

S106 - Affordable Workspace

Above Ground Drainage:
Local drainage has been shown for Toilet and Kitchenette areas in the form of Stub Stacks & SVP's collecting waste from sinks, Water Heaters, WCs and WHBs. Where possible, first floor stacks have been collected together in the ceiling void below and dropped down to connect to below ground drainage system.

Hot & Cold Water:
The dedicated heat interface unit (HIU) provides hot water production for the WC facility and kitchenette. The cold-water meter and associated valves is located within the communal mechanical service cupboard. A dedicated metered Ø28mm cold-water pipework serves the WC facility, kitchenette and HIU.

Gas Supply:
N/A

Heating:
The dedicated HIU complete with a built-in meter serves the space with heating. The tenant is responsible for the heating layout and fitout (radiators) within the internal space.

Ventilation:
Fresh and extract air within the space is by mechanical in-ceiling air handling units (AHU). The fresh and extract air intakes are located along the facade louvers above the window frames. The tenant is responsible for the internal ductwork layout and fitout within the space.

Sprinkler:
Sprinkler protection design and installation to be coordinated with specialist.

Cooling:
An indicative location for air conditioning units (AC) has been shown should the tenant install their own AC units.

A - Smaller Maker Businesses

Above Ground Drainage:
The smaller maker spaces are served by the communal bathroom. Any sanitaryware within the space would discharge into the rising drainage stacks.

Hot & Cold Water:
The cold-water meter and associated valves is located within the communal mechanical service cupboard. A dedicated metered Ø28mm cold-water pipework serves HIU and space.

Gas Supply:
N/A

Heating:
The dedicated HIU complete with a built-in meter serves the space with heating. The tenant is responsible for the heating layout and fitout (radiators) within the internal space.

Ventilation:
Fresh and extract air within the space is by mechanical in-ceiling air handling units (AHU). The fresh and extract air intakes are located along the facade louvers above the window frames. The tenant is responsible for the internal ductwork layout and fitout within the space.

Sprinkler:
Sprinkler protection design and installation to be coordinated with specialist.

Cooling:
An indicative location for air conditioning units (AC) has been shown should the tenant install their own AC units.

B - Light Industrial Businesses

Above Ground Drainage:
The smaller maker spaces are served by the communal bathroom. Any sanitaryware within the space would discharge into the rising drainage stacks.

Hot & Cold Water:
The cold-water meter and associated valves is located within the communal mechanical service cupboard. A dedicated metered Ø28mm cold-water pipework serves HIU and space.

Gas Supply:
The gas meter and associated valves is located within the mechanical service cupboard. The incoming gas pipework is terminated with the ceiling void of the space.

Heating:
The dedicated HIU complete with a built-in meter serves the space with heating. The tenant is responsible for the heating layout and fitout (radiators) within the internal space.

Ventilation:
Fresh and extract air within the space is by mechanical in-ceiling air handling units (AHU). The fresh and extract air intakes are located along the facade louvers above the window frames. The tenant is responsible for the internal ductwork layout and fitout within the space.

Sprinkler:
Sprinkler protection design and installation to be coordinated with specialist.

Cooling:
An indicative location for air conditioning units (AC) has been shown should the tenant install their own AC units.

C - Small to Medium Businesses

Above Ground Drainage:
Local drainage has been shown for Toilet area in the form of Stub Stacks & SVP's collecting waste from Water Heaters, WCs and WHBs. Where possible, first floor stacks have been collected together in the ceiling void below and dropped down to connect to below ground drainage system.

Hot & Cold Water:
The dedicated heat interface unit (HIU) provides hot water production for the WC facility. The cold-water meter and associated valves is located within the communal mechanical service cupboard. A dedicated metered Ø28mm cold-water pipework serves the WC facility and HIU.

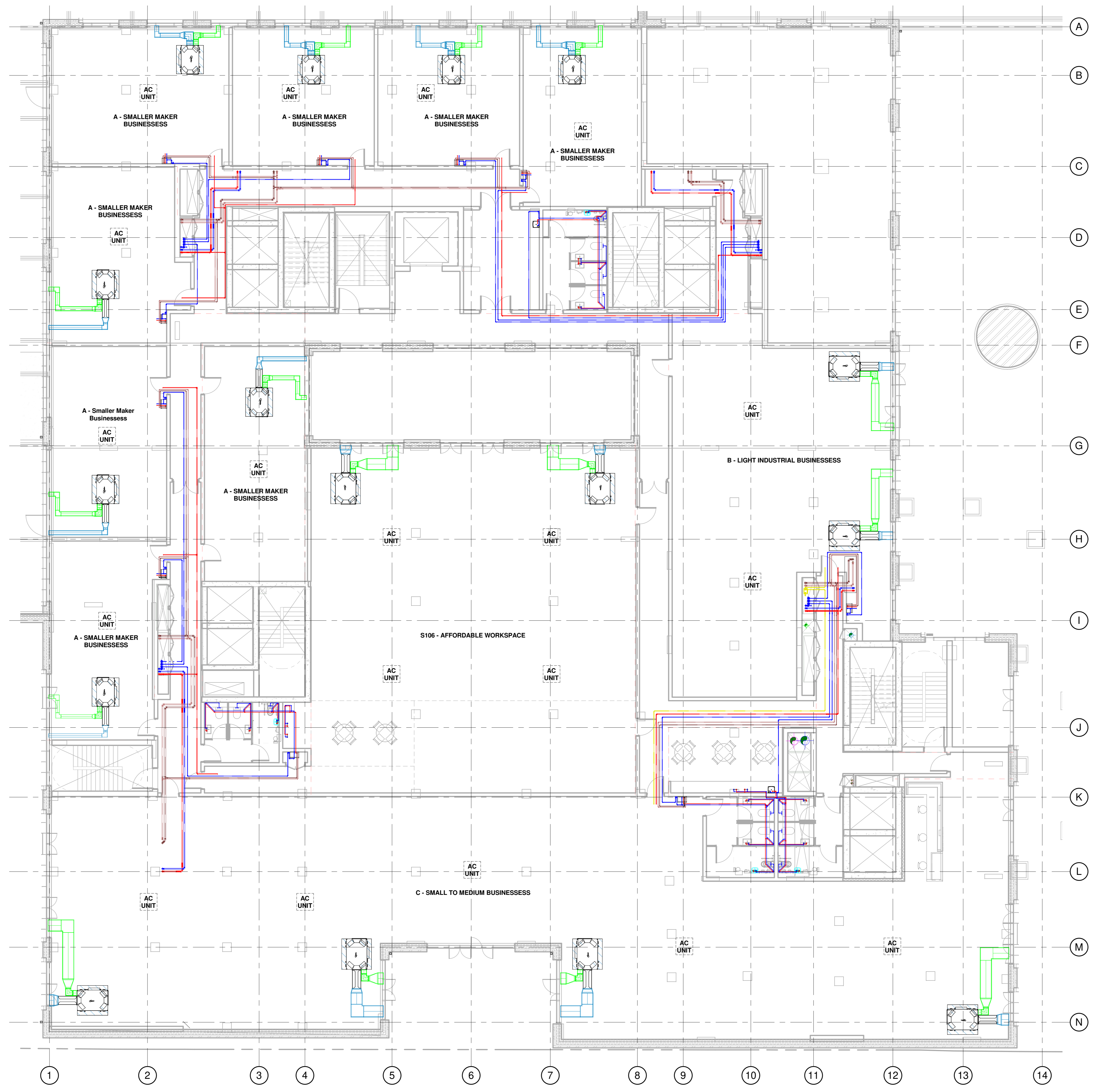
Gas Supply:
The gas meter and associated valves is located within the mechanical service cupboard. The incoming gas pipework is terminated with the ceiling void of the space.

Heating:
The dedicated HIU complete with a built-in meter serves the space with heating. The tenant is responsible for the heating layout and fitout (radiators) within the internal space.

Ventilation:
Fresh and extract air within the space is by mechanical in-ceiling air handling units (AHU). The fresh and extract air intakes are located along the facade louvers above the window frames. The tenant is responsible for the internal ductwork layout and fitout within the space.

Sprinkler:
Sprinkler protection design and installation to be coordinated with specialist.

Cooling:
An indicative location for air conditioning units (AC) has been shown should the tenant install their own AC units.



- LEGEND:**
- PIPEWORK:**
- MAINS COLD WATER SERVICE PIPEWORK
 - COLD WATER SERVICE PIPEWORK
 - HOT WATER SERVICE PIPEWORK
 - NATURAL GAS PIPEWORK
 - SPINKLER PIPEWORK
 - LTHW FLOW PIPEWORK
 - LTHW RETURN PIPEWORK
 - DISTRICT HEATING FLOW PIPEWORK
 - DISTRICT HEATING RETURN PIPEWORK
- VENTILATION:**
- SUPPLY DUCTWORK
 - EXTRACT DUCTWORK
 - FRESH DUCTWORK
 - EXHAUST DUCTWORK

PO3	Commercial gas meters indicated	RDA	SHS	13/04/21
PO2	Issued for information	RDA	SHS	19/03/21
PO1	Issued for information	CA	SHS	19/02/21
Rev No	Description	D	C	Date

BAILY GARNER

148-149 ELTHAM HILL
LONDON, SE16 5RT
t 020 854 1100
f 020 854 1105
e general@bailygarner.co.uk

CLIENT NAME
Southern Housing Group Limited

PROJECT ADDRESS
**49-53 Glengall Road,
London,
SE15 6NF**

PROJECT NAME
Glengall Road

DRAWING TITLE
**Combined Commercial Mechanical Services Layout -
Level 01**

SUITABILITY CODE
S3

SCALE	DRAWN	CHECKED	APPROVED	DATE					
As indicated	RDA	EE	EE	18/02/2021					
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV	STAT	REV NO
GLE - BGL - XX - 01 - DR - M - 3101	P03								

1 LEVEL 01 Mechanical Co-ordination
1 : 100