

TPS.

TAYLOR PROJECT SERVICES LLP
BUILDING SERVICES CONSULTANTS



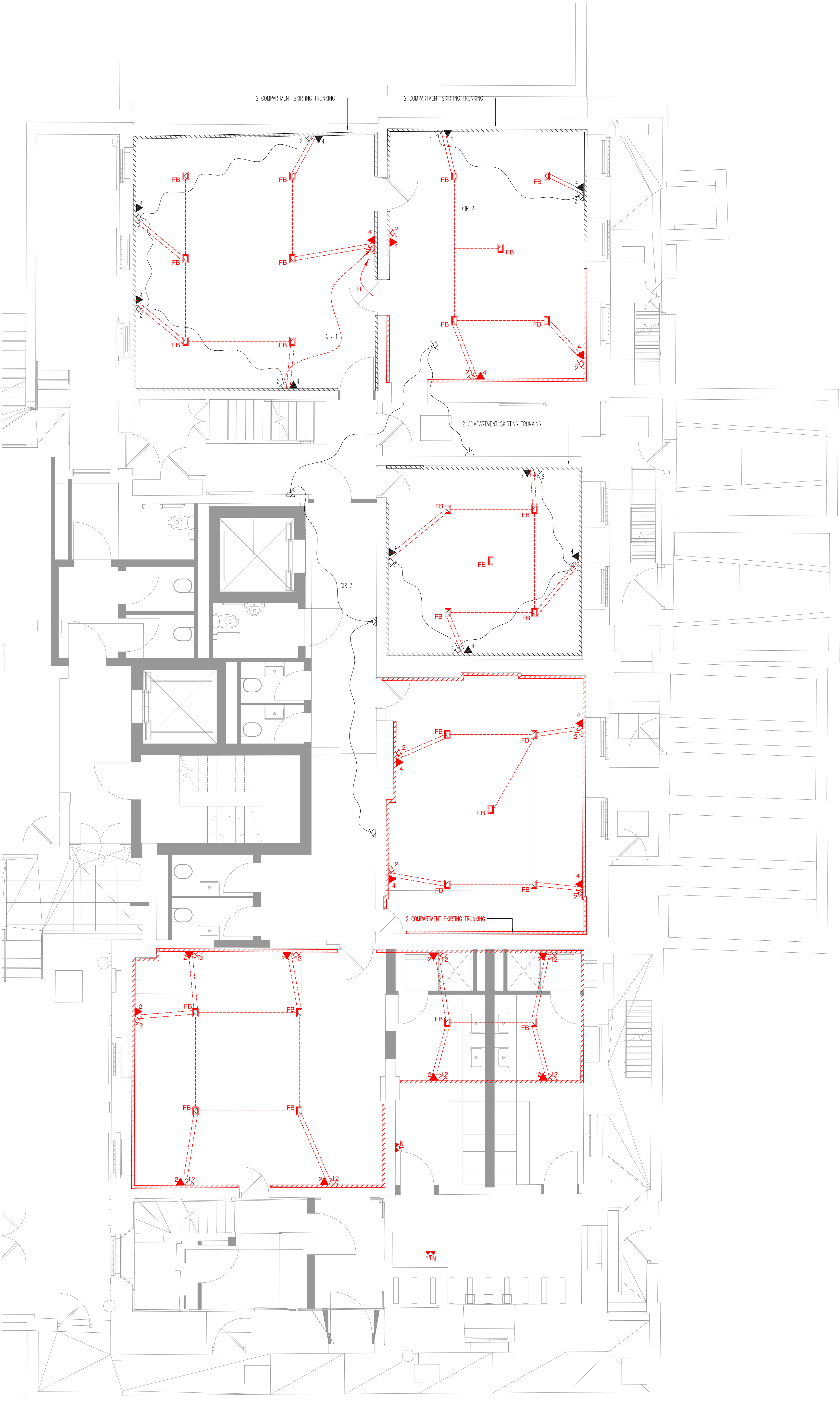
THE BEDFORD ESTATES



74-77 GREAT RUSSELL STREET – 29A&B MONTAGUE ST, LONDON, WC1B 3DA

DRAWING ISSUE (PLANNING)

DATE OF ISSUE (26.01.23)



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GENERAL NOTES

NET LETTABLE AREA - 283.1m²

LEGEND

- TWIN SWITCHED SOCKET OUTLET
- SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
- RM45 4G IT OUTLET
- HAND DRYER
- 4 GANG UNDERFLOOR POWER MODULE
- 4 GANG RM45 IT MODULE
- FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RM45 4G OUTLET
- CONDUIT BOX AT 1000 AFFL FOR BADGE READER
- CONDUIT TO DOOR FRAME FOR DOOR CONTACT/MAGNET
- CONDUIT BOX AT 1000 AFFL FOR EXIT BUTTON
- 32mm HOLE IN BEAM
- 2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION
- INDICATES NEW OR RELOCATED

PROPOSED PLANNING

REV	DATE	DESCRIPTION
0	JAN.23	PLANNING ISSUE

TPS.
Taylor Project Services LLP
No.1 Cornhill
London EC3V 3ND
Tel 020 7743 6602
www.taylorprojectservices.com

CLIENT
THE BEDFORD ESTATES

PROJECT
74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE
**LOWER GROUND
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
PROPOSED**

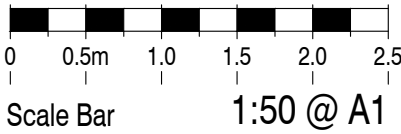
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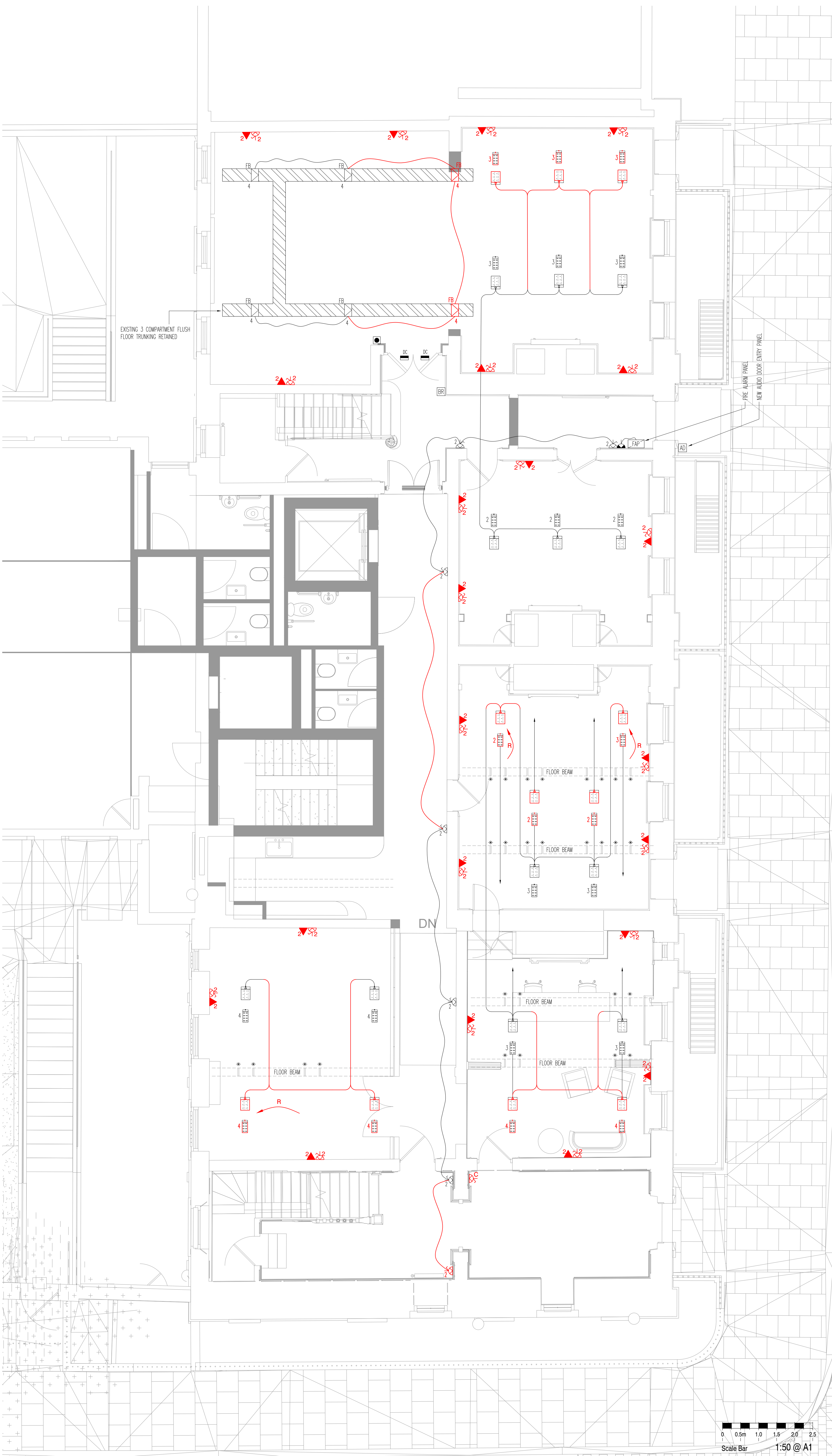
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DRAWING STATUS
PLANNING

DATE PLOTTED	REVISION
20/1/23	0

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TPS/2247/LG/E/LL





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GENERAL NOTES

NET LETTABLE AREA - 260.3m²

LEGEND

- TWIN SWITCHED SOCKET OUTLET
- SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
- RM45 4G IT OUTLET
- HAND DRYER
- 4 GANG UNDERFLOOR POWER MODULE
- 4 GANG RM45 IT MODULE
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PROJECT
74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE
**GROUND FLOOR
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
PROPOSED**

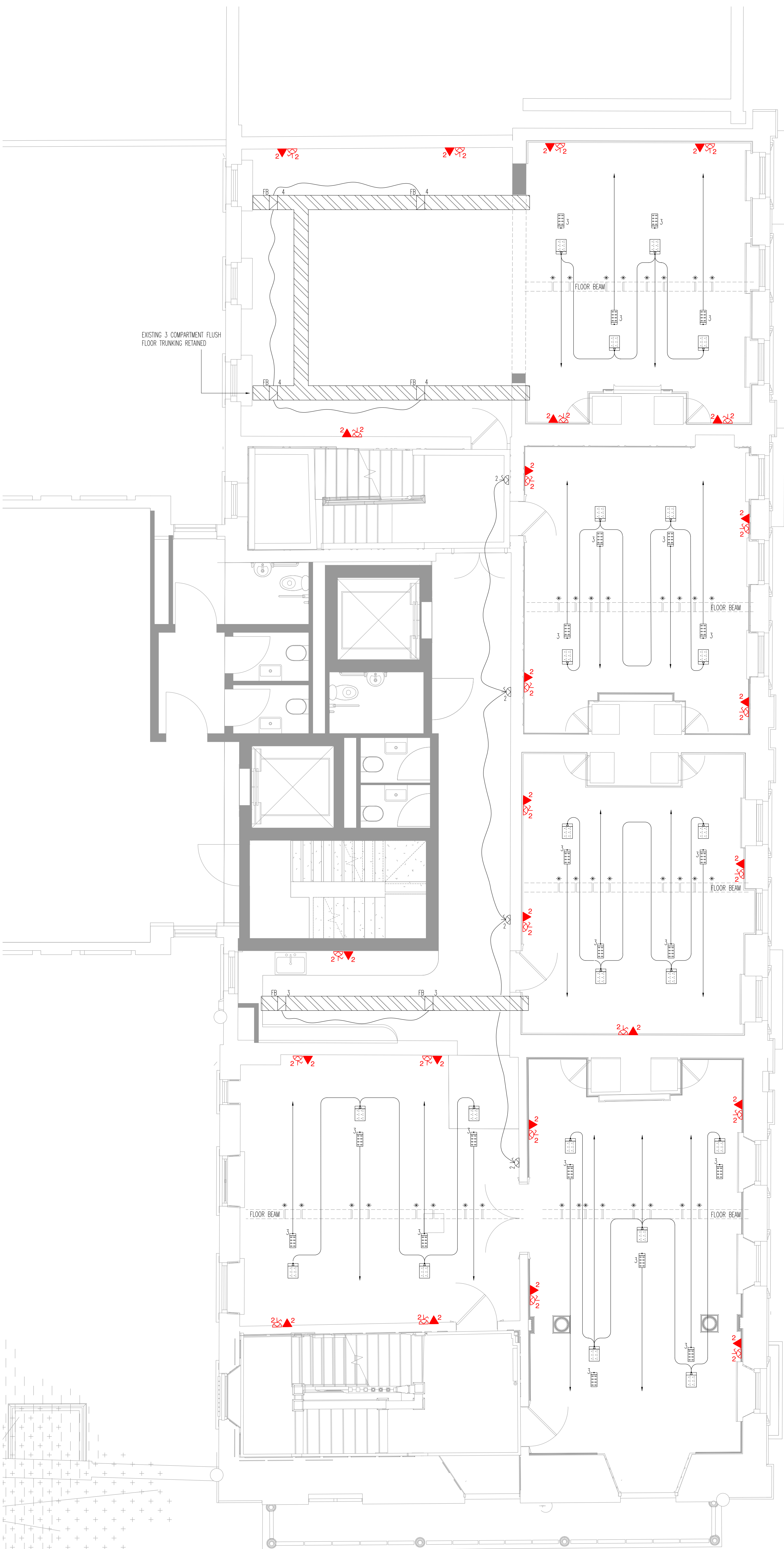
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PLANNING

DATE PLOTTED	REVISION
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GENERAL NOTES

LEGEND

- TWIN SWITCHED SOCKET OUTLET
- SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
- RJ45 4G IT OUTLET
- HAND DRYER
- 4 GANG UNDERFLOOR POWER MODULE
- 4 GANG RJ45 IT MODULE
- FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET
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PROPOSED
PLANNING

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PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

FIRST FLOOR
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
PROPOSED

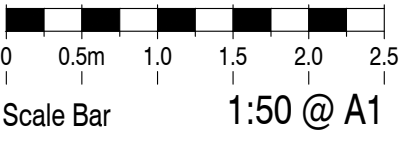
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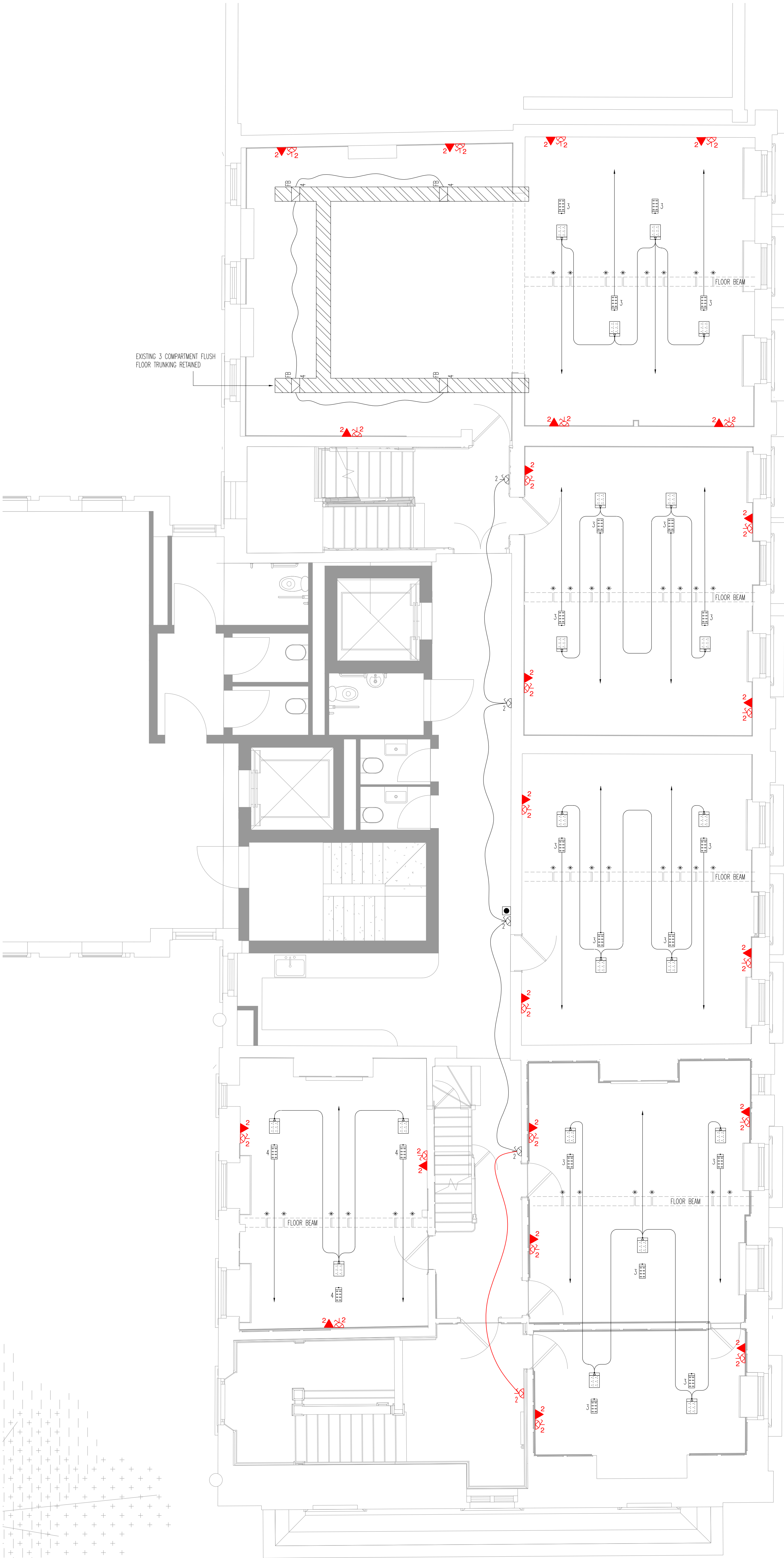
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DATE PLOTTED	20/1/23
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GENERAL NOTES

NET LETTABLE AREA - 255m2

LEGEND

TWIN SWITCHED SOCKET OUTLET

SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR

RJ45 4G IT OUTLET

HAND DRYER

4 GANG UNDERFLOOR POWER MODULE

4 GANG RJ45 IT MODULE

FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET

CONDUIT BOX AT 1000 AFPL FOR BADGE READER

CONDUIT TO DOOR FRAME FOR DOOR CONTACT/MAGNET

CONDUIT BOX AT 1000 AFPL FOR EXIT BUTTON

32mm HOLE IN BEAM

2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION

INDICATES NEW OR RELOCATED

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PROJECT

74-77 GREAT RUSSELL STREET

LONDON

WC1B 3DA

DRAWING TITLE

SECOND FLOOR

LOW LEVEL ELECTRICAL

SERVICES LAYOUT

PROPOSED

SCALE

1:50@A1

DATE

09.11.22

DRAWN

L.R.

CHECKED

G.N.T.

DRAWING STATUS

PLANNING

DATE PLOTTED

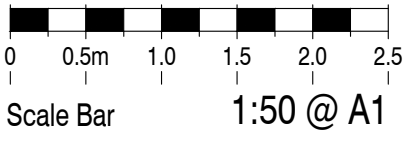
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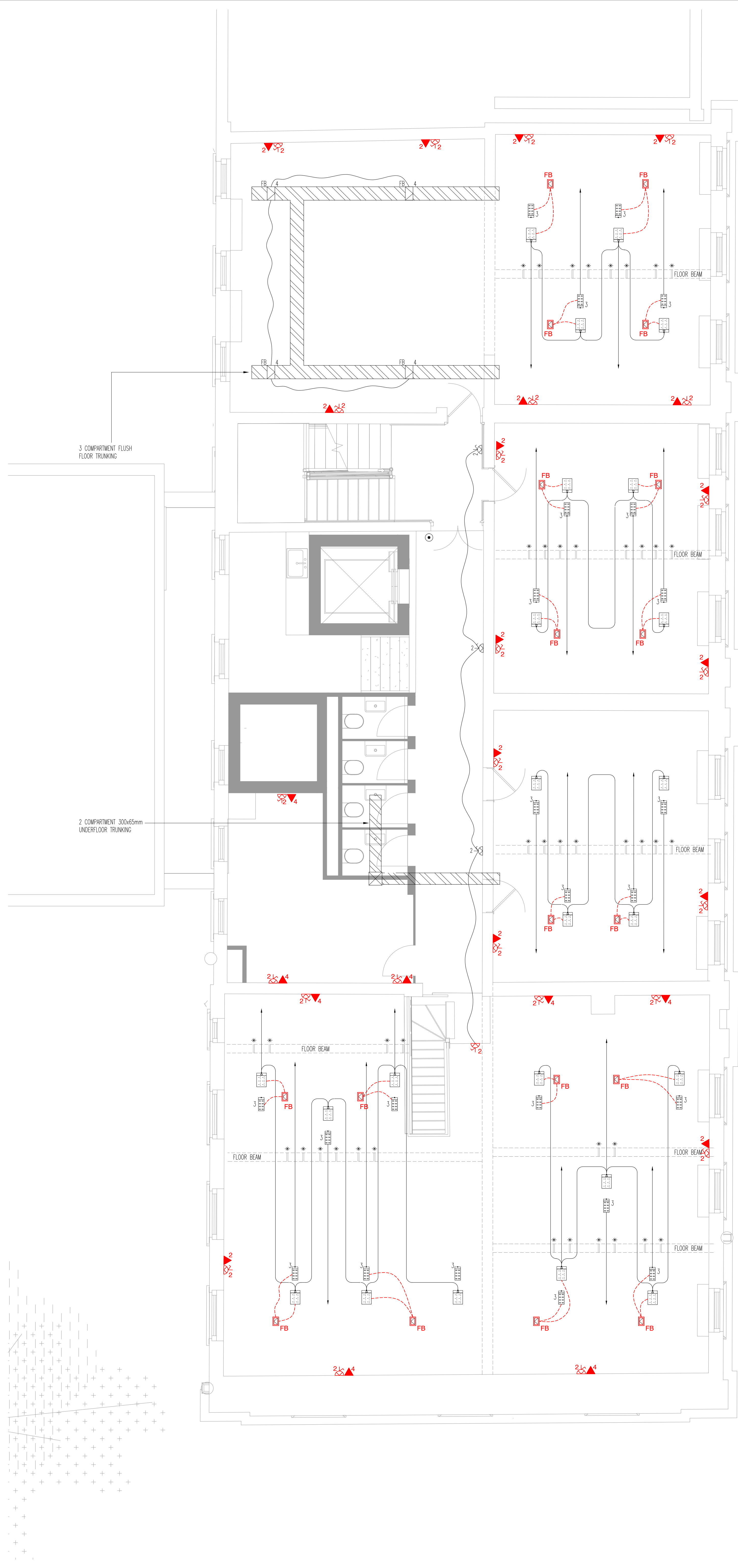
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GENERAL NOTES

NET LETTABLE AREA - 292.4m²

LEGEND

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- HAND DRYER
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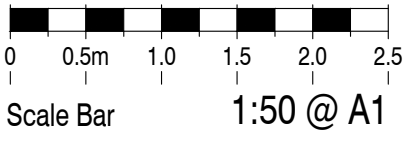
PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

**THIRD FLOOR
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
PROPOSED**

SCALE	1:50@A1	DATE	09.11.22
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DRAWING STATUS			
PLANNING			
DATE PLOTTED		20/1/23	
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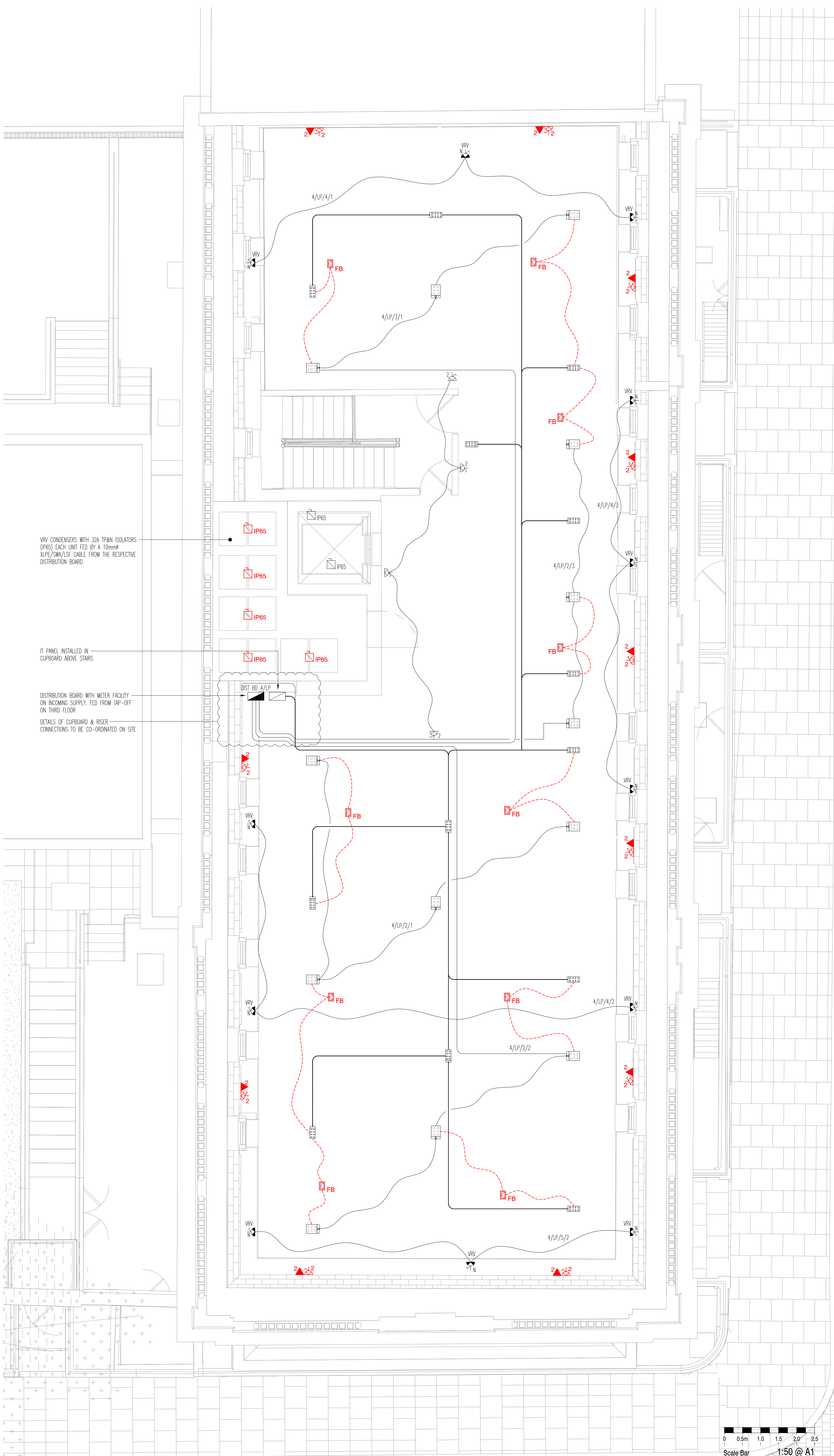
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GENERAL NOTES

NET LETTABLE AREA - 254.3m2

LEGEND

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- HAND DRYER
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- 32mm HOLE IN BEAM
- 2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION
- INDICATES NEW OR RELOCATED



VRV CONDENSERS WITH 32A TP&N ISOLATORS (IP65). EACH UNIT FED BY A 10mm² XLPE/SWA/LSF CABLE FROM THE RESPECTIVE DISTRIBUTION BOARD

IT PANEL INSTALLED IN CUPBOARD ABOVE STAIRS

DISTRIBUTION BOARD WITH METER FACILITY ON INCOMING SUPPLY, FED FROM TAP-OFF ON THIRD FLOOR

DETAILS OF CUPBOARD & RISER CONNECTIONS TO BE CO-ORDINATED ON SITE

PROPOSED
PLANNING

0 JAN.23 PLANNING ISSUE

REV DATE DESCRIPTION

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PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

FOURTH FLOOR
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
PROPOSED

SCALE 1:50@A1 DATE 09.11.22

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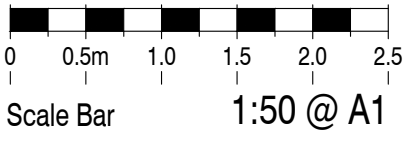
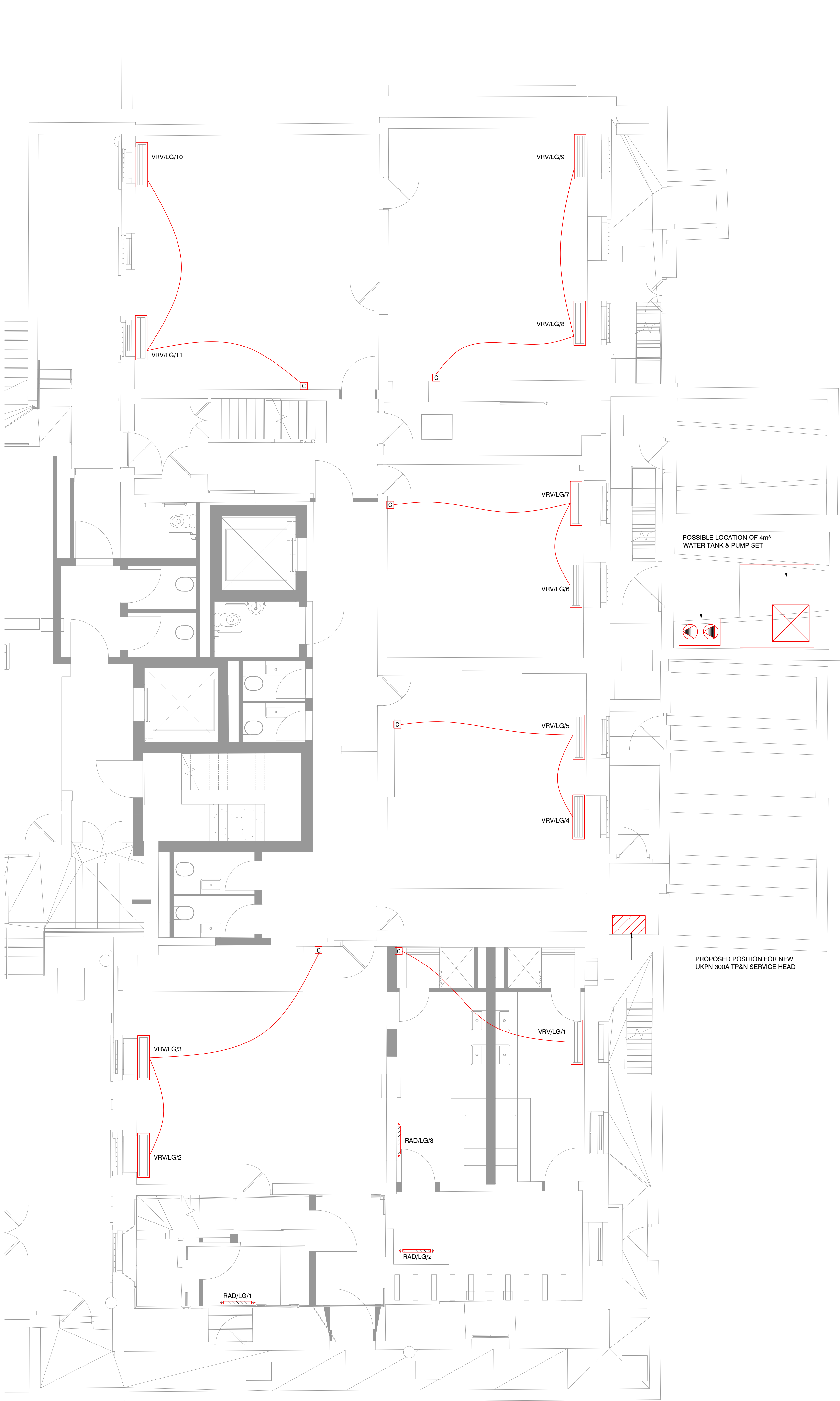
DRAWING STATUS
PLANNING

DATE PLOTTED 20/1/23

DRAWING NO.
TPS/2247/4/E/LL

REVISION
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PROPOSED PLANNING

0	NOV.22	STAGE 2 ISSUE
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REV	DATE	DESCRIPTION
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THE BEDFORD ESTATES

PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

LOWER GROUND
MECHANICAL SERVICES LAYOUT

PROPOSED

SCALE	1:50@A1	DATE	09.11.22
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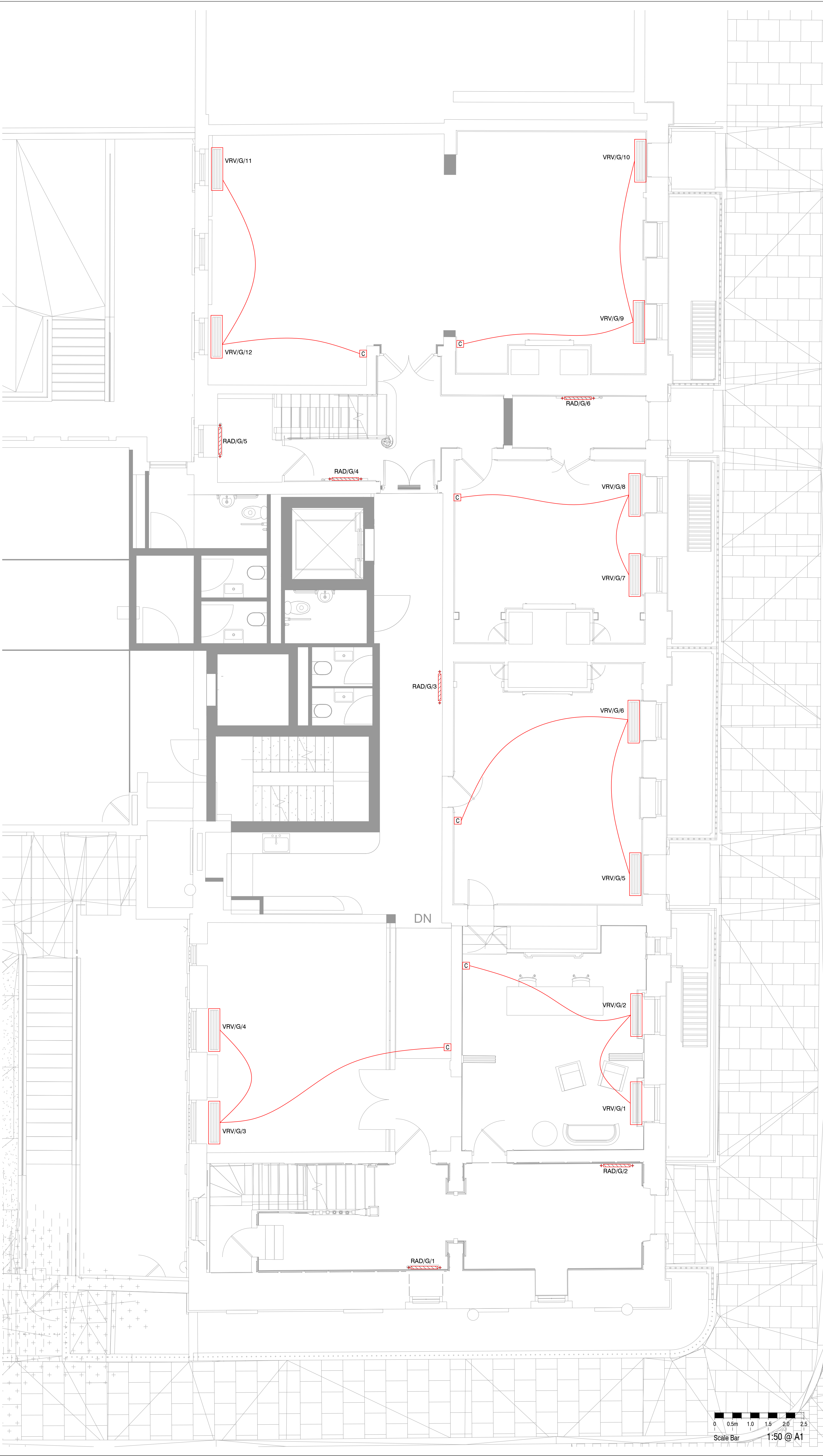
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GENERAL NOTES

**PROPOSED
PLANNING**

0	NOV.22	STAGE 2 ISSUE
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THE BEDFORD ESTATES

PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

**GROUND FLOOR
MECHANICAL SERVICES LAYOUT**

PROPOSED

SCALE	1:50@A1	DATE	09.11.22
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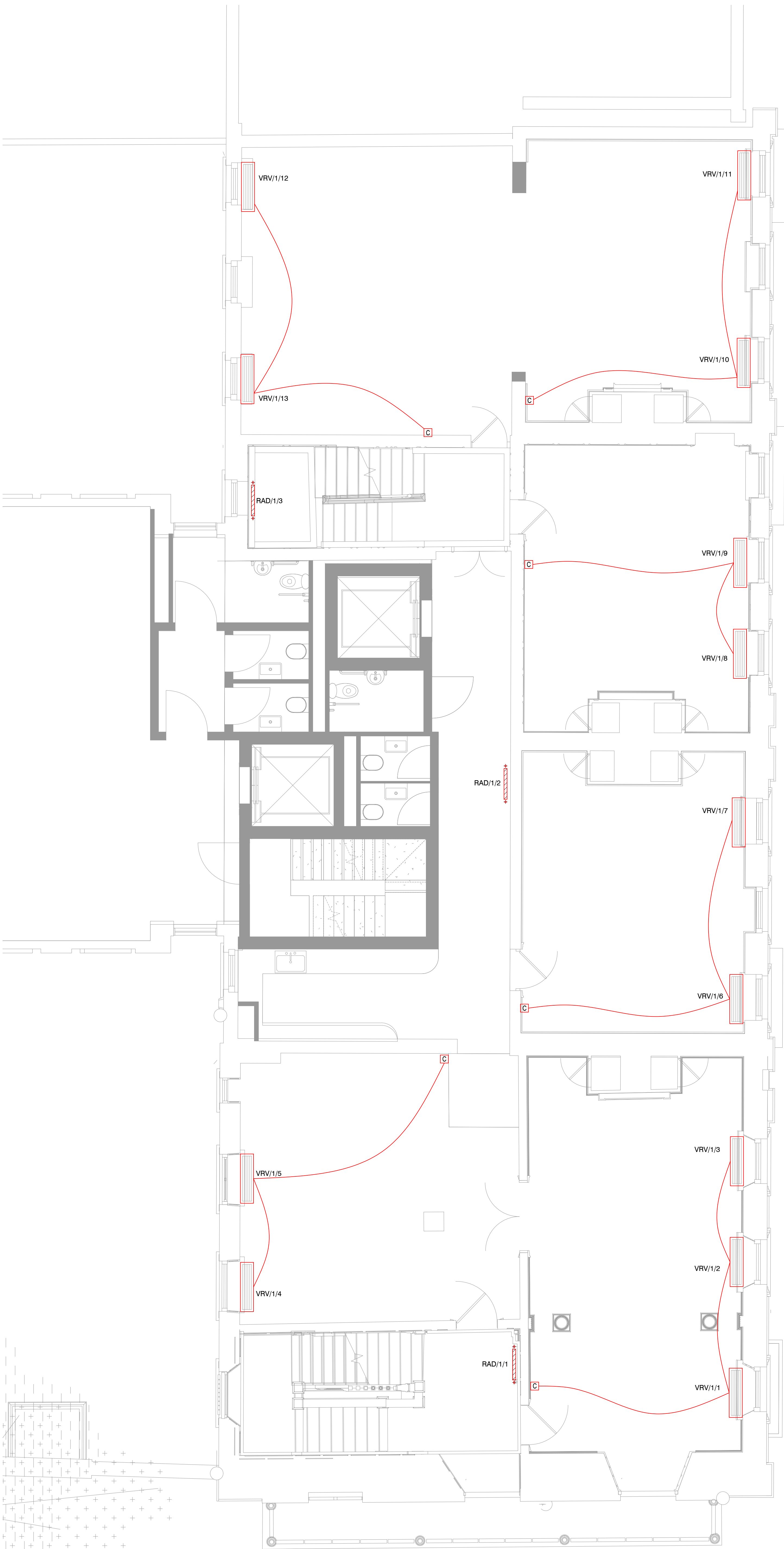
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PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

FIRST FLOOR
MECHANICAL SERVICES LAYOUT

PROPOSED

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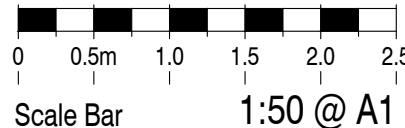
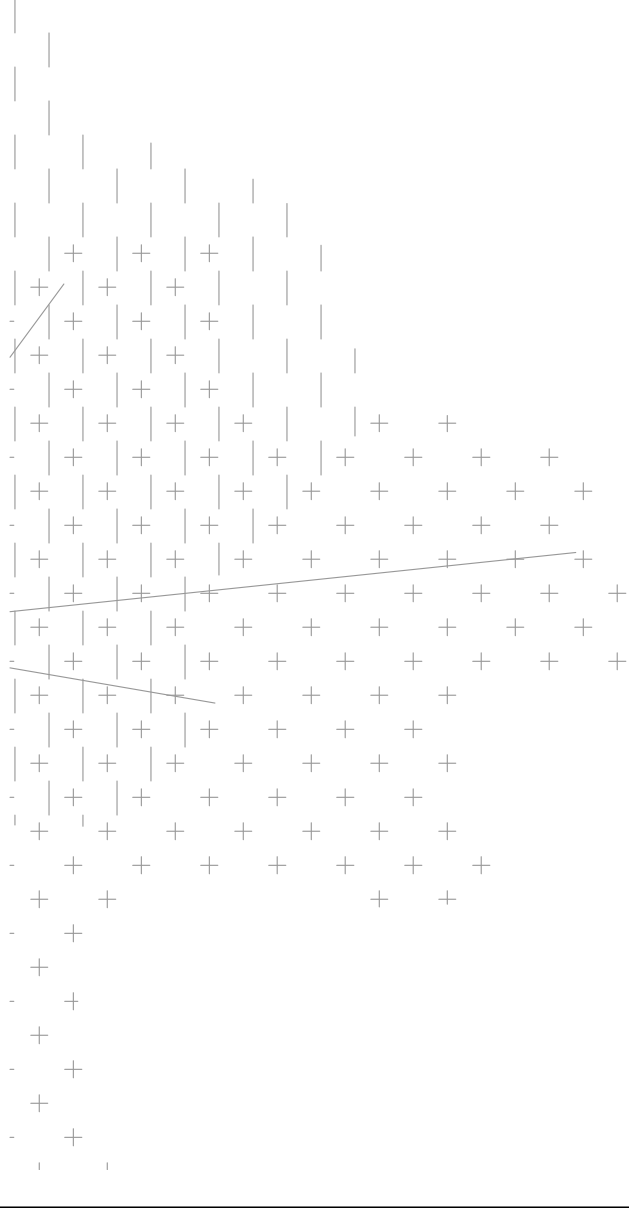
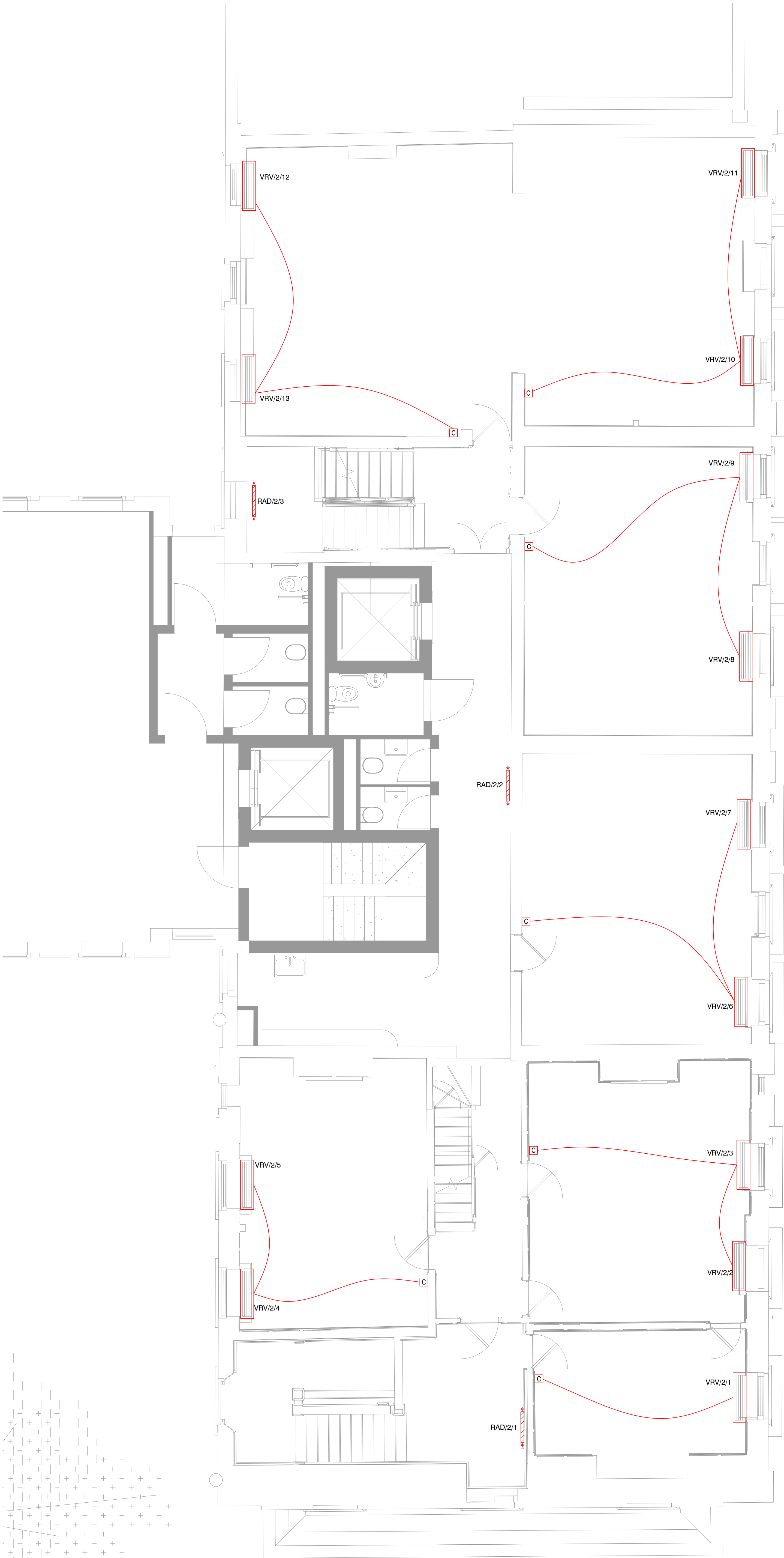
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PLANNING

DATE PLOTTED	20/1/23
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Scale Bar 1:50 @ A1



Scale Bar 1:50 @ A1

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0	NOV.22	STAGE 2 ISSUE
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THE BEDFORD ESTATES

PROJECT
74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

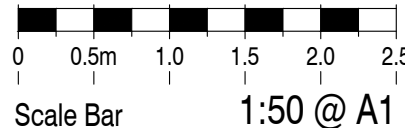
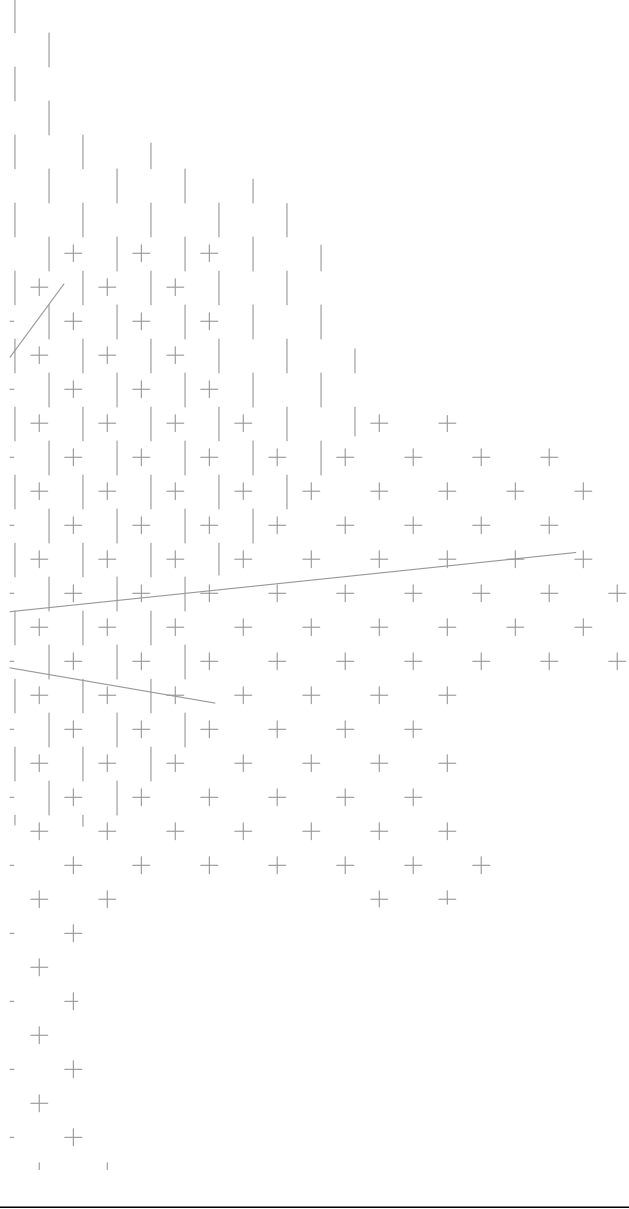
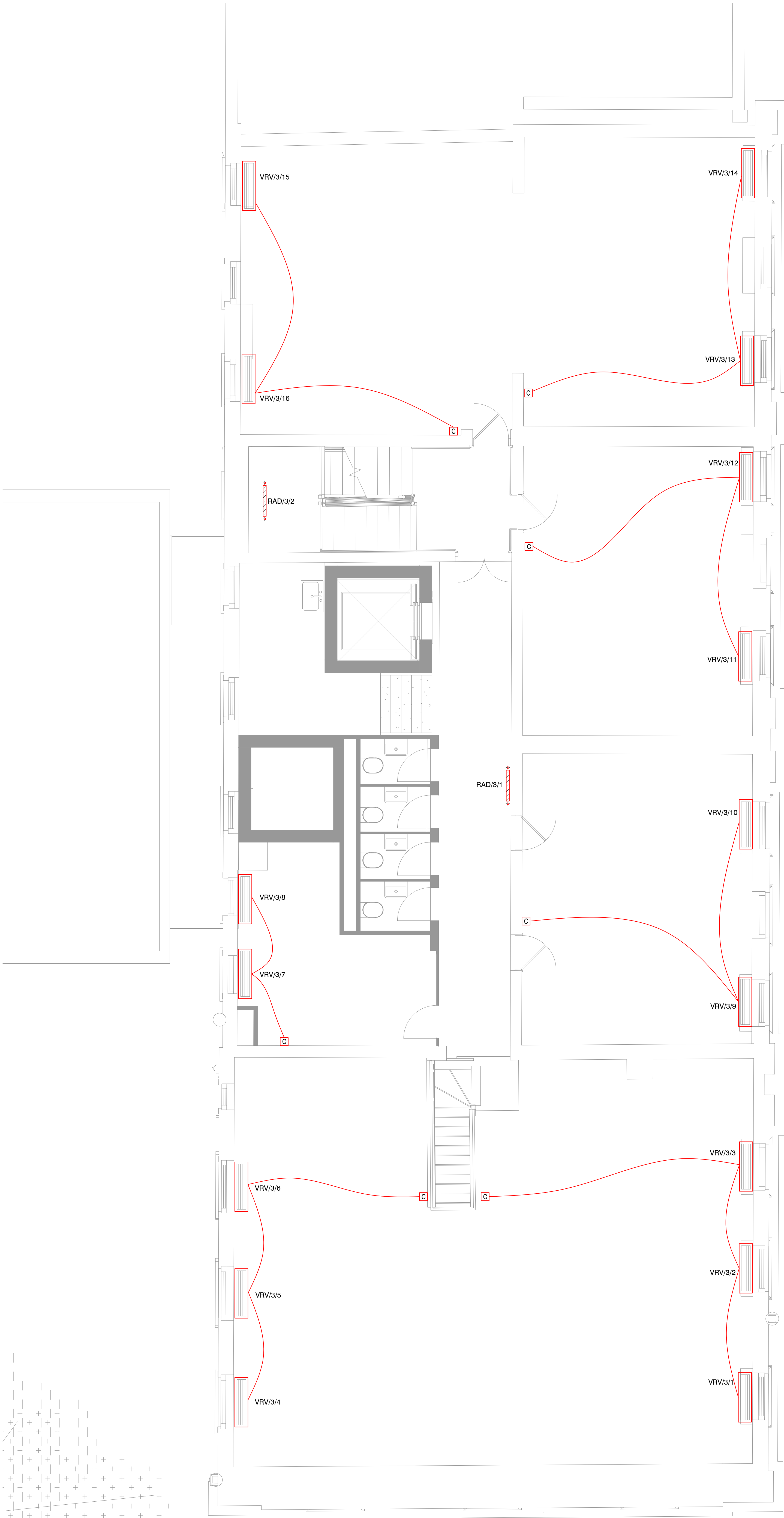
DRAWING TITLE
**SECOND FLOOR
MECHANICAL SERVICES LAYOUT**

PROPOSED

SCALE	1:50@A1	DATE	09.11.22
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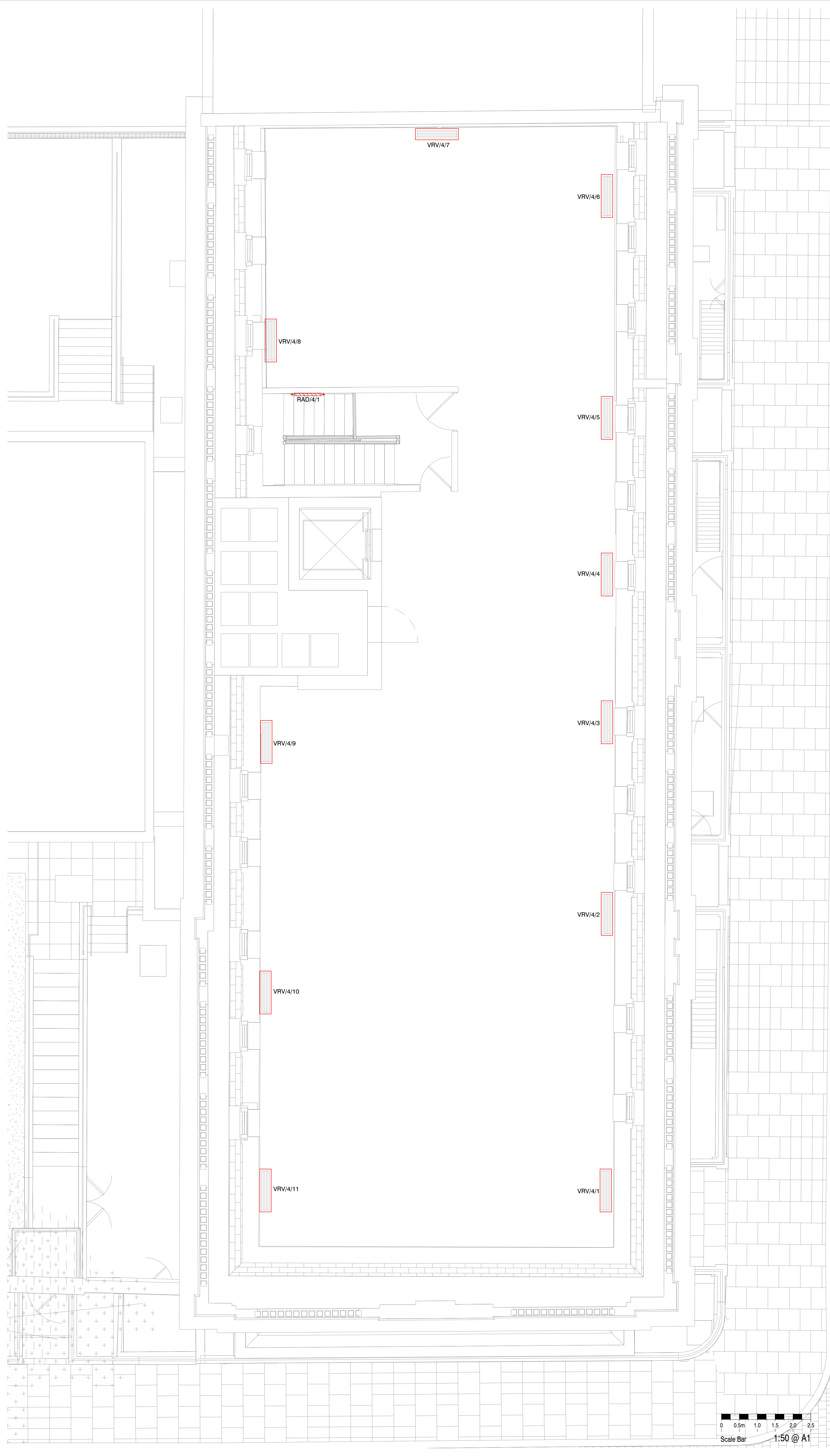
PROJECT
74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE
**THIRD FLOOR
MECHANICAL SERVICES LAYOUT
PROPOSED**

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DRAWING TITLE

FOURTH FLOOR
MECHANICAL SERVICES LAYOUT

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GENERAL NOTES

1. DOOR CONTROLS SHOWN FOR INCORPORATION OF CONDUITS ONLY

LEGEND

- 2 TWIN SWITCHED SOCKET OUTLET
- N SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
- ▲ RJ45 4G IT OUTLET
- HAND DRYER
- 4 GANG UNDERFLOOR POWER MODULE
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- FB FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET
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- * 32# HOLE IN BEAM
- 2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION

EXISTING PLANNING

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PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

**LOWER GROUND - 29B
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
EXISTING**

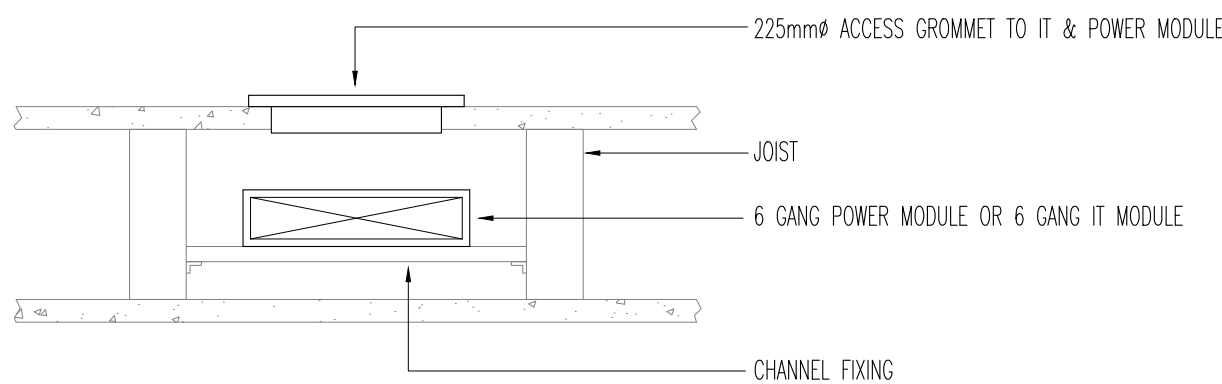
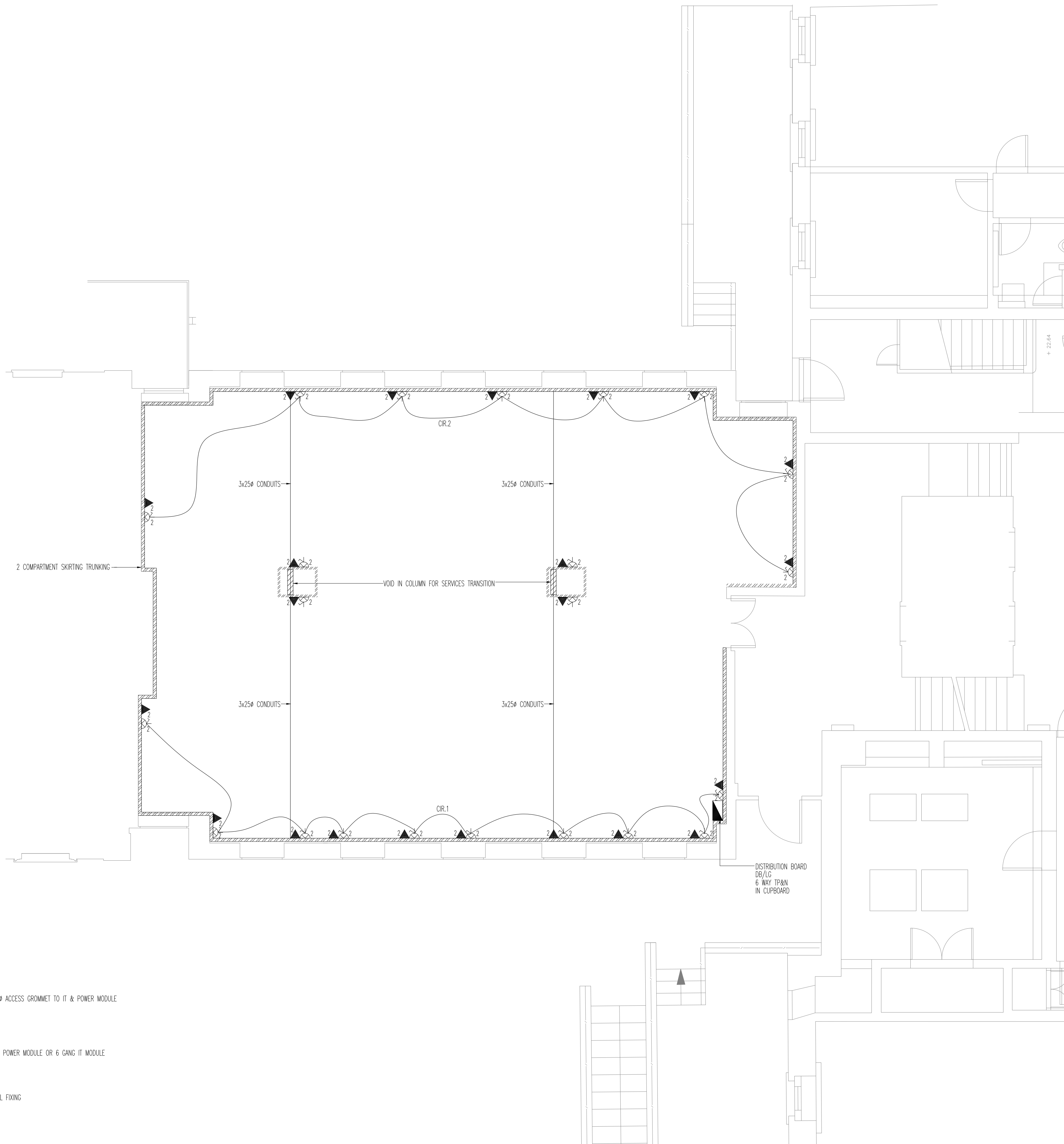
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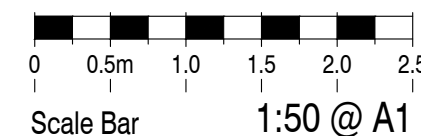
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POWER/IT MODULE DETAIL
(SCALE 1:10)



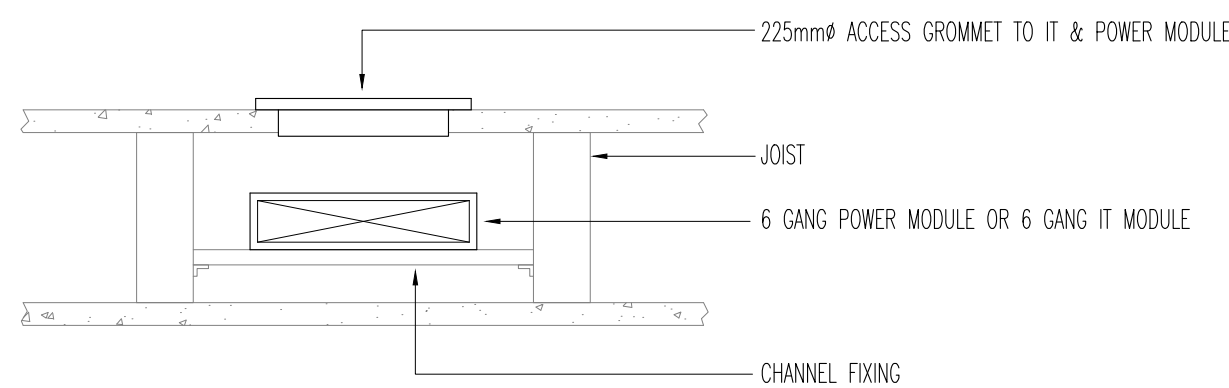
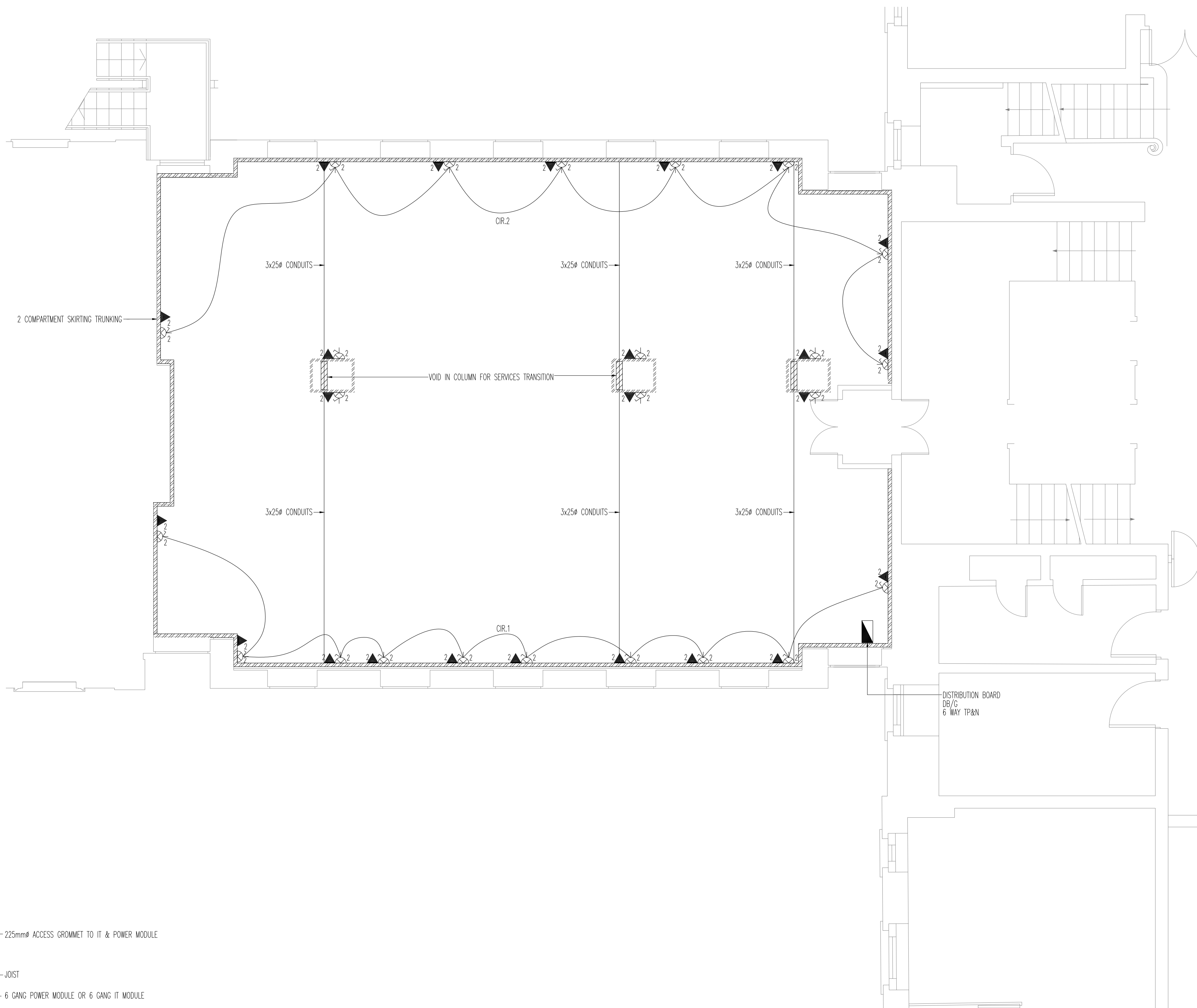
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GENERAL NOTES

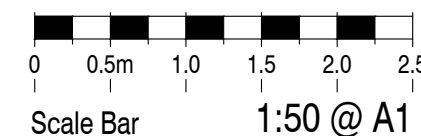
- DOOR CONTROLS SHOWN FOR INCORPORATION OF CONDUITS ONLY

LEGEND

- 2 TWIN SWITCHED SOCKET OUTLET
- N SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
- ▲ RJ45 4G IT OUTLET
- HD HAND DRYER
- 4 4 GANG UNDERFLOOR POWER MODULE
- 4 4 GANG RJ45 IT MODULE
- FB FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET
- BR CONDUIT BOX AT 1000 AFFL FOR BADGE READER
- DC CONDUIT TO DOOR FRAME FOR DOOR CONTACT/MAGNET
- CONDUIT BOX AT 1000 AFFL FOR EXIT BUTTON
- * 32mm HOLE IN BEAM
- ← 2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION



POWER/IT MODULE DETAIL
(SCALE 1:10)



EXISTING PLANNING

0	JAN.23	PLANNING ISSUE
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REV	DATE	DESCRIPTION
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www.taylorprojectservices.com

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THE BEDFORD ESTATES

PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

**GROUND FLOOR - 29B
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
EXISTING**

SCALE	1:50	DATE	09.11.22
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DRAWN	L.R.	CHECKED	G.N.T.
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DRAWING STATUS

PLANNING

DATE PLOTTED	20/1/23
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DRAWING NO.	TPS/2247/29B/G/E/LL	REVISION	0
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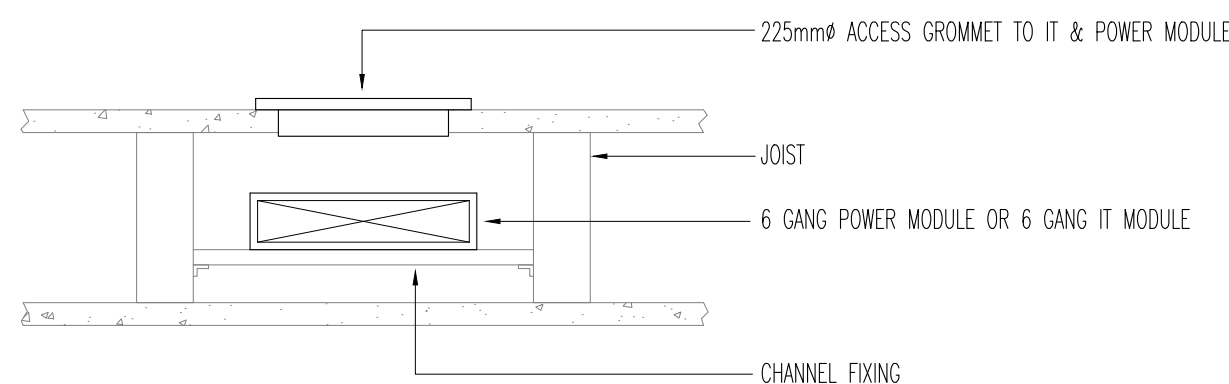
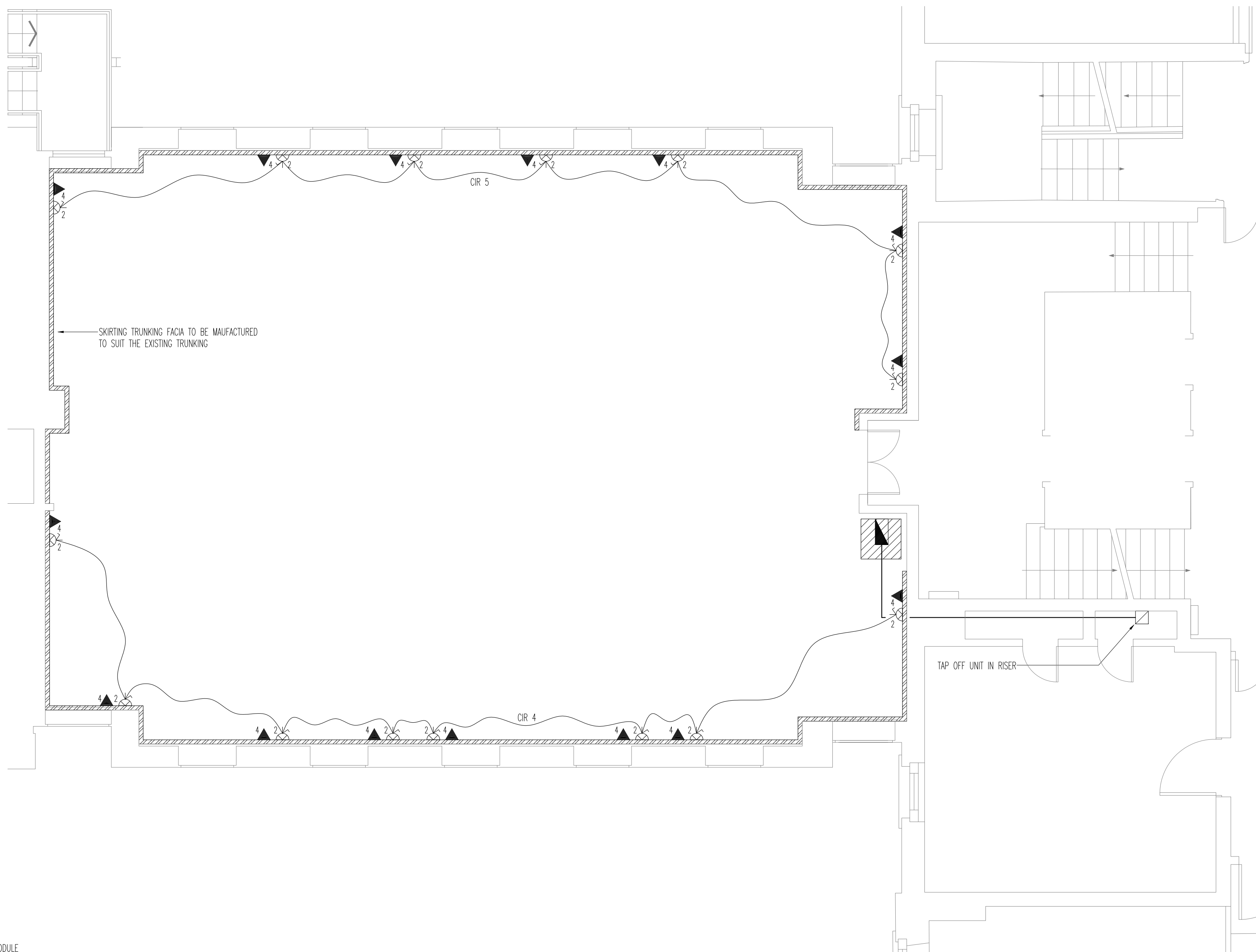
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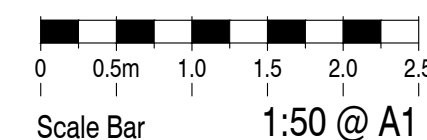
- DOOR CONTROLS SHOWN FOR INCORPORATION OF CONDUITS ONLY

LEGEND

- 2  TWIN SWITCHED SOCKET OUTLET
- N  SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
- ▲  RJ45 4G IT OUTLET
- HD  HAND DRYER
- 4  4 GANG UNDERFLOOR POWER MODULE
- 4  4 GANG RJ45 IT MODULE
- FB  FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET
- BR  CONDUIT BOX AT 1000 AFFL FOR BADGE READER
- DC  CONDUIT TO DOOR FRAME FOR DOOR CONTACT/MAGNET
-  CONDUIT BOX AT 1000 AFFL FOR EXIT BUTTON
- *  32mm HOLE IN BEAM
-  2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION



POWER/IT MODULE DETAIL
(SCALE 1:10)



EXISTING PLANNING

0	JAN.23	PLANNING ISSUE
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PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

**FIRST FLOOR - 29B
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
EXISTING**

SCALE	1:50	DATE	09.11.22
DRAWN	L.R.	CHECKED	G.N.T.

DRAWING STATUS	PLANNING
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DATE PLOTTED	20/1/23
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DRAWING NO.	TPS/2247/29B/1/E/LL	REVISION	0
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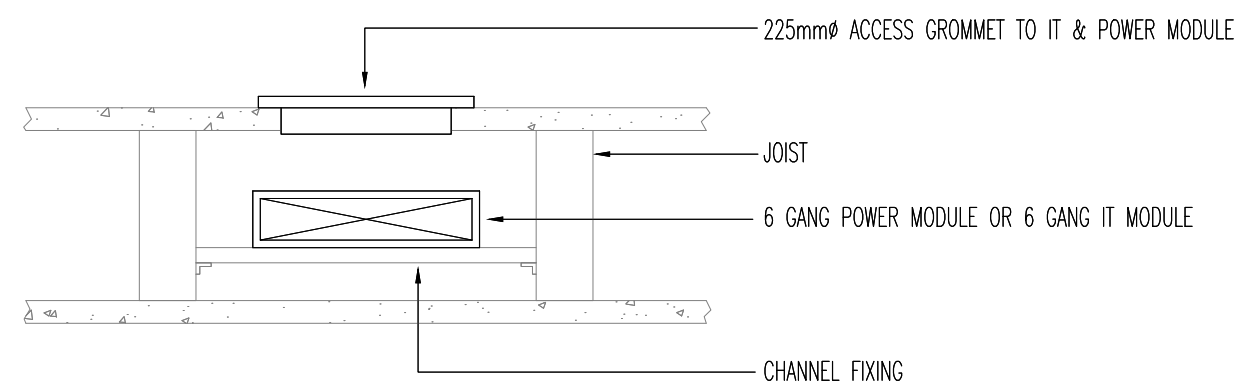
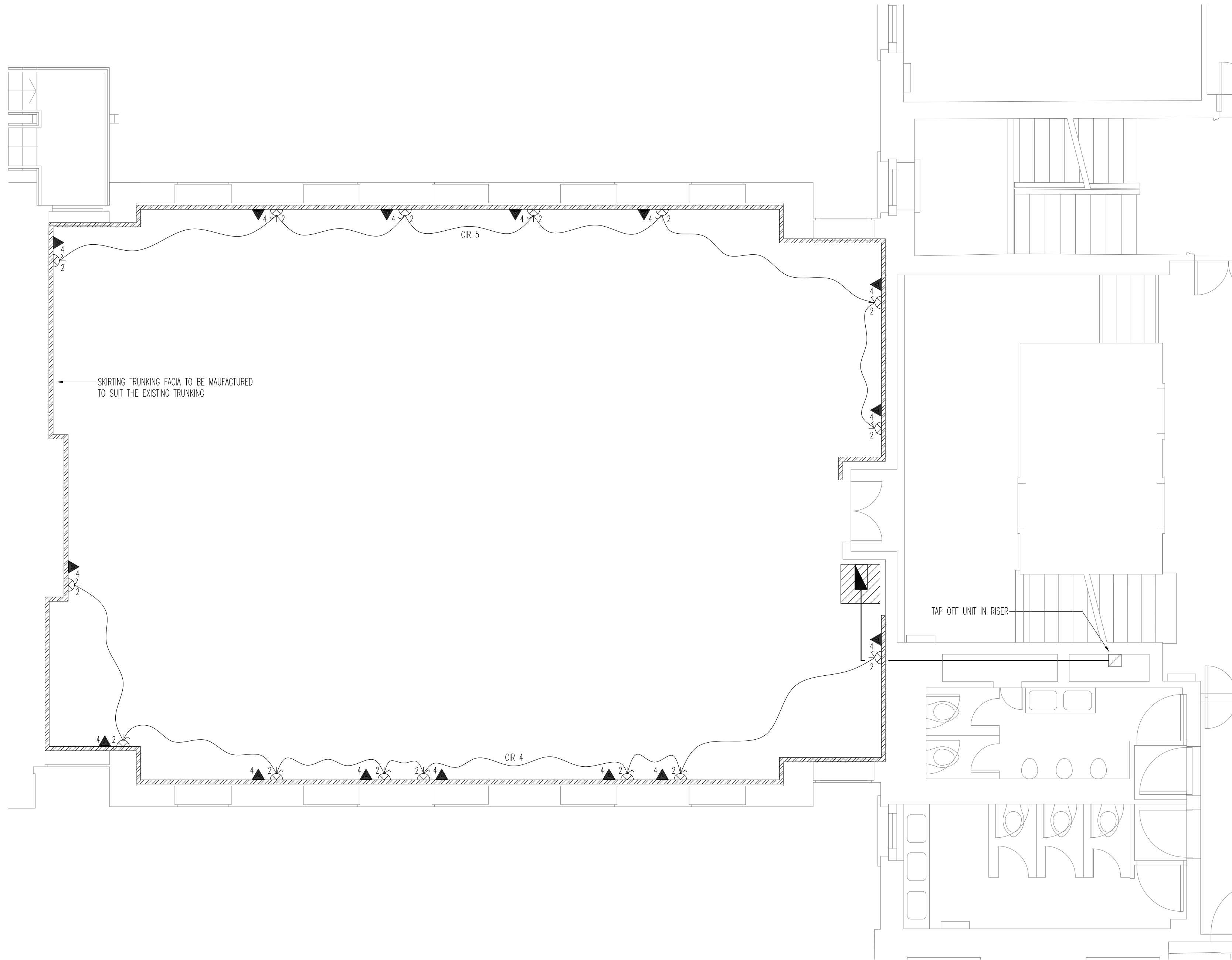
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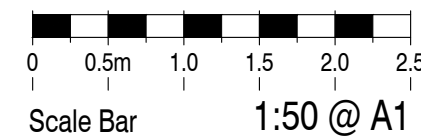
1. DOOR CONTROLS SHOWN FOR INCORPORATION OF CONDUITS ONLY

LEGEND

- 2  TWIN SWITCHED SOCKET OUTLET
- N  SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
- ▲  RJ45 4G IT OUTLET
- HD  HAND DRYER
- 4  4 GANG UNDERFLOOR POWER MODULE
- 4  4 GANG RJ45 IT MODULE
- FB  FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET
- BR  CONDUIT BOX AT 1000 AFFL FOR BADGE READER
- DC  CONDUIT TO DOOR FRAME FOR DOOR CONTACT/MAGNET
-  CONDUIT BOX AT 1000 AFFL FOR EXIT BUTTON
- *  32mm HOLE IN BEAM
-  2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION



POWER/IT MODULE DETAIL
(SCALE 1:10)



EXISTING PLANNING

0	JAN.23	PLANNING ISSUE
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PROJECT

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WC1B 3DA

DRAWING TITLE

SECOND FLOOR - 29B
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
EXISTING

SCALE	1:50	DATE	09.11.22
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DRAWN	L.R.	CHECKED	G.N.T.
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DRAWING STATUS

PLANNING

DATE PLOTTED	20/1/23
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GENERAL NOTES

LEGEND

-  TWIN SWITCHED SOCKET OUTLET
-  SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
-  RJ45 4G IT OUTLET
-  HAND DRYER
-  4 GANG UNDERFLOOR POWER MODULE
-  4 GANG RJ45 IT MODULE
-  FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET
-  CONDUIT BOX AT 1000 AFFL FOR BADGE READER
-  CONDUIT TO DOOR FRAME FOR DOOR CONTACT/MAGNET
-  CONDUIT BOX AT 1000 AFFL FOR EXIT BUTTON
-  32mm HOLE IN BEAM
-  2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION
-  INDICATES NEW OR RELOCATED

**PROPOSED
PLANNING**

0	JAN.23	PLANNING ISSUE
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DRAWING TITLE

**LOWER GROUND - 29B
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
PROPOSED**

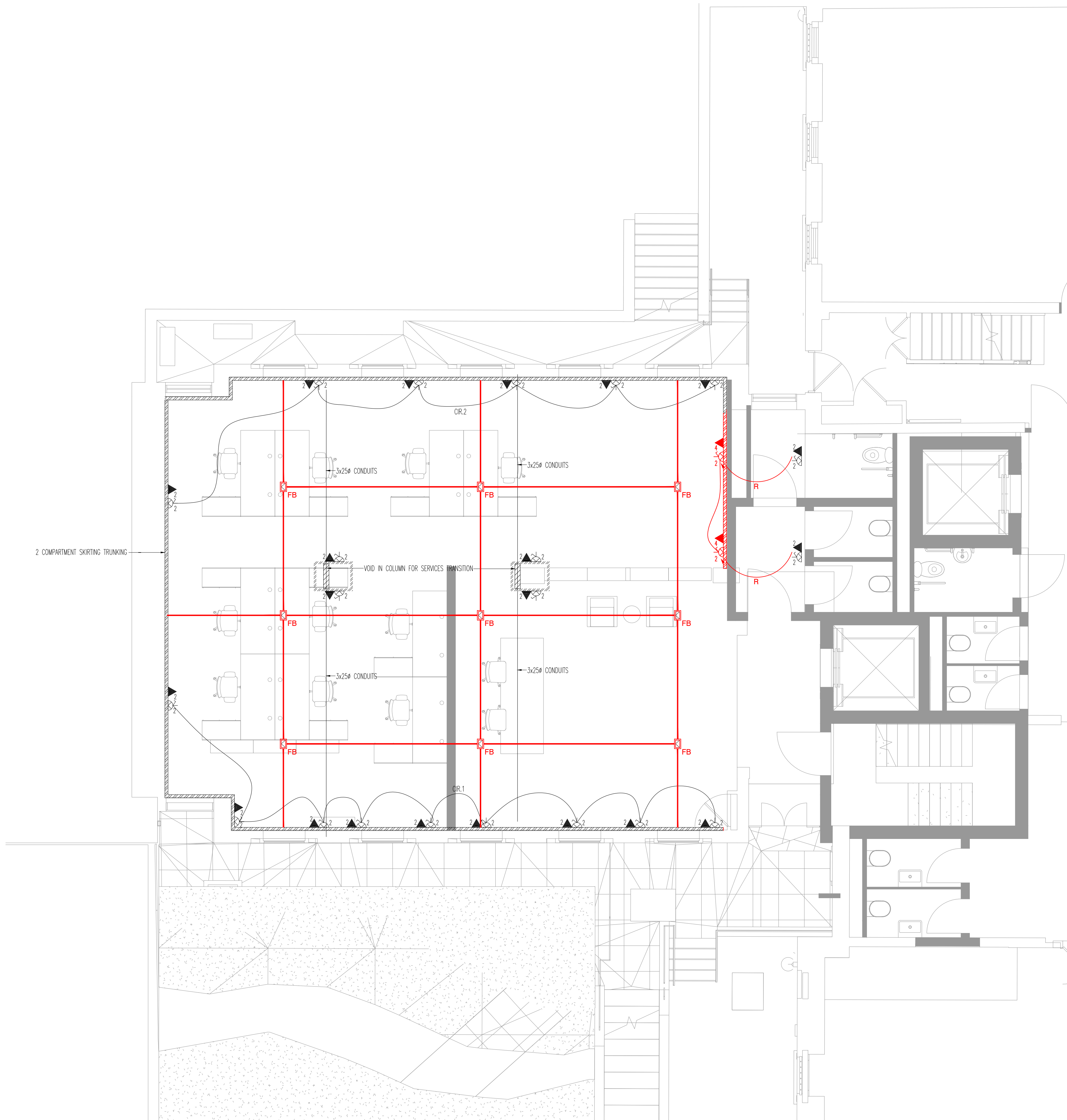
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DRAWN	L.R.	CHECKED	G.N.T.
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DRAWING STATUS	PLANNING
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DATE PLOTTED	20/1/23
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DRAWING NO.	TPS/2247/29B/LG/E/LL	REVISION	0
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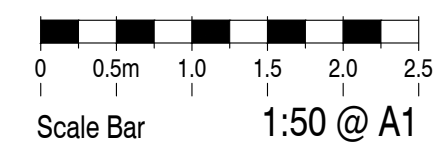
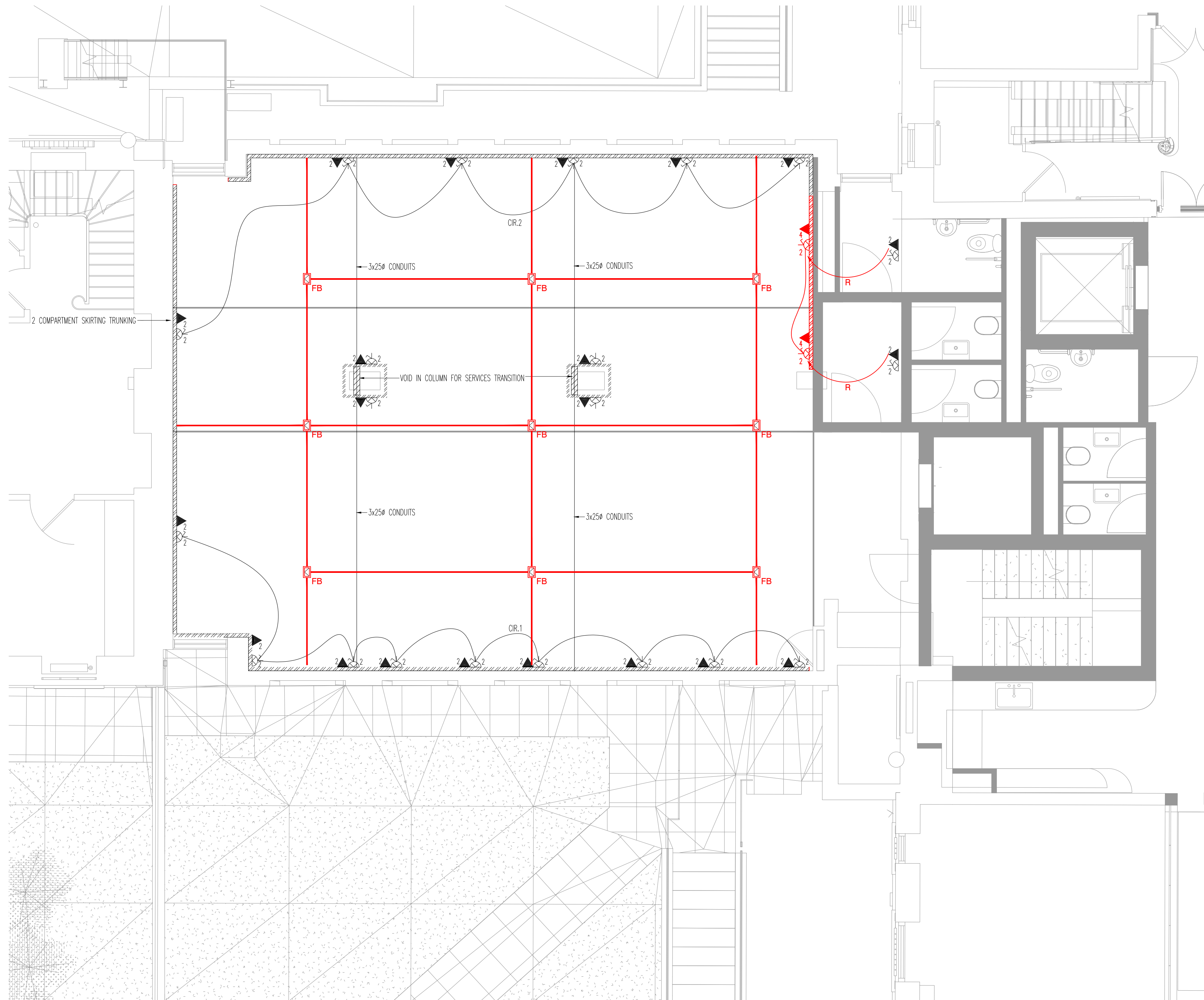
GENERAL NOTES

	TWIN SWITCHED SOCKET OUTLET
	SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
	RJ45 4C IT OUTLET
	HAND DRYER
	4 GANG UNDERFLOOR POWER MODULE
	4 GANG RJ45 IT MODULE
	FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4C OUTLET
	CONDUIT BOX AT 1000 AFPL FOR BADGE READER
	CONDUIT TO DOOR FRAME FOR DOOR CONTACT/MAGNET
	CONDUIT BOX AT 1000 AFPL FOR EXIT BUTTON
	32mm HOLE IN BEAM
	2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION

Figure 1

0	JAN.23	PLANNING ISSUE
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GENERAL NOTES

LEGEND

-  TWIN SWITCHED SOCKET OUTLET
-  SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
-  RJ45 4G IT OUTLET
-  HAND DRYER
-  4 GANG UNDERFLOOR POWER MODULE
-  4 GANG RJ45 IT MODULE
-  FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET
-  CONDUIT BOX AT 1000 AFFL FOR BADGE READER
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-  CONDUIT BOX AT 1000 AFFL FOR EXIT BUTTON
-  32mm HOLE IN BEAM
-  2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION
-  INDICATES NEW OR RELOCATED

**PROPOSED
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0	JAN.23	PLANNING ISSUE
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WC1B 3DA

DRAWING TITLE

**FIRST FLOOR - 29B
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
PROPOSED**

SCALE	1:50	DATE	09.11.22
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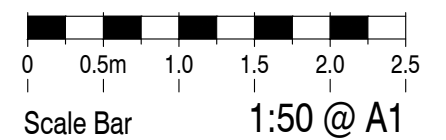
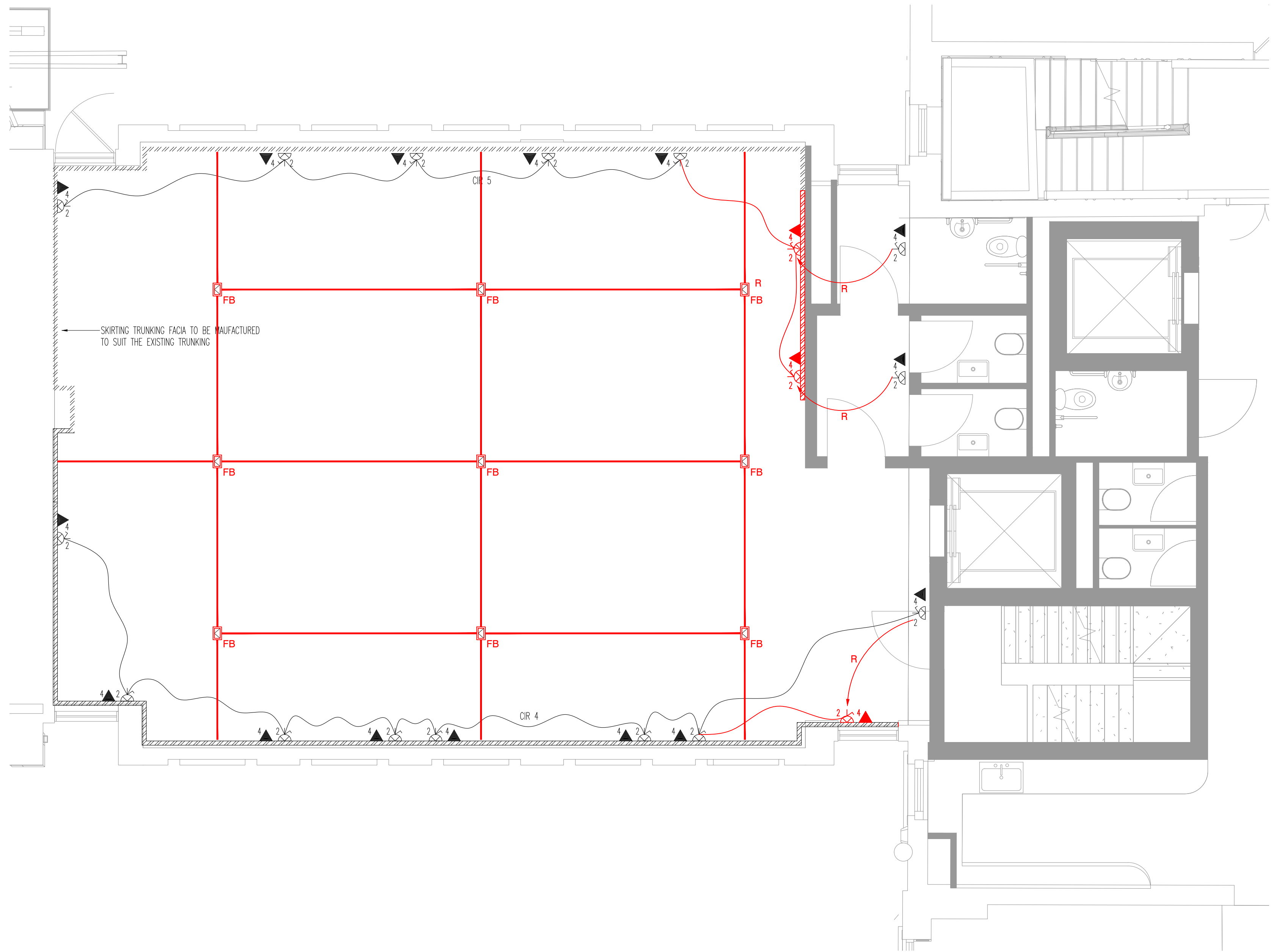
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DRAWING STATUS

PLANNING

DATE PLOTTED	20/1/23
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GENERAL NOTES

LEGEND

- 2 1/2 TWIN SWITCHED SOCKET OUTLET
- N SWITCHED FUSED CONNECTION UNIT WITH NEON INDICATOR
- ▲ RJ45 4G IT OUTLET
- HD HAND DRYER
- 4 GANG UNDERFLOOR POWER MODULE
- 4 GANG RJ45 IT MODULE
- FB FLUSH FLOOR 3 COMPARTMENT TRUNKING OUTLET BOX C/W 2x13A SSO & RJ45 4G OUTLET
- BR CONDUIT BOX AT 1000 AFFL FOR BADGE READER
- DC CONDUIT TO DOOR FRAME FOR DOOR CONTACT/MAGNET
- CONDUIT BOX AT 1000 AFFL FOR EXIT BUTTON
- * 32# HOLE IN BEAM
- 2 No. DRAW WIRES FOR FUTURE CABLE (IT/POWER) INSTALLATION
- INDICATES NEW OR RELOCATED

PROPOSED
PLANNING

0 JAN.23 PLANNING ISSUE

REV DATE DESCRIPTION

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WC1B 3DA

DRAWING TITLE

**SECOND FLOOR - 29B
LOW LEVEL ELECTRICAL
SERVICES LAYOUT
PROPOSED**

SCALE 1:50 DATE 09.11.22

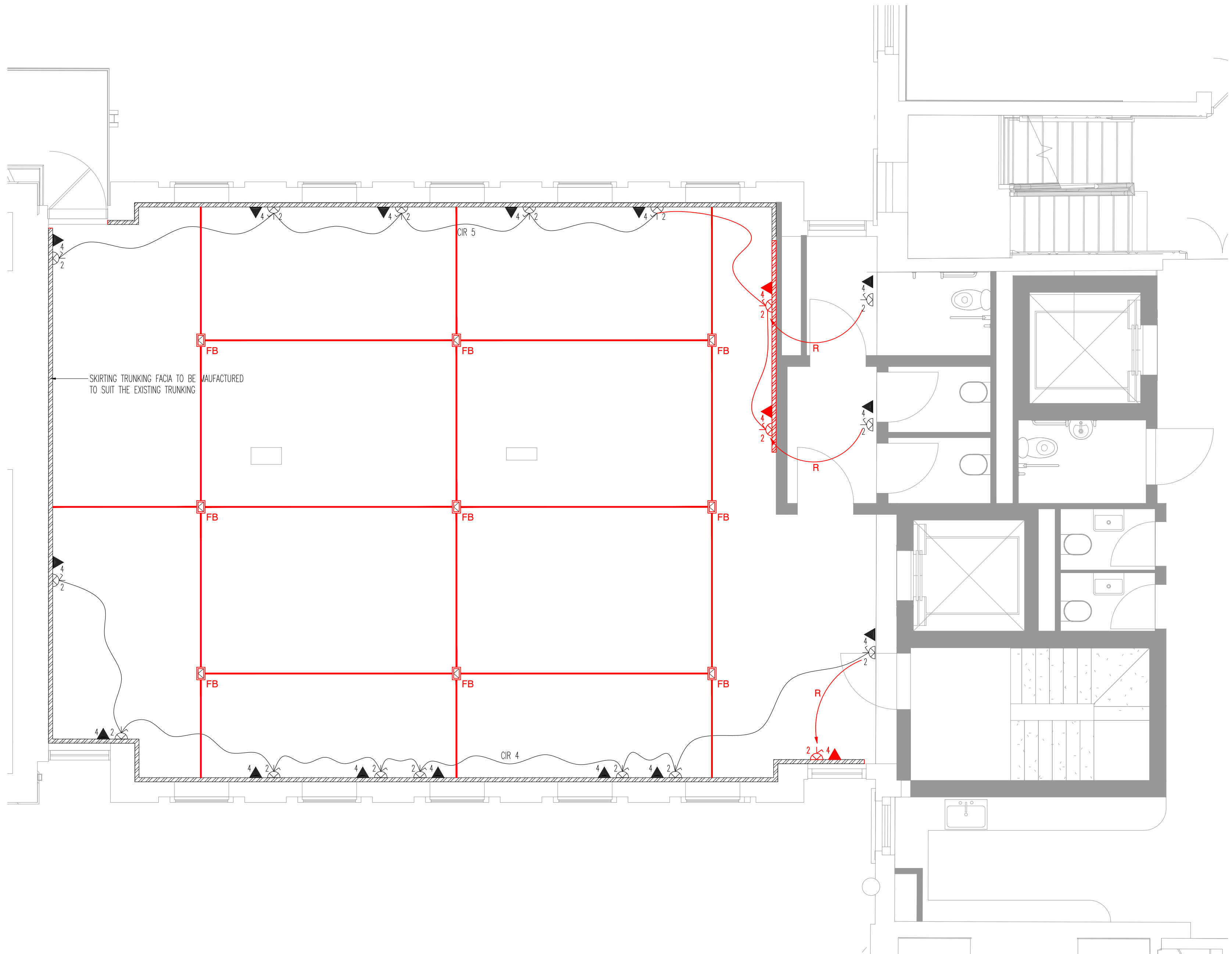
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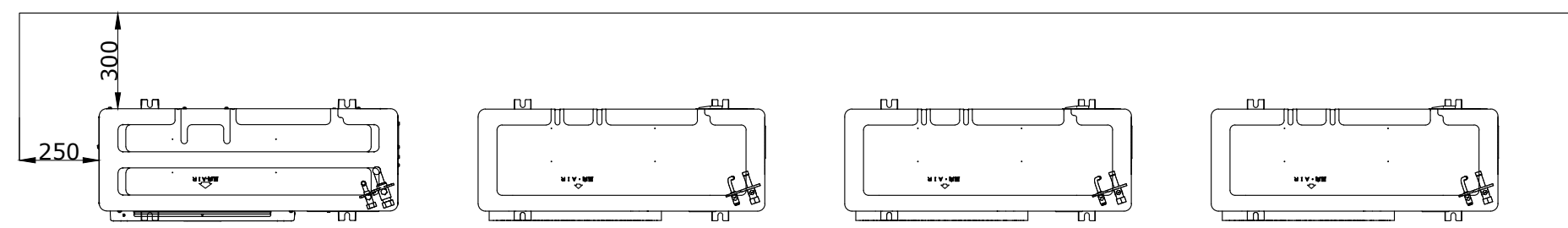
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DATE PLOTTED 20/1/23

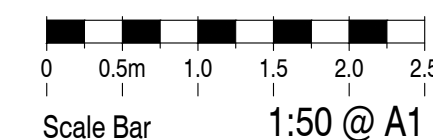
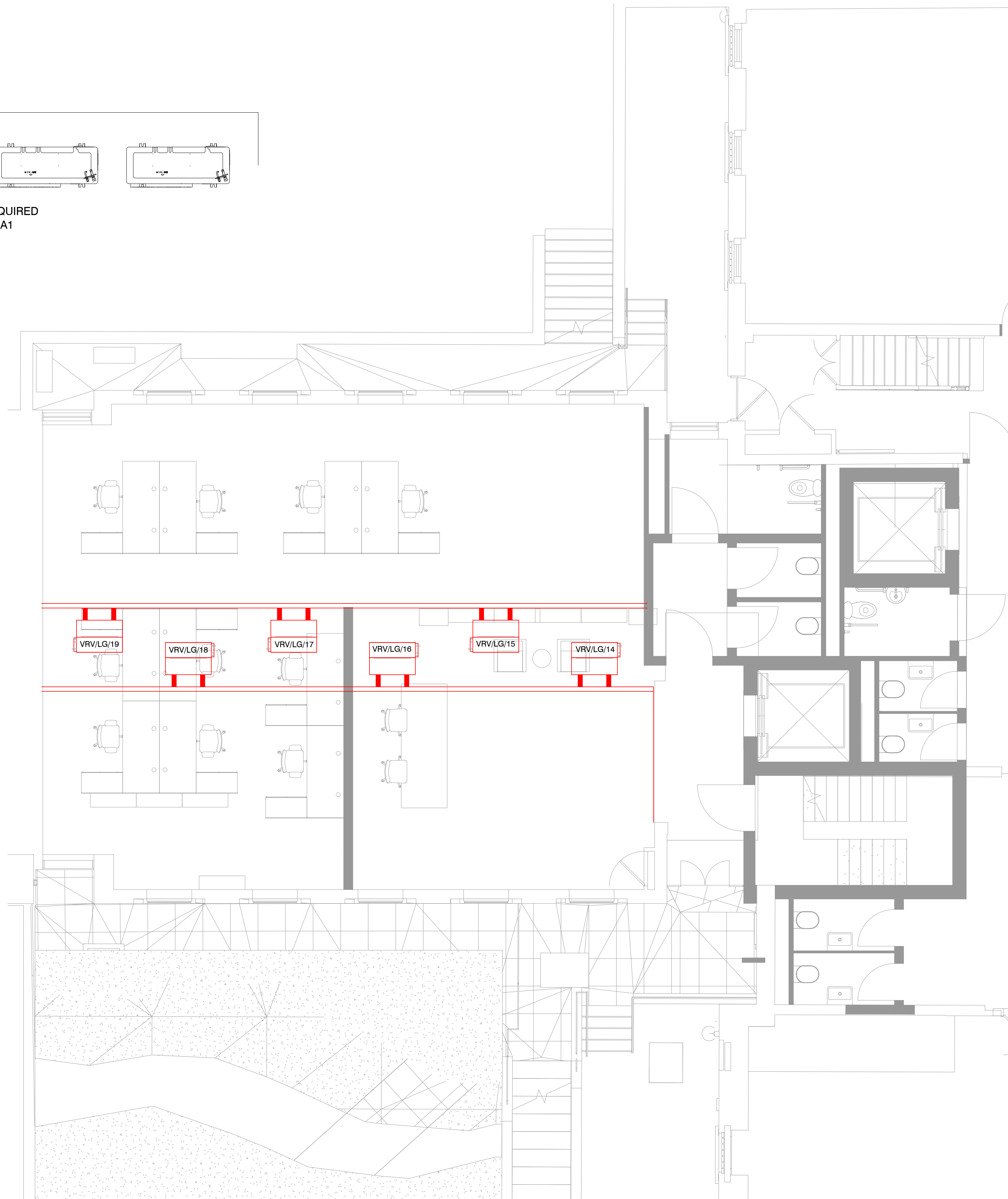
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CONDENSERS REQUIRED
SCALE 1:20@A1



**PROPOSED
PLANNING**

0	NOV.22	STAGE 2 ISSUE
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REV	DATE	DESCRIPTION
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PROJECT

74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE

LOWER GROUND - 29B
MECHANICAL SERVICES LAYOUT

PROPOSED

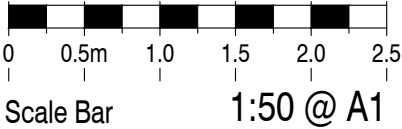
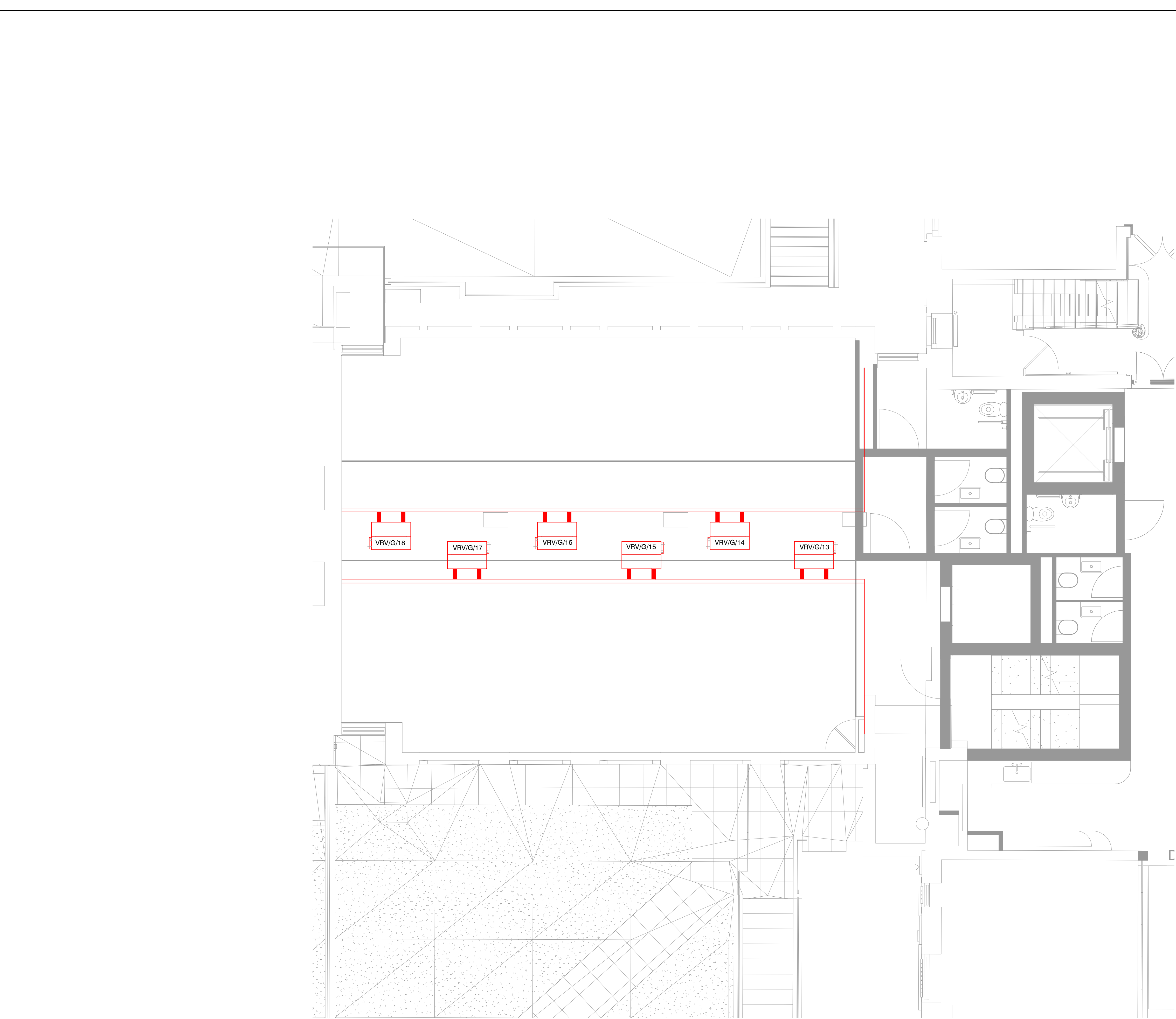
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DATE PLOTTED	20/1/23
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0	NOV.22	STAGE 2 ISSUE
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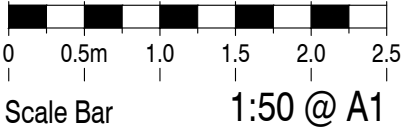
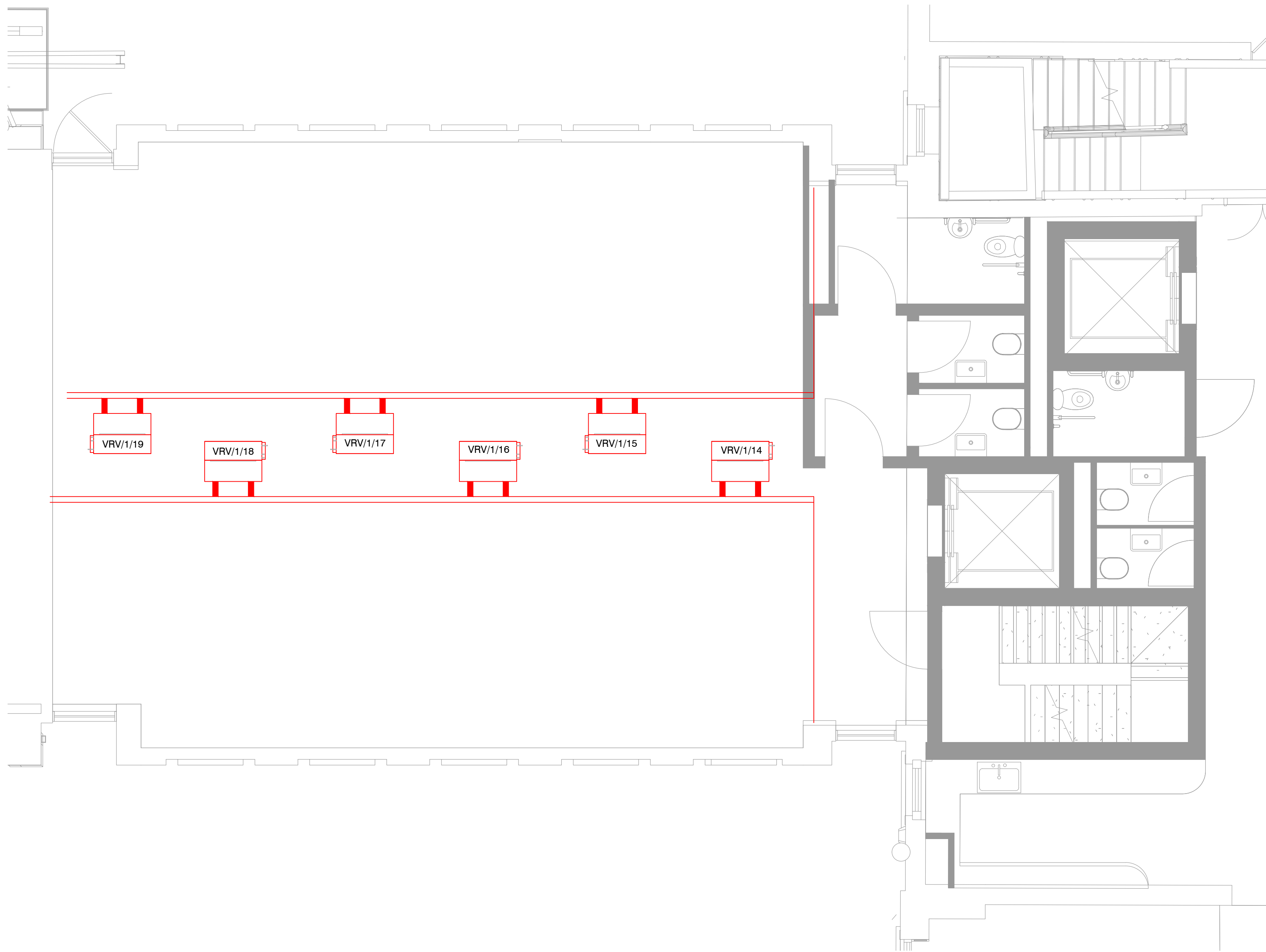
PROJECT
74-77 GREAT RUSSELL STREET
LONDON
WC1B 3DA

DRAWING TITLE
GROUND FLOOR - 29B
MECHANICAL SERVICES LAYOUT
PROPOSED

SCALE	1:50	DATE	09.11.22
DRAWN	L.R.	CHECKED	G.N.T.

DRAWING STATUS
PLANNING

DATE PLOTTED	20/1/23	REVISION	0
DRAWING NO.	TPS/2247/29B/G/M		



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WC1B 3DA

DRAWING TITLE

FIRST FLOOR - 29B
MECHANICAL SERVICES LAYOUT

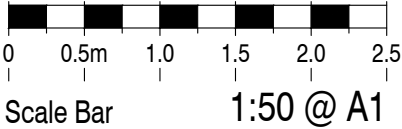
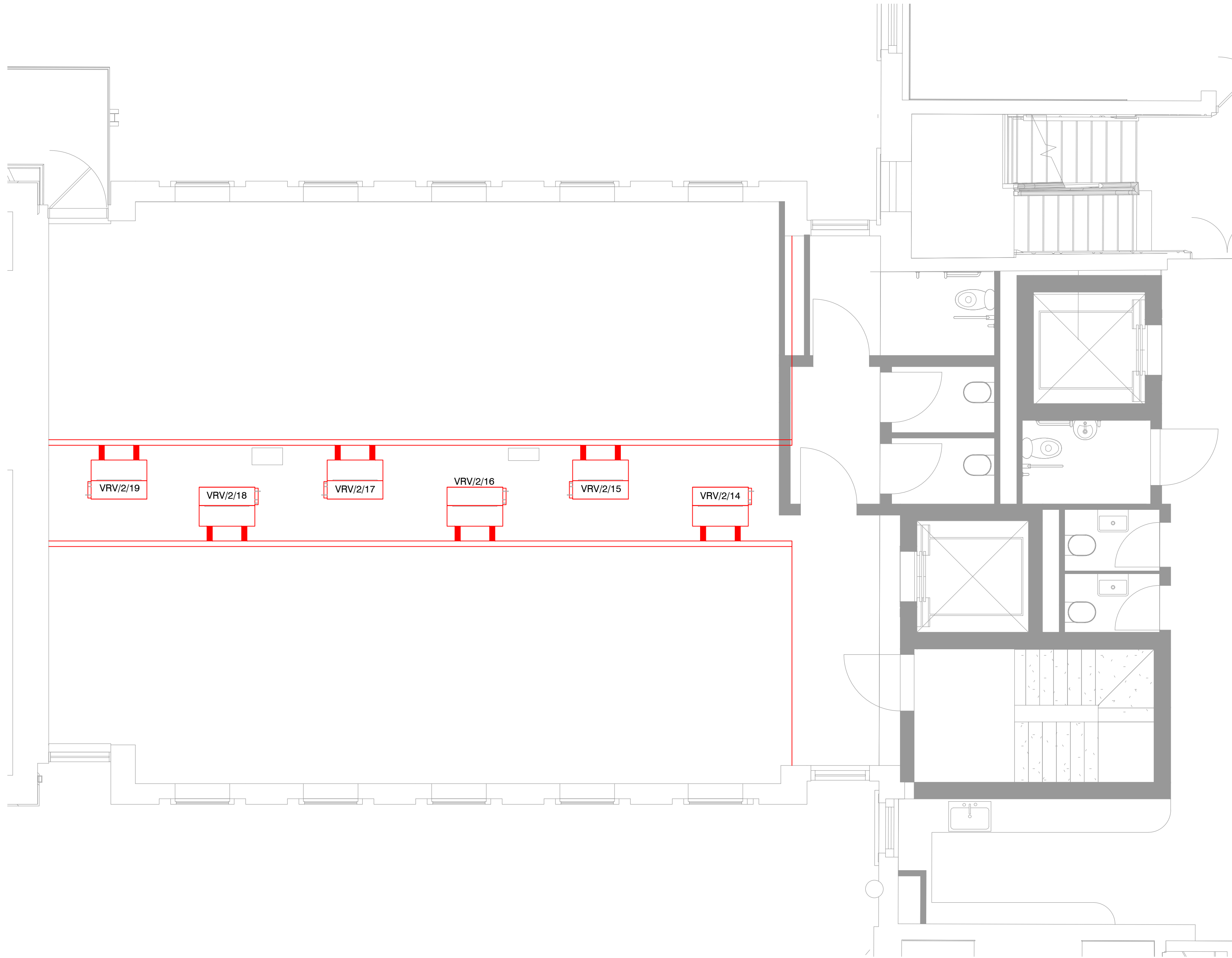
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WC1B 3DA

DRAWING TITLE

SECOND FLOOR - 29B
MECHANICAL SERVICES LAYOUT

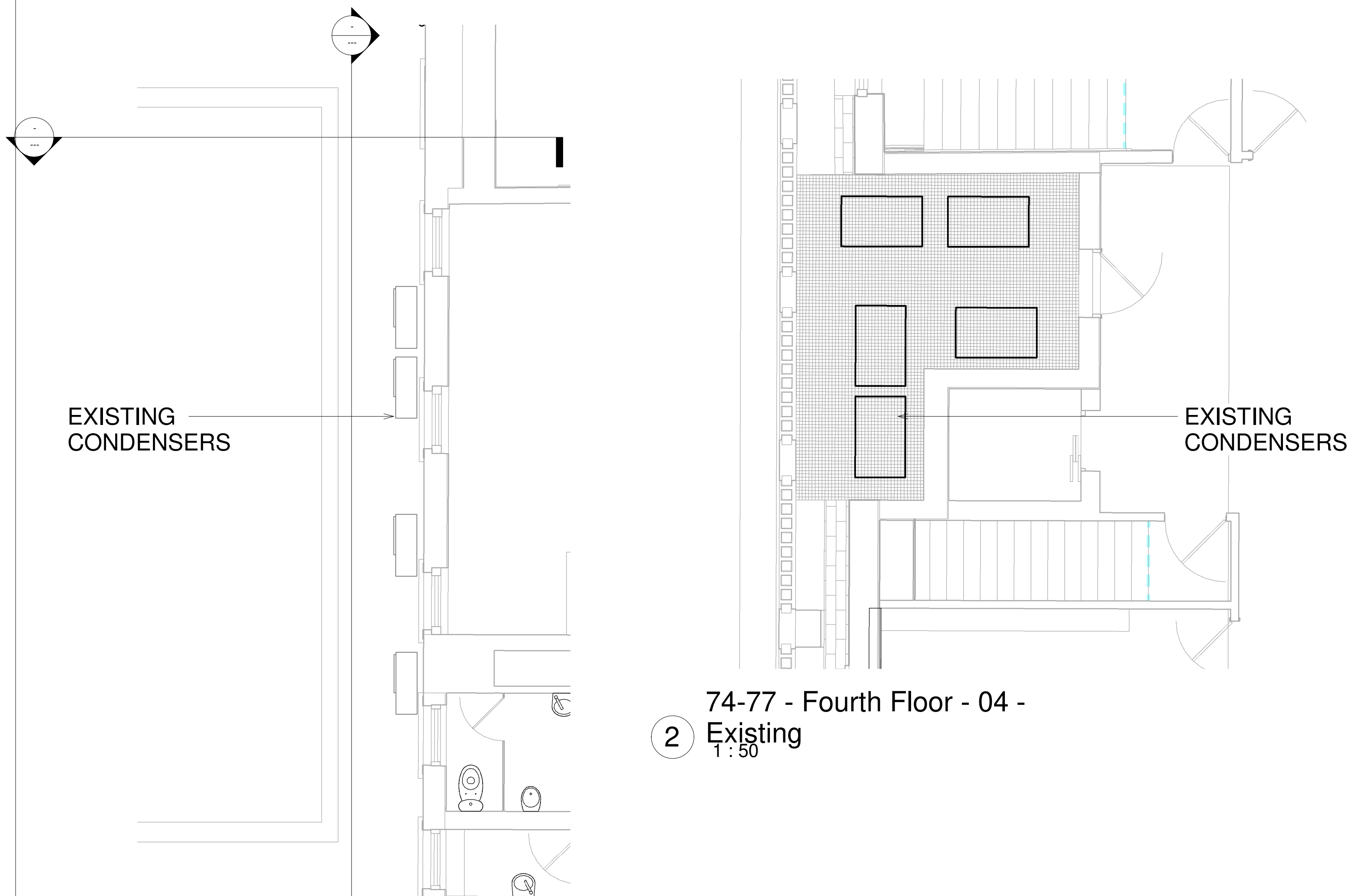
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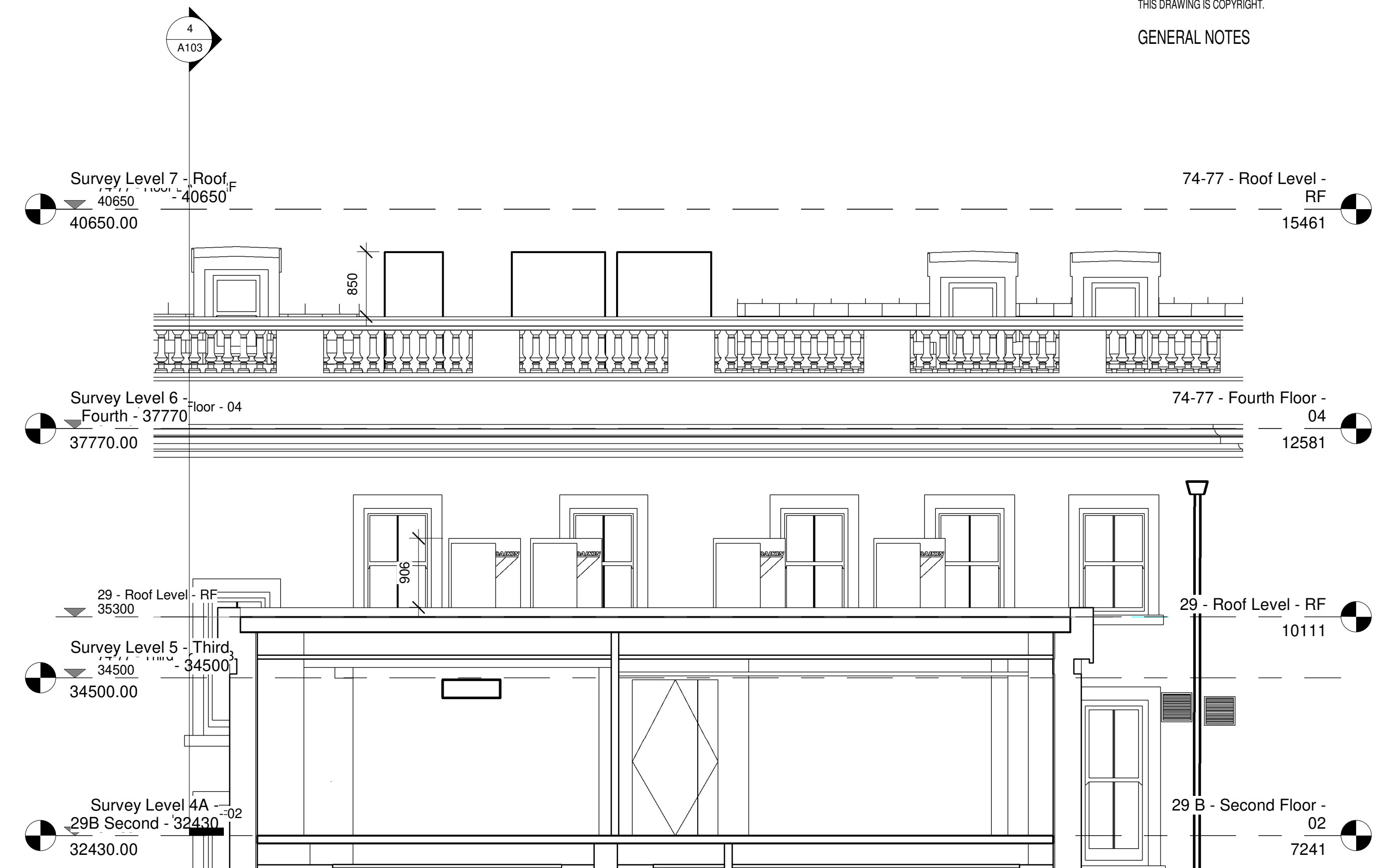
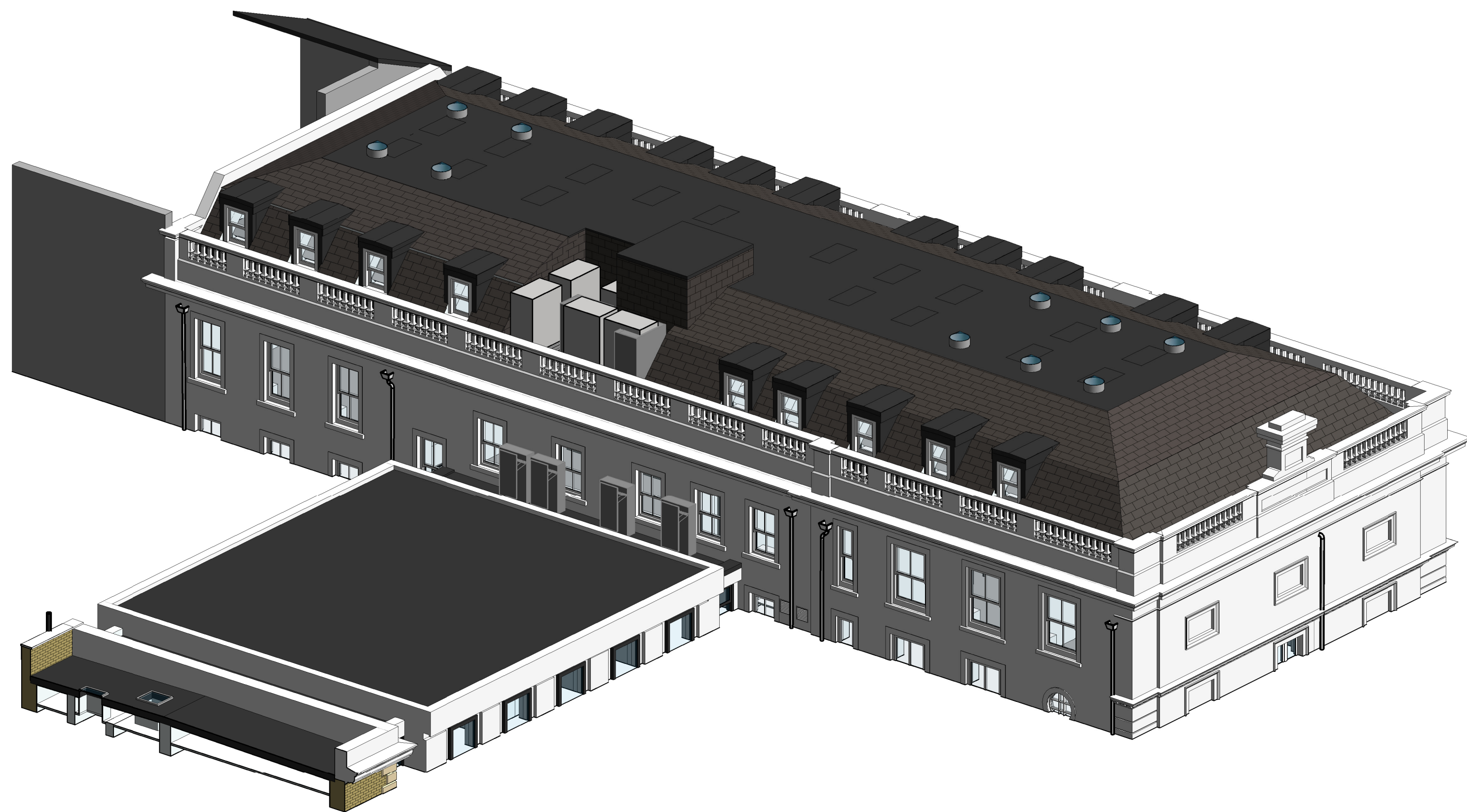
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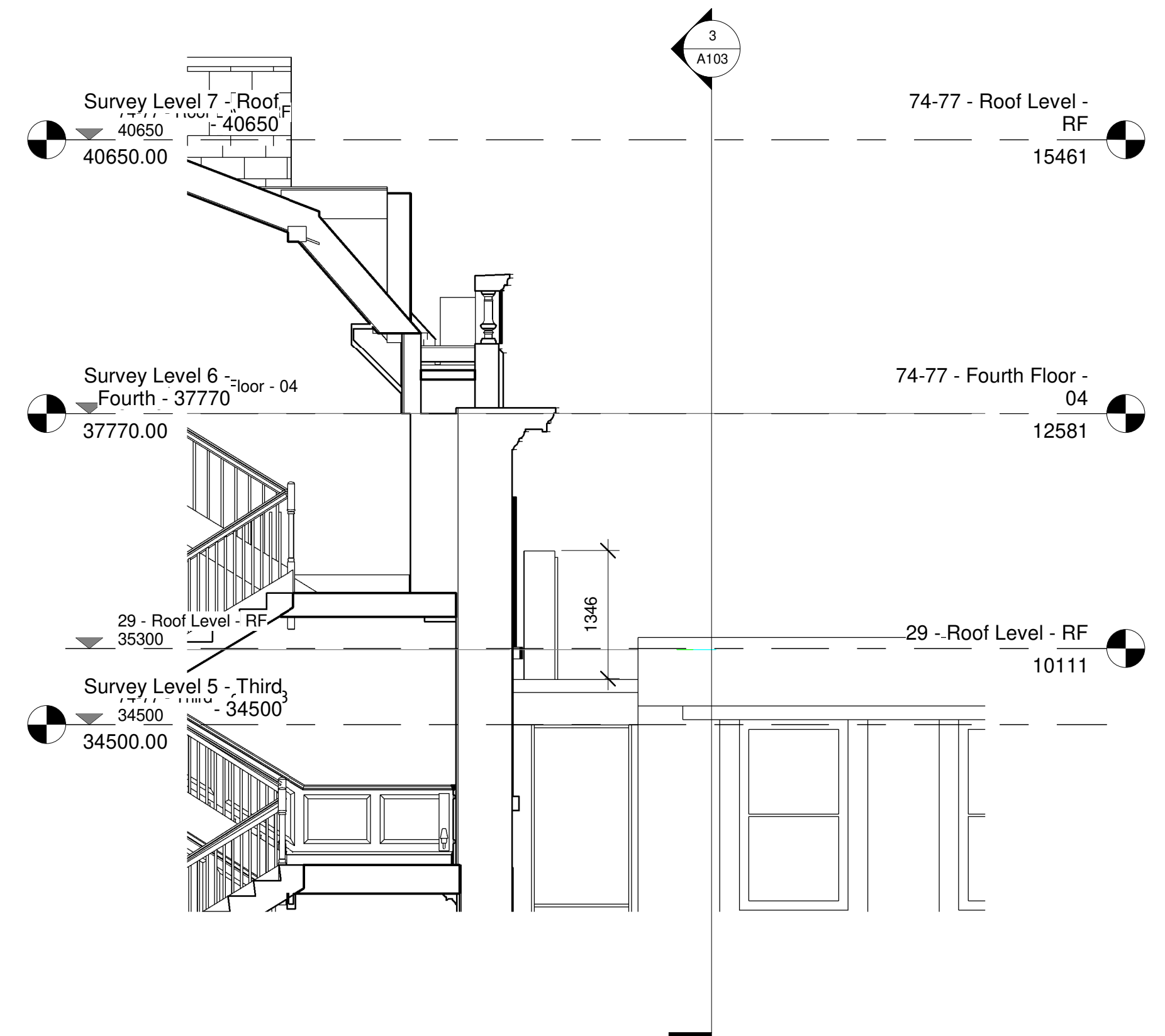
DRAWING NO.	TPS/2247/29B/2/M	REVISION	0
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1 29b - Roof Level - RF - Existing
1 : 50



3 Section 1 - Existing
1 : 50



4 Section 2 - Existing
1 : 50

GENERAL NOTES

NOTE: ACOUSTIC SCREEN TO BE IN
ACCORDANCE WITH NOISE IMPACT
ASSESSMENT **VA4508.230117.NIA**

4no DAIKIN RXYSQ8TY1 AIR
SOURCE HEAT PUMPS TO
SERVE OFFICE AREA
1430(H)x940(W)x320(D)

1no DAIKIN VAM1000
MECHANICAL VENTILATION
HEAT RECOVERY UNIT IN
WEATHERPROOF ENCLOSURE

1no DAIKIN 5MXS90E COMMS
ROOM CONDENSER
734(H)x950(W)x340(D)

SERVICE AREA
REQUIRED BEFORE
SCREEN

NOTE: ACOUSTIC
SCREEN TO BE IN
ACCORDANCE WITH
NOISE IMPACT
ASSESSMENT
VA4508.230117.NIA

1no DAIKING REYQ20T &
4no DAIKIN REYQ14T AIR
SOURCE HEAT PUMPS TO
SERVE OFFICE AREAS
1685(H)x1240(W)x765(D)

MINIMUM CLEAR
VOID REQUIRED -
500mm

DOOR TO BE RELOCATED TO
CENTRE OF WALL FOR
ACCESS

1 29 - Roof Level - RF -
Option 2
1:50

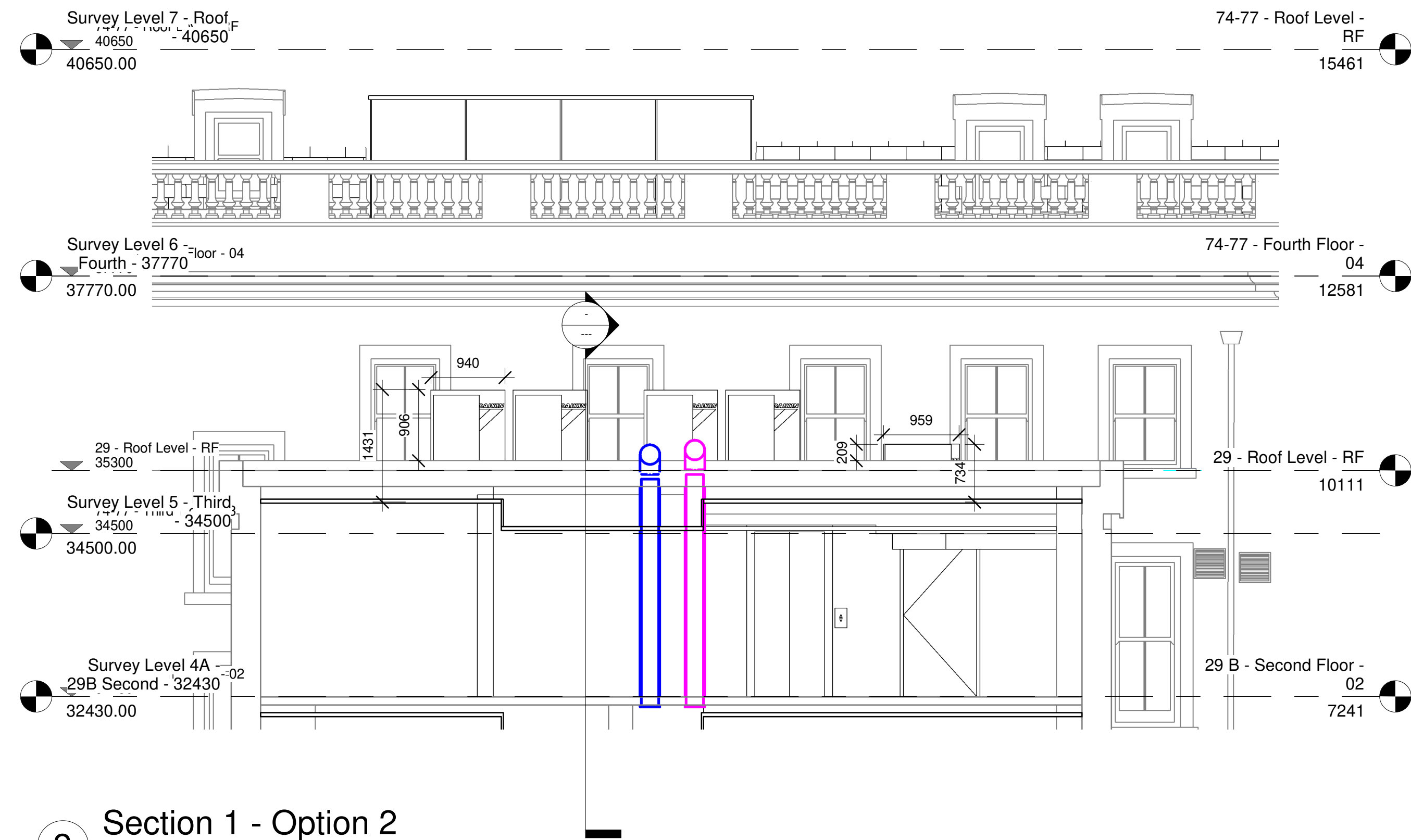
2 74-77 - Fourth Floor - 04 -
Option 1
1:50

TPS.

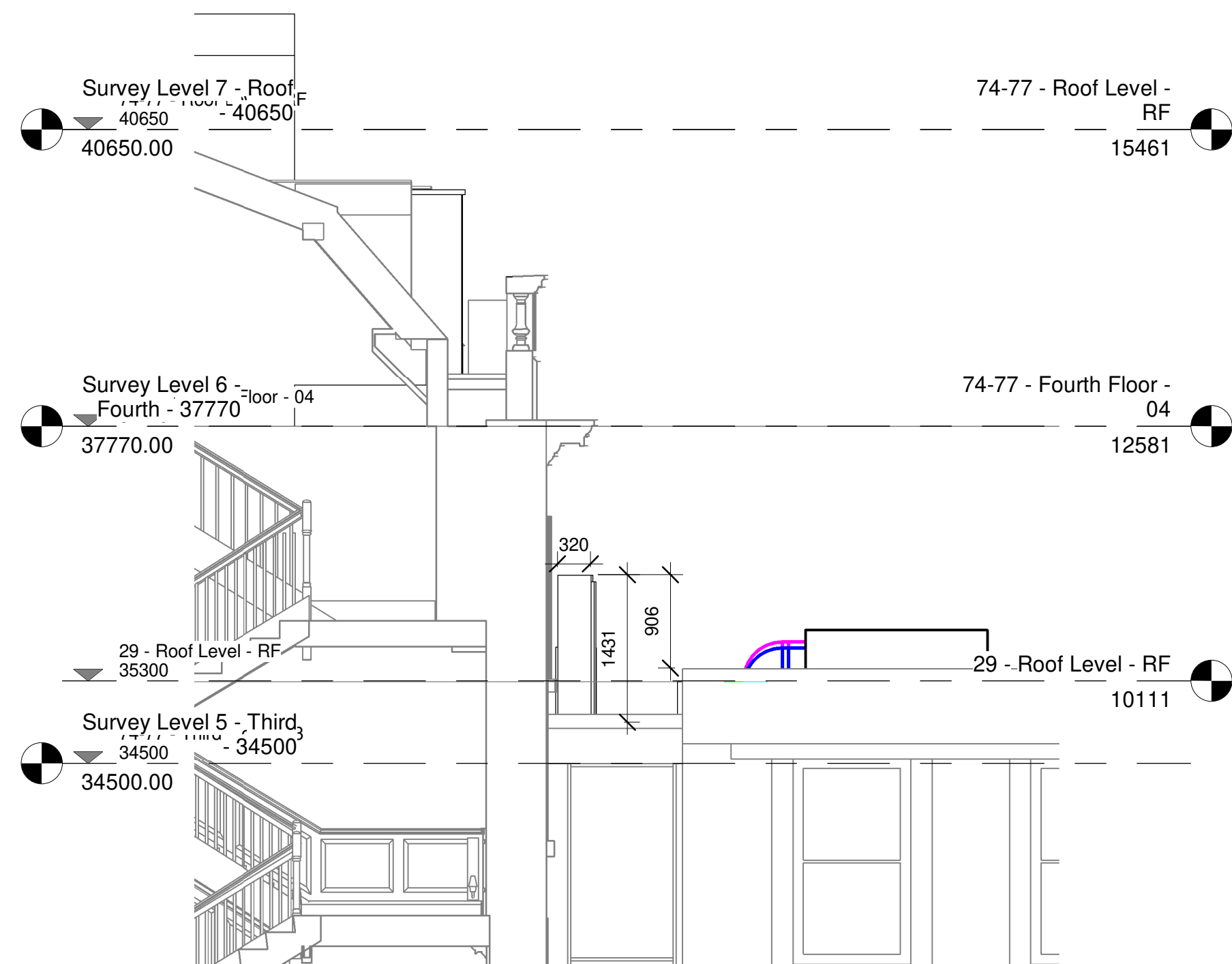
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Tel 020 7743 6602
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Roof - Plant Layout - Plan Views



2 Section 1 - Option 2
1 : 50



1 Section 2 - Option 2
1 : 50

