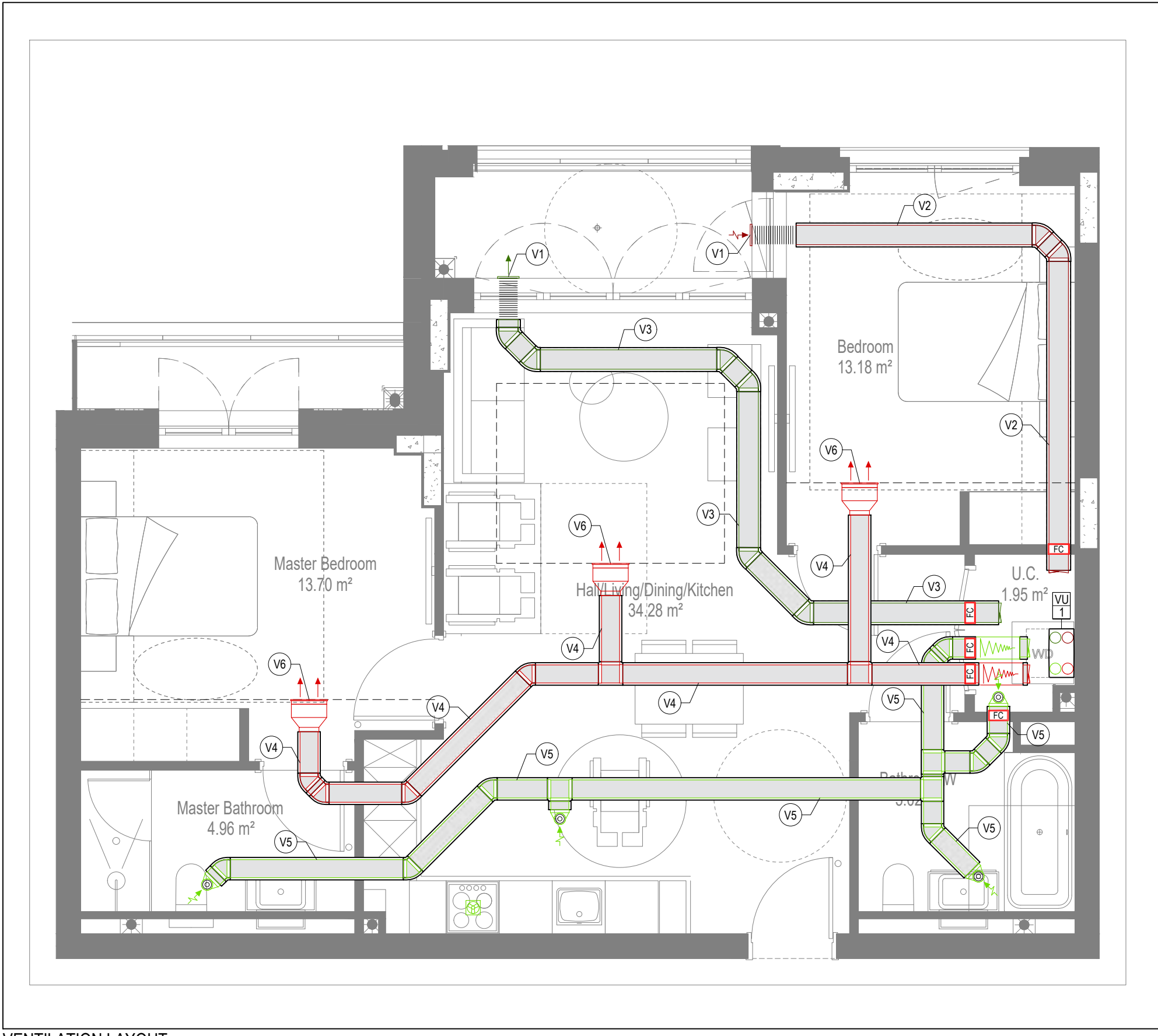
MECHANICAL SERVICES LAYOUT
FLAT TYPE 28B
AN14, AN24

HORNSEY TOWN HALL

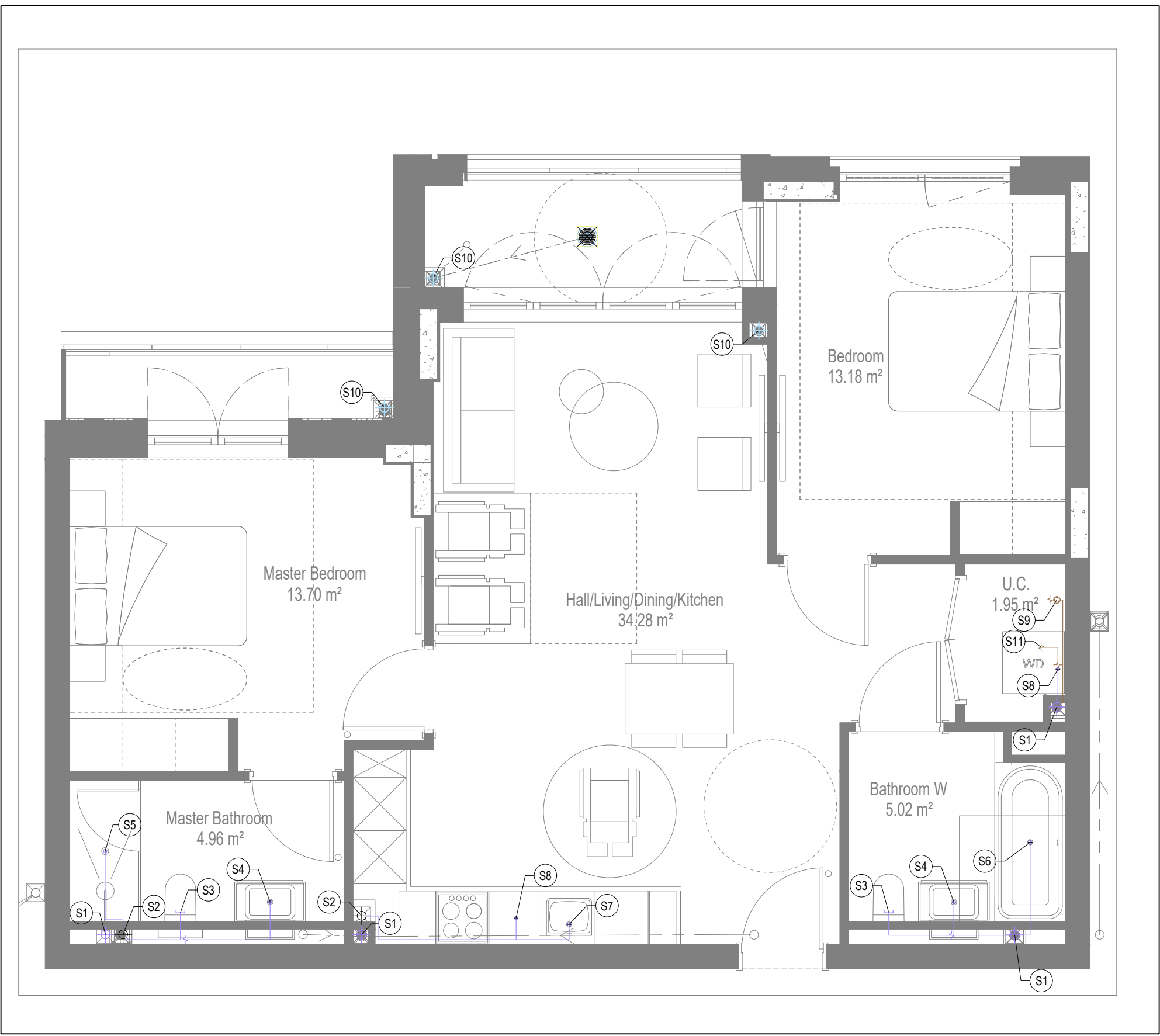
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Dwg Number:	10687-M-03-A-0028B		



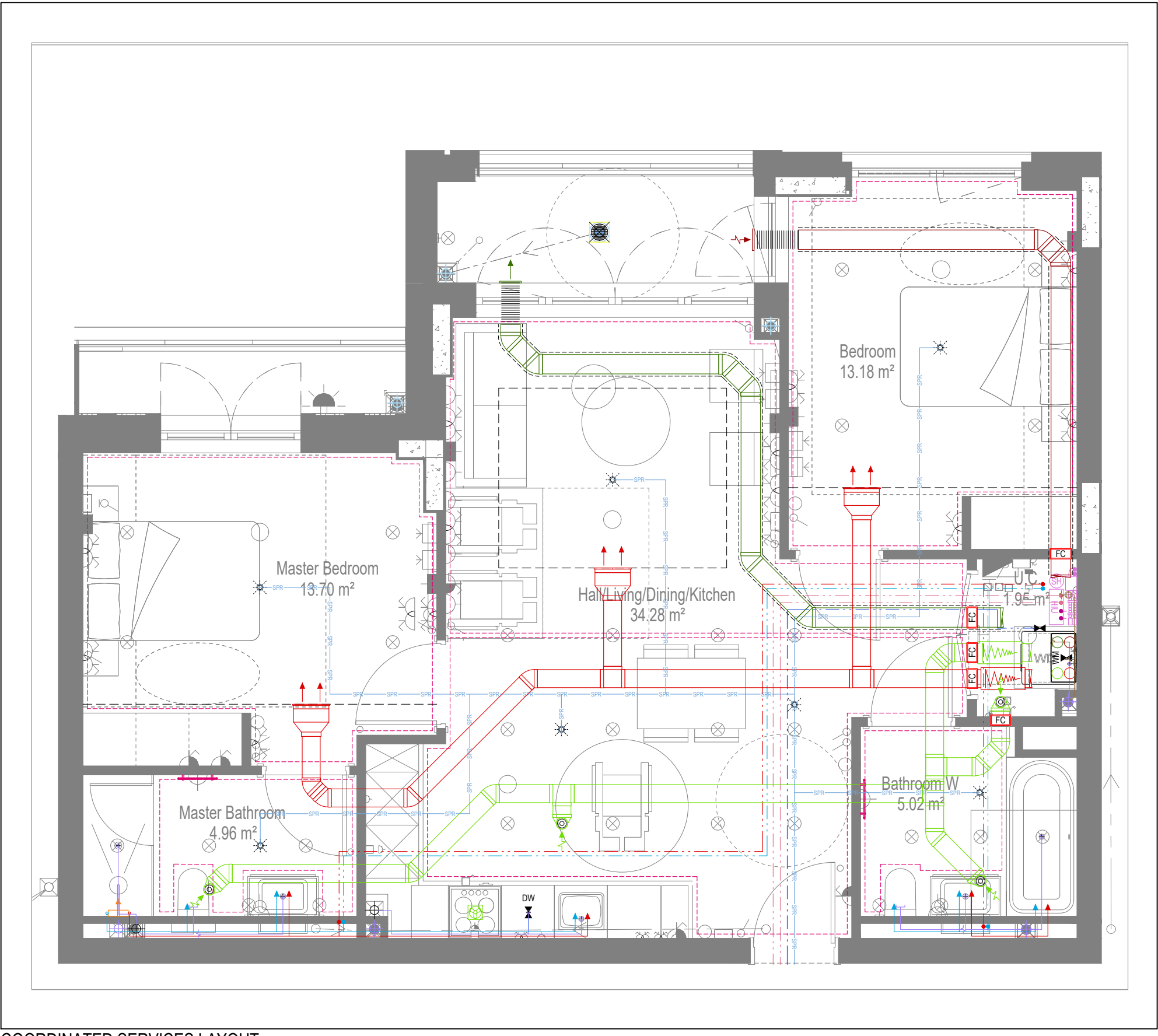
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VENTILATION LAYOUT



SOILS AND WASTE LAYOUT



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S10. RWP from above with access hatch & rodding eye.

S11. 220 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. 20x60 Supply duct.

V5. 20x40 Exhaust duct.

V6. Linear Slot Grille for supply air refer to drawing 10687-M-05-SW-0012 for details.

LEGEND

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---> Pipework at low level

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---> Pipework beneath floor / within floor screed / hidden

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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

Tiltion Attenuator

U/F HEATING SCHEDULE

MANUFACTURER:	POLYPIPE		
CIRCUIT REF:	STAT ZONE:	MANFOLD:	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

BACKGROUND PLAN AS PER: KDS

DRAWING NO:	3596-KDS-BA-XX-DR-A-06-1142	REVISION:	C2	DATE RECEIVED:	04.01.2021
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AB	16.09.2022	AS BUILT	Updated to latest RCP, fire strategy and comments	JH	DAL/	EJ
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C1	02.10.2020	Construction Issue		MJ	MDJ	EJ
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Rev	Date	Description			Dwn	Chkd
Current purpose:	AS BUILT	Scale: 1:50	Size: A1			
Original Issue Date:	20.03.2020	Dwn: MJ	Chkd: JC			

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MECHANICAL SERVICES LAYOUT

FLAT TYPE 29B

AN15, AN25, AN33

HORNSEY TOWN HALL

Client: **ARDMORE**

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

Rev: **AB**

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