

#### **14024.001 Network Building – Mechanical Ventilation Notes**

The maintenance strategy shall conform to the manufacturer's recommendations for maintenance and frequency of maintenance, which differs from model to model.

The ventilation system shall conform to the recommendations of SFG20 for filter replacement and notification.

All regular maintenance shall be undertaken to meet the CIBSE Guide M document, to ensure equipment aligns with system life expectancies. To see this through to implementation, there is also a requirement for the contractor to prepare and maintain a facilities requirements and maintenance plan that contains the information necessary to operate the building efficiently.

An alarm shall also be raised on the BMS if the pressure for a filter exceeds the filter replacement pressure.

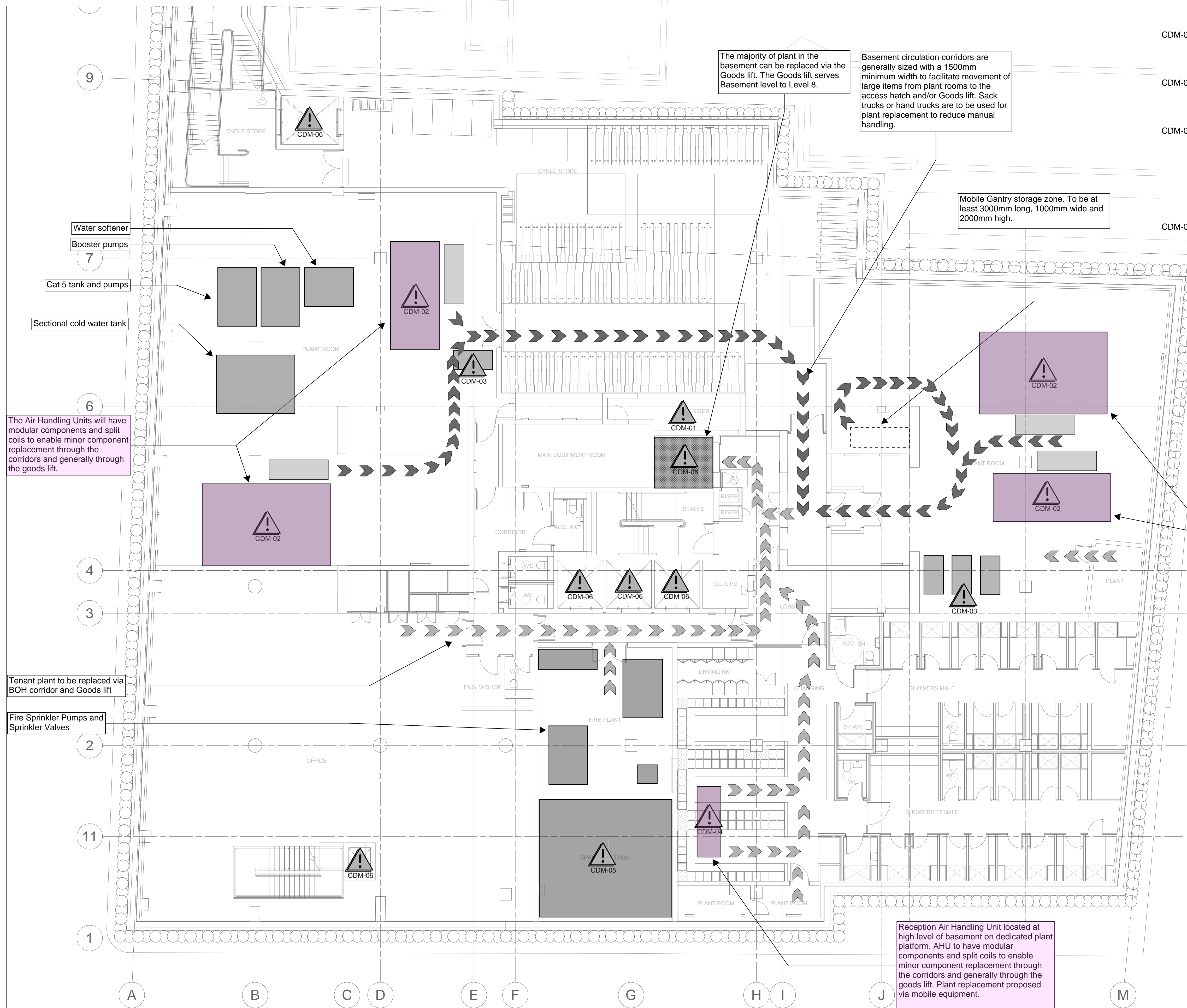
The contractor shall provide evidence that the filters have been replaced according to the manufacturer's recommendation is submitted annually through the WELL digital platform.

Furthermore, within one month before the end of the maintenance period, replace all air filter media if the resistance exceeds 80% of the dirty resistance of the filter bank.

The design incorporates a fresh air intake shaft that routes from Level 8 to the basement. Level 8 is the highest floor this is feasible. The basement and ground floor ventilation plant draw air from this air intake shaft. Hence, all fresh air into the building is from Level 8, including the ground floor retail units. The air intake shaft is also more than 10m away from any local sources of emissions or vitiated air.

Additionally, the design incorporates two air handling units to serve the development's amenities, whereby the outside air intake is similarly from Level 8.

# ACCESS AND MAINTENANCE TO BASEMENT PLANT



No.	DESCRIPTION
CDM-01	FALL FROM HEIGHT RISK TO BE MITIGATED DURING CONSTRUCTION AND OPERATION BY PROVISION OF GRP GRATINGS AND SIGNAGE.
CDM-02	FALL FROM HEIGHT RISK TO BE MITIGATED DURING OPERATION BY PROVISION OF MOBILE ACCESS PLATFORM TO ACCESS FILTERS ON AHUS AND TESTING OF SMOKE FANS.
CDM-03	FALL FROM HEIGHT RISK MITIGATED DURING OPERATION BY PROVISION OF SCISSOR LIFT TO MAINTAIN SMOKE FANS
CDM-04	FALL FROM HEIGHT RISK MITIGATED DURING OPERATION BY PROVISION OF REMOVEABLE CEILING, HIGH LEVEL GANTRY AND DROP DOWN LADDER.
CDM-05	FALL FROM HEIGHT RISK MITIGATED WITH CAT LADDER AND GANTRY FOR ACCESSING FLOAT VALVES DURING OPERATION. RISK OF ENTRAPMENT MITIGATED VIA LOW LEVEL PORT HOLE. SUBCONTRACTOR DESIGN INPUT REQUIRED AFTER STAGE 4A. EDGE PROTECTION AND SUITABLE FIXINGS TO BE PROVIDED.
CDM-06	FALL FROM HEIGHT DURING CONSTRUCTION TO BE MITIGATED BY MAIN CONTRACTOR

[illegible]

- Indicative Plant Replacement Route
- Indicative Mobile Gantry Route
- Mobile Gantry access point

## CDM NOTES

DURING THE DESIGN PHASE, CONSIDERATION HAS BEEN GIVEN TO SITE SPECIFIC HAZARD IDENTIFICATION. A SCHEDULE OF CDM RISK ITEMS IS INCLUDED WITHIN THESE DOCUMENTS HOWEVER IT SHOULD BE NOTED THAT ONLY SIGNIFICANT AND UNUSUAL RISKS HAVE BEEN IDENTIFIED. THE CONTRACTOR MUST CARRY OUT THEIR OWN RISK ASSESSMENT AS OTHER UNIDENTIFIED RISKS MAY EXIST. WHERE RISK(S) HAVE BEEN IDENTIFIED ON THIS DRAWING PLEASE REFER TO THE CDM SCHEDULE LOCATED ON THE LEGEND SHEET FOR DETAILS



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NDY QA SYSTEM  
Reason For Issue  
**STAGE 4 ISSUE**  
Authorisation  
AE : 11 NOV 2022  
By \_\_\_\_\_  
Verification Of Latest  
Amendment  
By \_\_\_\_\_



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## NETWORK BUILDING

95-100 Tottenham Court Road  
W1T 4TP

Title

CDM DRAWINGS  
BASEMENT FLOOR

Project No. U14024-001F			Revit Version 2020
Design ML	Drawn ML		
Scale 1 : 100 @ A1	Project Commencement FEB.2020		DRAWING IN COLOUR
Drawing No.			Revision

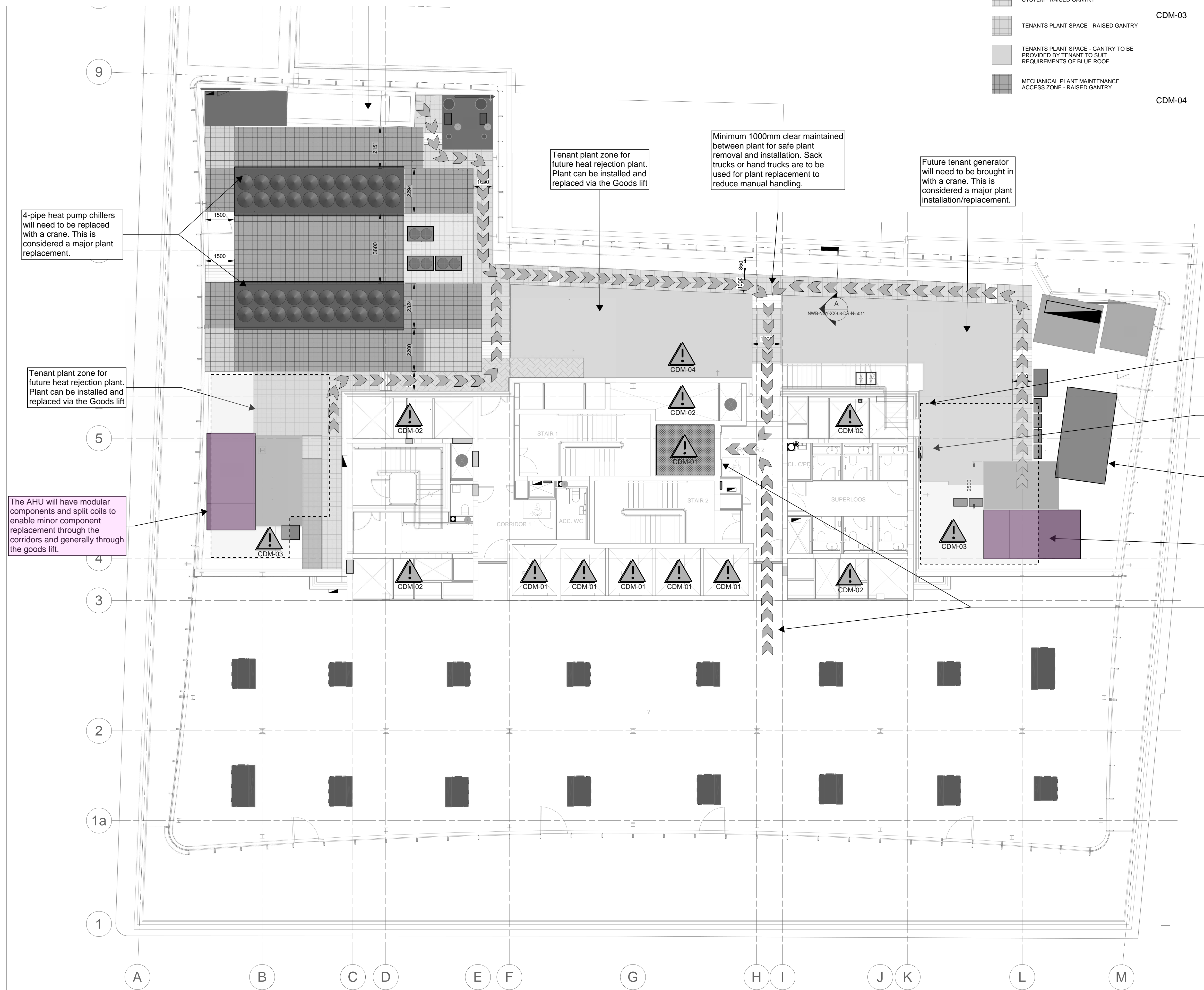
CDM-0B-001

1.0

ALL KNOWN RISKS HAVE BEEN IDENTIFIED ON THESE DRAWINGS. SOME RISKS WILL BE UNKNOWN AT THIS POINT AND THE RESPONSIBILITY LIES WITH THE CONTRACTOR TO IDENTIFY AND MITIGATE THESE RISKS AS THE DESIGN DEVELOPS









# ACCESS AND MAINTENANCE TO ROOF PLANT



Note: Provision of gantry system for combined service support and access mitigates risk of trips and slips across the roof area.

ZONE/SPACE LEGENDS:

- |   |   |
|---|---|
|  | STEPS WITH HAND RAILS   |
|  | WALKWAY - ROOF LEVEL  |
|  | WALKWAY AND SERVICES SUPPORT<br>SYSTEM - RAISED GANTRY  |
|  | TENANTS PLANT SPACE - RAISED GANTRY   |
|  | TENANTS PLANT SPACE - GANTRY TO BE<br>PROVIDED BY TENANT TO SUIT<br>REQUIREMENTS OF BLUE ROOF |
|  | MECHANICAL PLANT MAINTENANCE<br>ACCESS ZONE - RAISED GANTRY                                   |

No.

## DESCRIPTION

- |        |  |
|--------|--|
| CDM-01 | FALL FROM HEIGHT DURING CONSTRUCTION TO BE MITIGATED BY MAIN CONTRACTOR  |
| CDM-02 | FALL FROM HEIGHT RISK TO BE MITIGATED DURING CONSTRUCTION AND OPERATION BY PROVISION OF GRP GRATINGS AND SIGNAGE.  |
| CDM-03 | SOLAR PANELS TO BE INSTALLED SO THAT THEY ARE SELF CLEANING AND DO NOT REQUIRE ROUTINE MAINTENANCE. MANSAFE SYSTEM REQUIRED FOR INSTALLATION AND REPLACEMENT. INVERTERS, ISOLATORS ETC TO BE INSTALLED AT ACCESSIBLE LOW LEVEL LOCATION. |
| CDM-04 | INLET GRILLE TO BE SECTIONAL AND DEMOUNTABLE. WASH DOWN POINT ADJACENT TO ASPHS.   |

[illegible]

➤ Indicative Plant Replacement Route

Outline of area with solar PV panels located at high level on secondary steelwork above other plant

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## INDY QA SYSTEM

## STAGE 4 ISSUE

### Authorisation

By \_\_\_\_\_ AE : 11 NOV 2022

Amendment

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# NETWORK BUILDING

95-100 Tottenham Court Road  
W1T 4TP

the

CDM DRAWINGS  
LEVEL 08

Project No.  
114024-001

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11

scale

1 : 100 @ A

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CDM-0B-001

Revit Versi  
2020

## DRAWING IN COLOR

Revision

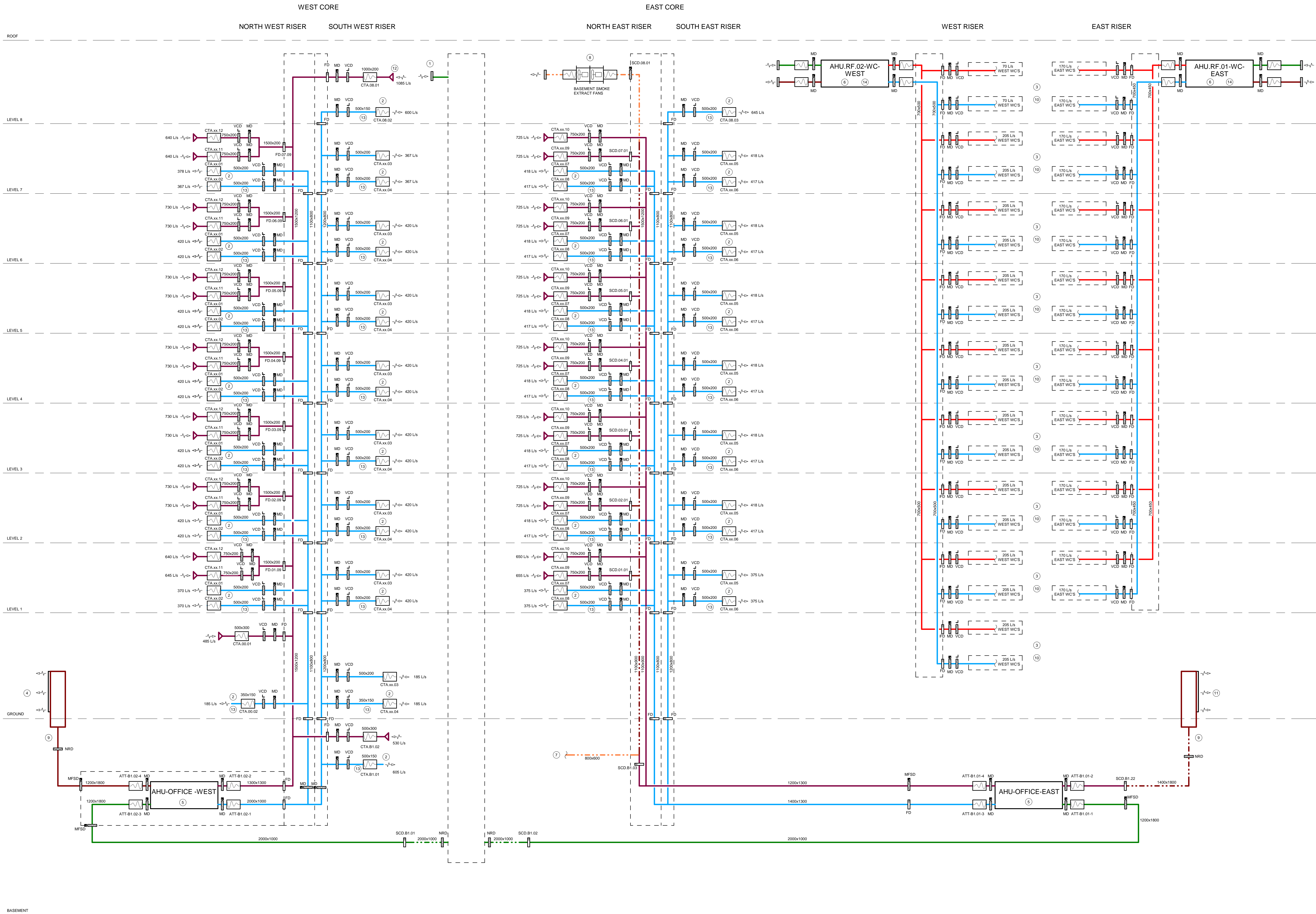
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GENERAL NOTES

- SUFFICIENT VCD'S TO BE INSTALLED TO ALLOW THE SYSTEM TO BE FULLY BALANCED & COMMISSIONED.
- FIRE/FIRE-SMOKE DAMPERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE FIRE STRATEGY.



LINE TYPE LEGEND

- SUPPLY AIR DUCTWORK
- RETURN AIR DUCTWORK
- OUTSIDE AIR DUCTWORK
- EXHAUST AIR DUCTWORK
- TOILET EXHAUST AIR DUCTWORK
- 2HR FIRE RATED DUCTWORK
- SMOKE CLEARANCE EXHAUST AIR DUCTWORK
- MAKE UP AIR DUCTWORK
- SMOKE EXHAUST AIR DUCTWORK

No. DESCRIPTION

- FRESH AIR INTAKE VIA WEATHERPROOF LOUVRE AND VERTICAL BUILDERS WORK SHAFT TO BASEMENT LEVEL COMPLETE WITH INSECT AND VERMIN MESH AND INTAKE FILTER
- UNDERFLOOR SUPPLY AIR TO OFFICE VIA RAISED GRILLES OFFICE RETURN AIR AT HIGH LEVEL
- SUPPLY AND EXTRACT TO EACH WC CORE FROM HEAT RECOVERY AHU LOCATED WITHIN THE LEVEL 8 PLANT ENCLOSURE
- EXHAUST AIR DISCHARGE TO SERVICE YARD THROUGH EXTERNAL WEATHERPROOF LOUVRE MINIMUM LOUVRE FREE AREA OF 5.5 SQM REQUIRED
- AIR HANDLING UNIT COMPLETE WITH THERMAL WHEEL, SUPPLY AND RETURN AIR FILTRATION, LTHW & CHW COILS, IN-LINE PLUG FANS & VSD CONTROL
- AIR HANDLING UNIT COMPLETE WITH CROSS-FLOW PLATE HEAT EXCHANGER, SUPPLY AND RETURN AIR FILTRATION, LTHW & CHW COILS, IN-LINE PLUG FANS & VSD CONTROL
- REFER ANCILLARY VENTILATION SYSTEM SCHEMATIC FOR CONTINUATION OF BASEMENT SMOKE CLEARANCE SYSTEM
- BASEMENT SMOKE CLEARANCE DUTY/STANDBY, CONTRA-ROTATING AXIAL FANS DESIGN DEVELOPMENT REQUIRED TO DETERMINE FAN TURN-DOWN, OPERATIONAL MODES AND BASEMENT COMPARTMENT STRATEGY - ADDITIONAL, REDUCED VOLUME FANS MAY BE REQUIRED FOR SMALL COMPARTMENTS, TBC DURING STAGE 4. FANS TO BE FIRE AND SMOKE RATED AT 300 degC FOR 120 MINUTES
- EXHAUST AIR DUCTWORK CONNECTS TO AIRTIGHT AND WEATHERPROOF BUILDERS WORK SHAFT TO ABOVE
- REFER TO MECHANICAL VENTILATION LAYOUT DRAWINGS FOR DETAILS OF WC EXHAUST AND SUPPLY DUCTWORK ARRANGEMENT
- EXHAUST AIR DISCHARGE TO SERVICE YARD THROUGH EXTERNAL WEATHERPROOF LOUVRE, MINIMUM LOUVRE FREE AREA OF 4.9 SQM REQUIRED.
- RETURN AIR FROM LEVEL 8 SERVED BY SINGLE RETURN AIR RISER
- MULTIPLE SUPPLY AIR DUCTWORK BRANCHES FROM SINGLE RISER, SINGLE BRANCH SHOWN ON SCHEMATIC FOR CLARITY. REFER TO VENTILATION LAYOUT DRAWINGS FOR FURTHER DETAILS.
- WC AHUs AND ASSOCIATED DUCTWORK RISERS SIZED TO ALLOW FOR FUTURE EXPANSION OF WC CORES

Rev	Description	Date	Rev	Description	Date	Rev	Description	Date	Rev	Description	Date
P01	STAGE 2 DRAFT ISSUE	25.10.20	T01	STAGE 4 TENDER ISSUE	30.11.22						
P02	STAGE 2 ISSUE	14.12.20									
P03	STAGE 2 UPDATE ISSUE	19.11.21									
P04	STAGE 3 DRAFT ISSUE	27.06.22									
P05	STAGE 3 ISSUE	27.06.22									
P06	STAGE 4 DRAFT ISSUE	11.11.22									
P07	STAGE 4 DRAFT ISSUE	22.11.22									

**CDM NOTES**

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NDY QA SYSTEM  
Revision: 01  
STAGE 4  
Authorisation:  
By: AE : 30 NOV 2022  
Verification: Of: Least  
Approved:  
By: SQ : 30 NOV 2022

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Project	NETWORK BUILDING 95-100 Tottenham Court Road
Title	MECHANICAL SERVICES OFFICE AND TOILET VENTILATION SYSTEM SCHEMATIC
Scale	N.T.S.
Drawn	RCE
Design	GS
Revision	T01
Project No.	U14024-001
Date	MAR. 2022

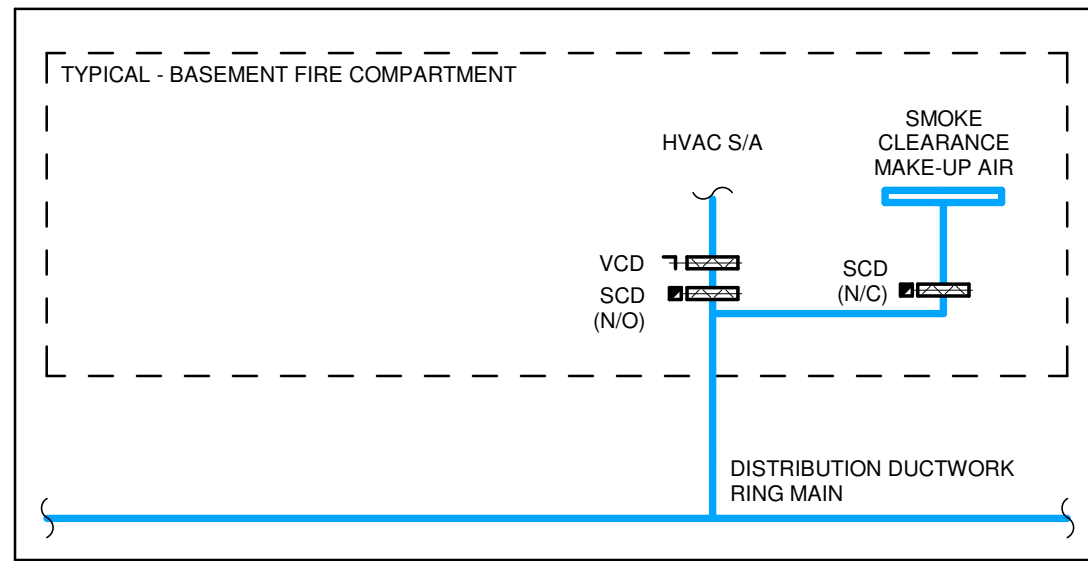


GENERAL NOTES

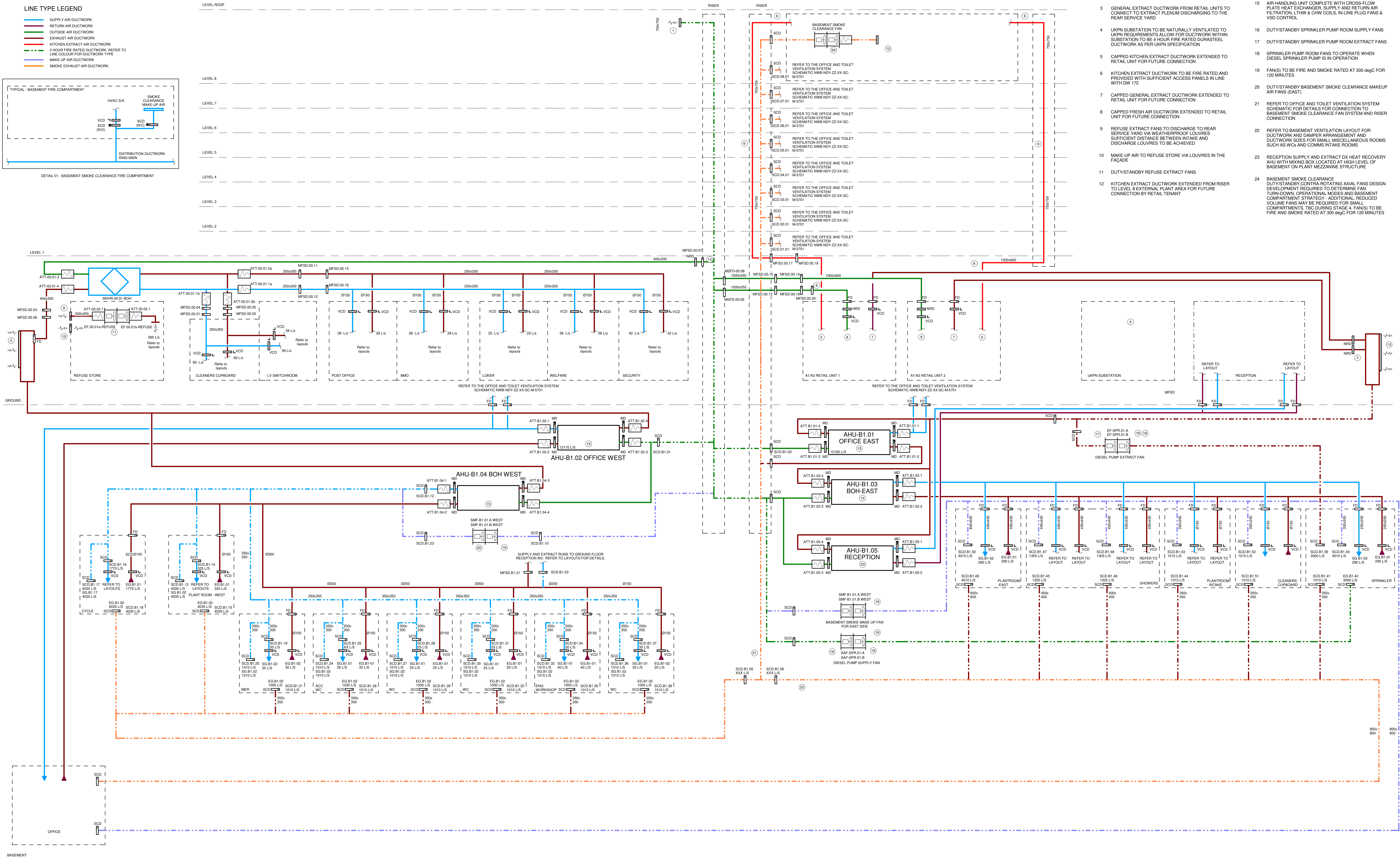
- SUFFICIENT VCD'S TO BE INSTALLED TO ALLOW THE SYSTEM TO BE FULLY BALANCED & COMMISSIONED.
- FIRE/FIRE SMOKE DAMPERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE FIRE STRATEGY.

LINE TYPE LEGEND

- SUPPLY AIR DUCTWORK
- RETURN AIR DUCTWORK
- OUTSIDE AIR DUCTWORK
- EXHAUST AIR DUCTWORK
- KITCHEN EXTRACT AIR DUCTWORK
- 2 HOUR FIRE RATED DUCTWORK, REFER TO LINE COLOUR FOR DUCTWORK TYPE
- MAKE-UP AIR DUCTWORK
- SMOKE EXHAUST AIR DUCTWORK



DETAIL 01 - BASEMENT SMOKE CLEARANCE FIRE COMPARTMENT



- | No. | DESCRIPTION   | No. | DESCRIPTION   |
|-----|---|-----|---|
| 1   | FRESH AIR INTAKE VIA WEATHERPROOF LOUVER AND VERTICAL BUILDERS WORK SHAFT TO BASEMENT LEVEL COMPLETE WITH INSECT AND VERMIN MESH AND INTAKE FILTER                        | 13  | EXHAUST AIR DISCHARGE TO SERVICE YARD THROUGH EXTERNAL WEATHERPROOF LOUVER. MINIMUM LOUVER FREE AREA OF 4.9 SQM REQUIRED.   |
| 2   | EXHAUST AIR DISCHARGE TO SERVICE YARD THROUGH EXTERNAL WEATHERPROOF LOUVER MINIMUM LOUVER FREE AREA OF 55 SQM REQUIRED  | 14  | DUCT MOUNTED INLINE FILTER TO BE PROVIDED FOR FRESH AIR BRANCHES SERVING GROUND FLOOR BOH AREAS   |
| 3   | GENERAL EXTRACT DUCTWORK FROM RETAIL UNITS TO CONNECT TO EXTRACT PLENUM DISCHARGING TO THE REAR SERVICE YARD  | 15  | AIR HANDLING UNIT COMPLETE WITH CROSS-FLOW PLATE HEAT EXCHANGER, SUPPLY AND RETURN AIR FILTRATION, LTHW & CHW COILS, IN-LINE PLUG FANS & VSD CONTROL  |
| 4   | UKPN SUBSTATION TO BE NATURALLY VENTILATED TO UKPN REQUIREMENTS ALLOW FOR DUCTWORK WITHIN SUBSTATION TO BE 4 HOUR FIRE RATED DURASTEEL DUCTWORK AS PER UKPN SPECIFICATION | 16  | DUTYSTANDBY SPRINKLER PUMP ROOM SUPPLY FANS   |
| 5   | CAPPED KITCHEN EXTRACT DUCTWORK EXTENDED TO RETAIL UNIT FOR FUTURE CONNECTION   | 17  | DUTYSTANDBY SPRINKLER PUMP ROOM EXTRACT FANS  |
| 6   | KITCHEN EXTRACT DUCTWORK TO BE FIRE RATED AND PROVIDED WITH SUFFICIENT ACCESS PANELS IN LINE WITH DW 172  | 18  | SPRINKLER PUMP ROOM FANS TO OPERATE WHEN DIESEL SPRINKLER PUMP IS IN OPERATION  |
| 7   | CAPPED GENERAL EXTRACT DUCTWORK EXTENDED TO RETAIL UNIT FOR FUTURE CONNECTION   | 19  | FAN(S) TO BE FIRE AND SMOKE RATED AT 300 degC FOR 120 MINUTES   |
| 8   | CAPPED FRESH AIR DUCTWORK EXTENDED TO RETAIL UNIT FOR FUTURE CONNECTION   | 20  | DUTYSTANDBY BASEMENT SMOKE CLEARANCE MAKEUP AIR FANS (EAST)   |
| 9   | REFUSE EXTRACT FANS TO DISCHARGE TO REAR SERVICE YARD VIA WEATHERPROOF LOUVRES AND SUFFICIENT DISTANCE BETWEEN INTAKE AND DISCHARGE LOUVRES TO BE ACHIEVED                | 21  | REFER TO OFFICE AND TOILET VENTILATION SYSTEM SCHEMATIC FOR DETAILS FOR CONNECTION TO BASEMENT SMOKE CLEARANCE FAN SYSTEM AND RISER CONNECTION  |
| 10  | MAKE-UP AIR TO REFUSE STORE VIA LOUVRES IN THE FAÇADE   | 22  | REFER TO BASEMENT VENTILATION LAYOUT FOR DUCTWORK AND DAMPER ARRANGEMENT AND DUCTWORK SIZES FOR SMALL MISCELLANEOUS ROOMS SUCH AS WCs AND COMMS INTAKE ROOMS  |
| 11  | DUTYSTANDBY REFUSE EXTRACT FANS   | 23  | RECEPTION SUPPLY AND EXTRACT DX HEAT RECOVERY AHU WITH MIXING BOX LOCATED AT HIGH LEVEL OF BASEMENT ON PLANT MEZZANINE STRUCTURE  |
| 12  | KITCHEN EXTRACT DUCTWORK EXTENDED FROM RISER TO LEVEL 8 EXTERNAL PLANT AREA FOR FUTURE CONNECTION BY RETAIL TENANT  | 24  | BASEMENT SMOKE CLEARANCE DUTYSTANDBY CONTRA-ROTATING AXIAL FANS DESIGN TO DEVELOPMENT REQUIRED TO DETERMINE FAN TURN-DOWN, OPERATIONAL MODES AND BASEMENT COMPARTMENT STRATEGY - ADDITIONAL REDUCED VOLUME FANS MAY BE REQUIRED FOR SMALL COMPARTMENTS, TBC DURING STAGE 4. FAN(S) TO BE FIRE AND SMOKE RATED AT 300 degC FOR 120 MINUTES |

Rev	Description	Date	Rev	Description	Date	Rev	Description	Date	Rev	Description	Date	Rev	Description	Date
P01	STAGE 2 DRAFT ISSUE	25.10.20	T01	STAGE 4 TENDER ISSUE	30.11.22									
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NDY GA SYSTEM

STAGE 4

Authorisation

By: AE : 30 NOV 2022

Verification: OJ : 30 NOV 2022

By: SO : 30 NOV 2022

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Project

NETWORK BUILDING

95-100 Tottenham Court Road

Title

MECHANICAL SERVICES

ANCILLARY VENTILATION SYSTEM

SCHEMATIC

Norman Disney & Young

ATETTA TECH COMPANY

THE DRAWING IS DIAGRAMMATIC AND SHOWS THE GENERAL ARRANGEMENT OF EQUIPMENT. ANY INFORMATION INVOLVING MEASUREMENT OF THE WORKS SHALL BE TAKEN FROM ARCHITECTURAL AND STRUCTURAL DRAWINGS, WORKING DRAWINGS BY OTHERS AND CONDITIONS AT THE SITE. THE WORKS SHALL COMPLY WITH THE CORRECT CONDITIONS AND STATUTORY REGULATIONS. COPYRIGHT © NDY MANAGEMENT PLY LIMITED.

Revision



Rev	Description	Date
1	Issue for Construction	01/01/2023



Architectural floor plan of a building showing mechanical and ventilation systems. The plan includes various rooms such as a Cycle Entrance, UKPN Substation, LV/MWH Room, Circulation, Stair 1, Stair 2, Reception, and Retail areas. Mechanical components like FCU (Fan Coil Unit), VCD (Variable Chilled Water Valve), MFS (Mechanical Fan System), and SG (Supply/Gross) are labeled throughout. A list of notes on the right side provides details for specific areas, including exhaust air discharge, ventilation equipment, and ductwork routes. The plan is overlaid with a grid system (A-M horizontally, 1-10 vertically).

**Notes:**

- EXHAUST AIR DISCHARGE TO SERVICE YARD FROM BUILDERS WORK SHAFT BELOW DISCHARGE THROUGH EXTERNAL WEATHERPROOF LOUVRE MINIMUM LOUVRE FREE AREA OF 4.9 SQM REQUIRED
- VENTILATION EQUIPMENT TO BE INSTALLED BY FUTURE RETAIL TENANT CAPPED FRESH AIR DUCTWORK PROVIDED TO EACH RETAIL UNIT
- NATURALLY VENTILATED UKPN INTAKE ROOM TO MEET UKPN SPECIFICATIONS & APPROVAL
- DUTY/STANDBY EXTRACT FANS SERVING REFUSE STORE
- REFUSE EXTRACT SYSTEM TO DISCHARGE EXTERNALLY VIA WEATHERPROOF LOUVRE IN THE FACADE OF THE REFUSE STORE. MAKEUP AIR VIA WEATHERPROOF LOUVRE IN THE SAME FACADE.
- SLAB AND ACCESS PANEL AT LOW LEVEL ACCESS DOORS TO BE PROVIDED AT L/L TO ACCESS FD'S.
- ENLARGED EXTRACT BELLMOUTH WITHIN CEILING VOID. RETURN AIR GRILLES WITHIN CEILING NOT SHOWN FOR CLARITY (AIR HANDLING LIGHT FITTINGS MAY REDUCE RETURN GRILLE REQUIREMENTS - TBC).
- KITCHEN EXTRACT DUCTWORK ROUTE TO SERVE RETAIL UNITS
- 750x750 KITCHEN EXTRACT DUCTWORK RISER
- AIRPATH TO UNUSED SECTIONS OF GRILLE REQUIRED
- BOH MVHR UNIT SERVING THE LANDLORD AREAS. SOFFIT MOUNTED ON ANTI VIBRATION MOUNTS. INTAKE FROM COMMON RISER, EXHAUST VIA WEST EXHAUST PLENUM

Project No. UT4024-001A			Revt Version 2020
Design GS	Drawn ICE		
Scale 1 : 100 @ A1	Project Commencement MAR. 2022		DRAWING IN COLOUR
Drawing No.			Revision
NWB-NDY-ZZ-00-DR-M-5701			T01

## GENERAL NOTES

- SUFFICIENT VCD'S TO BE INSTALLED TO ALLOW THE SYSTEM TO BE FULLY BALANCED & COMMISSIONED.
- FIRE/FIRE-SMOKE DAMPERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE FIRE STRATEGY.



