

# PARTMENT



100 LONDON ROAD LONDON 

# **YOUR NEW APARTMENT**

# **W LCOME** TO

THE ESSENCE OF CLUT. POR. Y LATERAL LIVIN' THE FARMENOTTING HILL

















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### LEGEND AND USED SYMBOLS

#### **LEGEND – SHORTCUTS**

- BS BASEMENT
- 1F FIRST FLOOR
- 2F SECOND FLOOR
- 3F THIRD FLOOR
- 4F FOURTH FLOOR
- 5F FIFTH FLOOR

O&M – OPERATING MANUALS LHS – LEFT HAND SIDE RHS – RIGHT HAND SIDE UFH – UNDER FLOOR HEATING FCU – FAN COIL UNIT A/C – AIR CONDITIONING



### FIFTH FLOOR

193.7 M2 / 2,086 SQ.FT

Kitchen/Dining	3.94	10.33	12' 11 1/9"	33' 10 4/7"
Living	4.48	5.74	14' 8 1/6"	18' 10"
Bedroom 1	3.81	5.74	12' 5 4/5"	18' 10"
Dressing Room	3.50	2.47	11′ 6″	8′ 1″
En-suite 1	2.63	2.37	8' 7 1/2"	7′ 9 1/3″
Bedroom 2	3.25	3.87	10' 8"	12' 8 1/2"
En-suite 2	3.17	1.30	10' 4 4/5"	4' 3 1/6"
WC	2.05	1.00	6' 8 5/6"	3' 3 3/8"
Utility	2.14	1.75	7′ 1/8″	5′9″
Hall	6.26	1.20	20' 6 1/3"	3' 11 1/4"



### **GAS METER**

#### **GAS METER**

The Gas Meter "1" is located in the Basement.

### IN CASE YOU SMELL GAS, SHUT OFF THE MAIN GAS VALVE AND CALL IMMEDIATELY

0800 111 999 (NATIONAL GRID)

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### MAIN GAS SHUT-OFF VALVE

### MAIN GAS SHUT-OFF VALVE – LIVING ROOM

The Main Gas Shut-Off Valve "2" is located behind two small access panels "1".





### GAS BOILER & SHUT-OFF VALVE - H

The Gas Boiler "1" is located behind a remove pane the Ha LHS cupboard, when entering the Bedroom 2. The boiler shut off val he' the boiler and to access it, the plastic cover "2" under the boiler needs to oved. pur "4" is on the RHS of the boiler. The boiler can also be switched off in the er Un. paker No. 15 – ECP Panel. In case the 'n. system pressure drops, the Filling shou e used. The whole system is also ۱p monitored with the Temp Sensu 3". v, the boiler's flue "6" leads outside, behind the Hall wall.

Extra care needs to be to who panels.

essing the boiler, to avoid damage to access







### **GAS SHUT-OFF VALVES (cont.)**

### **GAS HOB SHUT-OFF VALVE – KITCHEN**

Gas shut-off valve "2" for the gas hob is under it, behind the drawers "1". To access it, you will need to pull out the drawers.

The junction box for gas hob ignition "3" is just to the left of the gas shut-off valve.







Gas is lead from the lower floors up ceiling mark the path of this pipe.

he Stund Ensuite 2. Gas pipe vents "1" on the





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### **ELECTRIC METER**

The Electric Meters **"1"** for all apartments are located down in the Basement, including Main Switches **"2"**, which are always next to each of the electric meters, on the RHS.

In the same area, on the RHS of the Electric Metres are also more metres "3". Those are connected to the external A/C Condensers "4", which are all located on the Main Roof. The concierge will have keys to the Basement area.



### **CONSUMER UNIT 1**

### **UTILITY ROOM**

The first Consumer Unit "2" is located in the Utility Room – in the cupboard in the Utility Room "1".

### LIST OF BREAKERS

#### (from right to left) "3":

- 1. Winter Garden Consumer Unit
- 2. Oven
- 3. Lighting Panel
- 4. Kitchen
- 5. Bedroom 2 & Study
- 6. Master Bedroom
- 7. Living Room & Dining Room
- 8. Towel Rail, Manifold
- 9. TV/AV Panels
- 10. A/C Units
- 11. Combi Oven
- 12. Freezer
- 13. Immersion Heater
- 14. Intruder Alarm
- 15.ECP Panel
- 16. Fire Alarm
- 17. Lighting Utility & Dress. Room
- 18. Lighting L 19. Bathroom
- ົ & Study າs, ⊾
- P ints

Jpare

#### NOTE:

In case a solution lighting circuit switches off, firs sheck the Consumer Unit and then look at the Lighting Panel.

To open the Lighting Panel, you will need a flat screwdriver, alternatively a coin.



HANDER PROPERTY PROCESSION AND THE PROPERTY PROP

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### **CONSUMER UNIT 2**

### PAVILION

The second Consumer Unit "1" is located in the Pavilion area – in the room straight across the stairs.



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### LIGHTING PANEL

### LIGHTING PANEL – UTILITY ROOM

The Lighting Panel "2" is located in the Utility Room - in the cupboard on the RHS of the Utility Room "1". The spur for the Lighting Panel "3" is right above it. The Lighting Panel serves the Master Bedroom, Kitchen, Dining & Living Room.



### LIST OF BREAKERS "4":

- Hall Spotlights Cockle Lights and L Strips, Volights, Kitchen Spotlights
   Kickboard LED, Kitchen Island Sporgh, LED Sol, Dining & Living Room
- 3. Living & Dining Room lights & ntre t, 5 AMP Sockets & LED Tape
- 4. Master Bedroom Sp
- 5. Master Vanity & Cockle aster Spotlights, Master Dressing Room Spotlights
- 6. Dressing P Pendant
- 7. Spare
- 8. Spare
- 9. Share

-pare

.Spare

**To open** lighting panel, you will need a flow wdriver, alternatively a coin.



### LIGHTING CONTROLS

There is a lighting control system which provides ambient scene control of the lighting in main rooms of the apartment. From the Lutron lighting keypads strategically positioned around the apartment, the user can create dynamic scenes with the touch of a button. The system can be re-programmed to suit clients' needs and can be accessed remotely with the use of an iPad or an iPhone if required.

### **ELECTRICAL**

#### UTILITY ROOM

In the cupboard on the RHS of the Utility Room "1" is the following electrical equipment:

- "2" Junction Box for ceiling PIR and in-line extractor,
- "3" Tester for Emergency Lighting to use it, you will need a special fish key "12",
- "4" Spurs for Tumble Dryer and Washing Machine,
- "5" Fire Alarm Control Switch,
- "6" Junction Box for ceiling PIR and in-line extractor,

"7" Drivers – the top one is for the small floor lights in front of the lift "10", and the bottom one is for the LED strip light "11" in the Utility Room.

- "8" Control Panel for UFH
- "9" Spur for the Control Panel for UFH

#### NOTE: Only qualified personnel should operate with all the installed equipm.



### LIGHTING – DRIVERS

#### **CEILING SPOTLIGHTS, LED STRIP LIGHTS ALONGSIDE WINDOWS**

The Drivers for all the ceiling spotlights throughout the apartment are located above them "1". The drivers for all the LED strips alongside the windows "2" are located behind the double plate "3" which is always one side of the window reveal.



### ALL BATHROOMS – GENERAL F

Drivers for the LED strips in the Shower A its "1" and Vanity Units, for the w Wai Cold Cathode Light tubes inside the wall ur "2' the light of the WC, or inside the shower / bath / above to ither behind the removable plinth or ses a local behind the lower drawer "3". u will need to take out and pull out the drawer Cel m with the use of a double sucker p '4".

All wardrobes have posses that ivate the LED strip lights. Drivers for these are located near the LED strip its in warbes.



### LIGHTING – DRIVERS (cont.)

#### LED STRIP LIGHTS – WARDROBES – MASTER BEDROOM

The LED drivers for LED strip lights are located in the Master Bedroom next to the A/C "1". To access it, the top of the cupboard, which is secured by two Keku clips "2", needs to be carefully removed.

Please note, the grill is very fragile, therefore extra care needs to be taken during its removal. It is a two-person job, using two 4-step ladders.







#### <u> OVE</u> NTER SPOTLIGHTS – KITCHEN LED STRIP LIGHTS &

Kitchen (called Sedap light) "1" is located behind a plinth The driver fo <u>n light in</u> ь. "2" below the chen ٦r.

"...ver "3" cured access

in sponghts "4" above the counter is stored behind a magneticallyel "5" located in the cupboard.



r



### LIGHTING – DRIVERS (cont.)

### **LED STRIP LIGHTS – STUDY**

The LED drivers for LED strip lights "1" in the Study are located behind the middle and right panels "2". You will first need to take out the drawers to access the panels. A flat screwdriver is needed to open them.





### LED STRIP LIGHTS - WARDE B. - BE. OOM 2

The LED drivers for LED strip lights in edro 2 are uscated next to the A/C "1". To access it, the top of the wardr b is a ured wo Keku clips "2", needs to be carefully removed.

Please note, the grill is ve fragile, efore extra care needs to be taken during its removal. At 1-step late should be used.





### LIGHTING – DRIVERS (cont.)

#### SIDE PATIO LIGHTS

The driver for the patio lights located along the Kitchen, Dining and Living Room "1" is located behind the removable plinth in the Kitchen "2". You might need to use suckers to get to it.





### MAIN PATIO LIGHTS

Drivers "2" for the main patio (decking liges "1" in the living Room are located next to the Pavilion, in the lift control room. The keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the concierge as he will have the keys to this separated by the keys to the

Junction boxes for each light real to it, part of the bocking near ore the

s located below the light itself. However, to get is connected, will need to be removed.





### **UFH MANIFOLDS & THERMOSTATS**

There are two Manifolds in total. One is in the Hall and the other one is in the Study. The Pavilion does not have Wet Underfloor Heating and is heated by an electric radiator.

### <u>HALL</u>

The Manifold "1" is located behind an access panel in a cupboard near the entrance to the apartment. Extra care needs to be taken when removing the panel as it has LED strips built in. The shelves can be easily removed, but the panel needs to be slowly taken out. There is no need to disconnect any cables – they are connected by contact. There is also a bypass "2" for the manifold.



### **UFH MANIFOLDS & THERMOSTATS (cont.)**

Thermostats are usually located on the sides inside of wardrobes. They have temperature sensors "1" in all rooms. Thermostats are located in these rooms:



**HALL** "3" **STUDY** "2" <u>U</u>T'' <u> 7 ROOM</u> "4" 4 5 2DROOM 2 "6" **KITCHEN "7"** MASTER B RO **در**ی 5 6 11 M

### **TOWEL RAILS**

#### **DUAL TOWER RAILS – HEATING ELEMENT**

All towel rails are connected to the UFH manifolds and are working only when the UFH is switched ON. This also depends on how it is programmed in the BMS panel located in the Utility Room. To enable you to use the towel rails during warm weather, each radiator is equipped with an electric heating element, allowing them to work at any time. This is called a dual towel rail "1".

The elements are permanently switched OFF and if the heating is required, a spur inside the left wardrobe on the right side in the Master Bedroom "2" or in a wardrobe in Bedroom 2 "3" should be switched ON.

Please note, you can only switch ON the heating element, if there is water inside the towel rails, otherwise the heating element might damage the relator. If the UFH is emptied from water or if there is an issue with the UFH, please ak to the maintenance team to see whether the element can be used.



### **APPLIANCE SPURS**

#### **UTILITY ROOM**

In the cupboard on the RHS of the Utility Room are the following spurs:

"1" Spurs for Tumble Dryer and Washing Machine,

"2" Control Panel for UFH

"3" Spur for the Control Panel for UFH

**<u>NOTE</u>**: Only qualified personnel should operate with all the installed equipment.



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### <u>KITCHEN</u>

Kitchen spurs are located above the oven

۶r

n

"1" Freezer
"2" Oven
"3" Combi Ov
Tidge
"Warming Di

"8" Hob Igr "9" Evtr л



### **ELECTRICAL OTHER**

#### JUNCTION BOX FOR GAS HOB IGNITION - KITCHEN

In the Kitchen, behind the top drawer "1" is the junction box for gas hob ignition "2". To access it, you will need to pull out the drawer.



#### **MOTORIZED WINDOW**

The junction box for the motorised window is a ted junction the skylight "1". This skylight has a rain sensor – it window ally window it rains. Its spur "2" and controls "3" are located in the wardrobe in the skylight in a standard second.



### <u>LIFT</u>

#### EQUIPMENT

The lift's wiring panel, main isolator switch "2" and motor are located in the Riser on the  $5^{\text{th}}$  floor "1" – near the entrance to Apartment 5.



### ELECTRIC METER

The electric meter for the lift "1" is a d in the sement to the left of Distribution Board No. 1 "2". That Distribution Board he e main a ker for the entire lift – it is the second 3-phase breaker.



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### **DOOR ENTRY**

#### **BASIC DESCRIPTION**

A video door entry system with dedicated call panels was installed in the apartment.

One of the panels providing video feed to apartments is located near the Street Entrance. It serves as a way to let mail carriers inside the building. However, to let someone into an apartment requires the visitor to select and call a particular apartment on a second panel located in the building entrance hallway. After that, the visitor must ring a final bell either outside apartment doors (if the visitor is coming by stairs) or after going up in the lift. Their voice will then be played through the speakers in the Kitchen.

These panels will communicate with the panels near the Street Entrance when a call button is pressed to allow you to communicate with a visitor. A solenoid lock at the street entrance allows you to let guests in by touching the Release Door button on the panel lock at the Kitchen entrance in the apartment.

Brightness Controls		phone
Saturation Controls	ter nova	Viary Action 2
Video Activation, Panel Selection		Doo. Jck Release
Auxiliary Function 1		Audio Activation,

#### **CONTROLS**

After answering a call, 2-way commences is aux tically activated. The panel also has one-way communication consulties of the Audio Activation button, the incoming sound is disabled, and conserve to the vice By releasing it, the visitor can now speak and your voice will not be a sin.



### **DOOR ENTRY (cont.)**

### **EQUIPMENT**

The Nova EVO Video Monitor "1" door entry panel is located in the Hall, while the BPT-5 panels "2" were installed outside the Street Entrance and inside the Street Entrance Hall.





1

The power board "3" and control panels "4" for door entry systems of the 1F Riser.





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### **BURGLAR ALARM**

### **BASIC INFO**

It is a fully wired burglar alarm. To switch the alarm completely off, please use the breaker **No. 14** on the main Consumer Unit. The alarm was installed by a company called ABC Security.

The intruder alarm system is set by either entering a 4-digit code on the keypad or by putting the pre-programmed fob close to the key-pad. After leaving and locking the final exit door. The set tone from the internal sounder will turn off once the door contact is set. To unset the alarm: on entry through the front door or lift door the internal sounder will operate, then offer up the fob or enter the 4-digit code to unset, within the pre-set entry time.

### THE EQUIPMENT

The main alarm box "1" is hidden above the TV/AV rack in the Hain ardrobe next to the A/C unit and the main alarm spur "2" is on the LHS of the wardrobe. Encorrect equipped with a PIR sensor "3". The Siren "4", Alarm Keypad "5" and Panic Butter are in the Hall by the entry to the Utility Room. The entrance door as well race in the lift door a mulper with Door Contact sensors "7".



### **SMOKE & HEAT DETECTORS**

#### **SMOKE & HEAT DETECTORS**

In total four Smoke Detectors **"1"** are located within the apartment, one in the Living / Dining Room, two in the Hallway and the final one is in the Pavilion. A single Heat Detector **"2"** is installed in the Kitchen. All of these detectors are interlinked (if one of the detectors is activated in any of the rooms, all other detectors will also sound).



The alarms are battery backed up e of a ver failure. The battery should last for up to 5 years and in case a replace entry requires simply replace the battery. The alarms should be termed at leas not wonth.

The Smoke and Heat de on a st 1-alon system and aren't linked with the communal areas. However, in case fire itchen, Dining or Living areas, the sprinklers will activate the Final area in the mmuna eas. More information about the Sprinkler System is on the new interesting anywhere else within the apartment, a fire alarm button "1" on the Grand File adds to a activated.



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### **SPRINKLER SYSTEM**

#### **GENERAL INFO**

Only the Kitchen, Dining and Living Room areas are equipped with sprinklers "1". There are 8 of them in total, however, only the sprinklers that detect a fire will activate. The incoming pipe "3" with its own pressure gauge "4" is in the Living Room, behind the access panel "2". The system will be maintained once a year and access to the apartment will be required to check the system – an engineer will be testing if water pours out of the sprinkler test valve. The test valve also serves as a drain point. All maintenance will be coordinated with the Management Team. The valve "5" must always remain in the OPEN position.



#### SPRINKLER TANK

The main tank 1" for the spector systems in the Basement and in case of a fire, the water is pumped view ("2" up to a partment.





### **SPRINKLER SYSTEM (cont.)**

### SPRINKLERS - KITCHEN, DINING, LIVING ROOM

The sprinklers are located in the Kitchen, Dining and Living Area only. In case of a fire in any other area of the apartment, immediately dial **999**, call the concierge and go down the stairs to press the Fire Alarm Button on the Ground Floor to notify other residents of the building. In case of a fire, the lift will be shut down.



### **TELEPHONE, TV / AV & DATA**

#### TV/AV RACK

The TV/AV Rack "2" and all necessary equipment are installed on the LHS of the cupboard "1" located in the Hall. The spur "3" for the TV/AV Rack is on the RHS, just below the A/C. To switch OFF the system completely, turn off the breaker No. 8 in the Consumer Unit in the Utility Room.





There is an Audio System throughout the whole apartment, composed multiple zones: Kitchen/Dining, Living Room, Master Bedroom, Bedroom 2. It will be namined by The Next Level. All Speakers, TVs, Data and BT points are wire the back composed and only qualified personnel should do any amendments to it. Van. telephone composed around the property have been provided so that an analogy of the symptomic and added to the house in the future.

The A/C above the Rack has to be O' t all the void overheating of the equipment. In case the A/C stops working, the result of the equipment must be immediately notified. Please refer to the A/C section for the vertice of the vertice of the equipment.

### <u>BT</u>

intr. +0. ion point in the Basement "1". From there, it goes BT comes in from the st to the main BT Point for a. s in . on the first floor. From this point each flat has its own BT line, y the Ty, V Rack. From there it is distributed via Data sockets is brought S. The BT Fibre Optic is in the 5F Riser "2". Security firewalls throughout a E are in place that . autho, ed access from outside the property will penetrate any net. 'k device r dr



### <u>AERIAL</u>

There is a fibre-optic based Satellite & Aerial system specified for the property, which includes a Sky 60 cm dish, DTT Aerial and DAB Aerial. The system is Sky-ready but not Virgin-ready. There are 4 spare coaxial cables installed on the roof. These spare cables then end in an enclosure "3" in the 1F Riser. The infrastructure in place will allow for additional satellites to be installed. Aerial cables run from the roof "1" into a large multi-switch board "2" located in the 1F Riser. From here, the cables are individually distributed into all apartments.



### WI-F WIN TION

The Ubiquiti wireless system '4" proving the ortment with a zero-handoff wireless solution, which means that you corros he approved the network dropping off the network.

Wireless accorpoints **"1**" ve bee. Installed in the Master Dress in and in E pom 2 Dressing Area.

There are 2 type of new in the apartment: one of them is ...lome ne primitic. all allow control of Lighting, H and the AV ...em.

network will systems.

is to Guest network. Devices on the Guest have permission to control any of these



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### **SMART HOME**

#### This is a guide to the user interface to control the Audio Visual system

This is the home page, where you can make selections based on what you'd like to do.



**Watch** – Use the TV to watch Free v ise the "s in built smart apps. Any TV sources that are added in the future, such as v ( ) pple vill be available here.



### SMART HOME (cont.)

**Listen** – Use the audio system to listen to music from your Apple device or from streaming services such as Spotify, TuneIn or Deezer.



### SMART HOME (cont.)

Lighting – Turn the lights on, off or dim the lights to a level that you desire using a slider.



**Settings** – This menu is for some back songs for touch panel, but we advise that you do not use this area too much as some song on be connental to the use of the AV system.

Home – There are a fer the menument of the screen: Change Room, Reboots and Lights

	nange Room	7° 14:56 🛜 🗎
	Entertal	
	chen/ Dining Room	
	Study	
	Living Room 🗸	
Comfort	Master Bedroom	Lighting
	Master Bathroom	
Reboots	Master Dressing Room	

Use this menu to change the room you are controlling. The touchscreen will remember the last room that you were using.

### **SMART HOME (cont.)**



You can turn all the controlled lighting circuits off at once from this page.

### **INCOMING WATER MAINS - BUILDING**

#### **INCOMING WATER MAINS – BASEMENT**

The incoming water mains is located down in the Basement with the main valve for all the flats "1". The mains is then diverted to the Water Storage Tank "2", from where the water is distributed to the apartments via Booster Pumps "3", to keep constant pressure.

#### **BMS PANEL**

If cold water has low pressure or if no water flows at all, check whether the BMS panel "4", next to the Booster Pumps signalises any errors. Then, notify the Management and inform them about the error. The concierge has the key to this area.

4









3

### **INCOMING WATER MAINS - APARTMENT**

The water mains shut-off valves "1" (just for the apartment on the 5<sup>th</sup> floor) are located in the 5F Riser area "2". There is also other equipment: a pressure-balancing valve "3", a water meter "4", a drain cock "5" and a single non-return valve "6".

It is necessary to let only authorized personnel use the pressure-balancing valve as its bad use could lead to damage of equipment.

Lastly, there is also a pipework protection valve "7", which is designed to help assist with the draining down and refilling of pressure-boosted water supply pipework by helping to prevent damaging pressure shocks from occurring.







The GPS, battery backu, 55... water monitoring and mai, mei, hub called Fibwless "7 ras installed in th

It will help mo. r the f wate and mmediat inf ny 's or other ems in the stem.

a eak, it will automatically hut off the water supply and iny Aqualytics or the manage int can switch the water back ON, which is done remotely.





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### **ISOLATION VALVES**

### **ISOLATION VALVES – KITCHEN**

Isolation valves for the sink are located below it "1". Isolation valves for the dishwasher "2" and the Hot Water Tap "3" are also under the sink.

In the cupboard below the sink is also the Quooker Water Heater "4", Junction Box for the Dishwasher "5" and Junction Box for the Hot Water Tap "6".

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### ISOLATION VALVES

On the RHS of the Utility to, isolation valves for the Wa n Ma the sink itself " shing achine "1" and the Tumble Dryer "2". The e below the sink and so are the isolation valves for





### **ISOLATION VALVES (cont.)**

### **ISOLATION VALVES – BASINS, WC**

Isolation valves for all basins are located below them "1".

Isolation valves for all WCs are located behind the flush plates "2".



### ISOLATION VALVES, BALANCING V.



### SHOWERS, BATHTUBS

If maintenance on showers or frees that haths beded, it is necessary to shut off hot and cold water at 2 points: the first of the second one is in the Utility Room "2". The balancing value for the tanding paths are located in an access panel below the basin "3" in the pom.



### SHOWER DRAINS

The shower drains will need to be cleaned from time to time (preferably on a monthly basis). To clean them, use boiling water and baking soda / vinegar.

### **GARDEN TAP**

The Garden Tap is located on the roof "1", between the entrance from the Living Room and Kitchen. If it is necessary to do maintenance on it, please shut off the water mains "3" in the 5F Riser "2".



### **CYLINDER**

### CYLINDER, BMS PANEL, VALVES - UTILITY ROOM

On the LHS of the Utility Room in the white cupboard is the cylinder "1". The cylinder has a spur "2" for immersion heater. The BMS Panel for the UFH control "3" is mounted on the wall together with its spur "4". Next to the cylinder is also the blue valve "5" that serves as a shut-off valve for hot water for the entire apartment. The last spur "6" is for a gold pump that pumps water through the secondary hot water circuit.

In the ceiling above the Lighting Panel there is an access panel. Inside it, the water pipes split off into 2 directions. This means that it is possible to close off water going either to the Ensuite for Bedroom 2 and the Kitchen area or to all other Bathrooms using the valves inside "7".

#### **IMMERSION HEATER**

In case of the Boiler failure and if there is a need for hot water, the spur called "Immersion Heater" "2" should be switched ON.

The Immersion Heater should be used ONLY for necessary period of time and should be ALWAYS switche. OFF when not needed. If used for too long, the clement might get damaged / burned.

The Immersion Heater doesn't provide source heating to the UFH system, thus if the boles broduring the winter, it will provide **ONLY** twate.







### AIR CONDITIONING

There are six Air Conditioning Units in the apartment. Spurs for these units are usually located in very close proximity.

#### AIR CONDITIONING UNIT 1&2 – STUDY

The Air Conditioning Units are located in the Study behind two access panels "1" and "2". These units serve the Living Room area "3".

To access it, simply pull out and take out all the drawers blocking the opening of middle and right access panels.

These units also have a gray condenser pipe "4" running behind the access panel "5" in the corner of the Living Room.



### AIR CONDITIONING (cont.)

#### **AIR CONDITIONING UNIT 3 – KITCHEN**

This Air Conditioning Unit "4" is located in the Kitchen behind a cupboard back wall access panel "1". Its grill is just above the cupboard.

To access it, you will need to pull out the shelf "2" and then remove 2 pins "3" (normally holding the shelf) that are closest to the back wall. Then you can carefully turn the panel and put it to the side. Extra care needs to be taken as the access panel is permanently connected by wires going to the A/C control panel.



### AIR CONDITIONING (cont.)

### **AIR CONDITIONING UNIT 4 – HALL**

This unit "2" is located in a cupboard in the Hall "1". It is necessary that this unit keeps running at all times as it cools down the AV/TV equipment rack "3" under it. If there is a problem with the unit, please report it to maintenance staff. This A/C has its spur "4" just under it.





### AIR CONDITIONING UNIT 5 - BEL C. 12

This unit is located behind a grill in the Be om To a cess it, the top of the wardrobe, which is secured by 2 Keku c needs be c ully removed.

Please note, the grill is very tile, extra care needs to be taken during its removal. At least a step ladde ould ed.



### **AIR CONDITIONING (cont.)**

### **AIR CONDITIONING UNIT 6 – MASTER BEDROOM**

Air Conditioning Unit 6 "2" is located at the top of the wardrobe "1". To access it, the grill "3" at the top of the wardrobe, which is secured by 2 Keku clips "4", needs to be carefully removed.

#### Please note, the grill is very fragile, therefore extra care needs to be taken during its removal. It is a two-person job, using two 4-step ladders.



<u>x</u>		۱	se	- 1	" are
located	on		of	the	roof.
Access	to	3	e is	, pos	ssible
through	Apartment.				





### **EXTRACTION**

### **INLINE EXTRACTION MOTORS**

There are 2 inline extraction motors in the entire apartment. The first one is above a removable top of a wardrobe in the Hall "1". To get to it, firstly remove the wardrobe door "2" and then slide out the top panel. Extra care needs to be taken, as it houses a motion sensor "3".

This extraction motor serves all Ensuites and the Utility Room. Extraction vents in Ensuites are hidden in shower recesses "4" and the Utility Room has a visible nozzle "5". The rooms are equipped with motion sensors "6" and extraction will automatically turn on whenever someone enters.







### ACCESS TO THE ROOF

The roof is accessible from the main staircase located on the Fifth floor "1". Access to the main roof is possible by using a special ladder "2" located in the 5F Riser. Skylight access hatch is for access to main roof only "3" (PV panels, 3G equipment, ...).

If any maintenance on condensers is required, access is only possible via the apartment on the 5<sup>th</sup> floor as there is no way from the main roof down to the terrace.



# QUICK GUIDES TO APPLIANCES

The following Quick Guides cover the basic inferration add for five use of the most important s.

More information can be found in the origin to omr the Dome of the provided Folder or CD car and the provided Folder or CD car and the perating Instructions.





### **SIEMENS BUILT-IN OVEN HM656GN.1B**

on/off

menu

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3

>> 555

### **Control panel**



Menu

option

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ton to

Information

Time-setting

Childproof lock

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Switches the appliance on and off

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notes

ance on.

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perating modes menu

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menu

Switches

1. **Buttons** – the buttons to the left and right of the rotary selector have a pressure point. Press these buttons to activate them.

2. **Rotary selector** – you can turn the rotary selector clockwise and anti-clockwise.

3. **Touch display** – you can see the current adjustment values, options and notes on it.

### Operating the appliance

Switching the appliance on/off – Use the On/O.

Starting or interrupting operation – Presses Start atton. If you open the cooking compartment door during operation, open the cooking interruption interruptin in

**Selecting an operating mode** -1. Press multiply button 2. Touch the required operating mode.  $\rightarrow 3$ . Use the selection 2 characteristic plane the selection.  $\rightarrow 4$ . Use the Start/Stop button to start.

#### Setting the type of heating d ten ture

- 1. Select the type using the ary selector.
- 2. Touch the sugge d ten, re.
- 4. U the Start/Stop on to start.

### Clea

Clean with a dish thand then dry with a soft cloth.

Do not use cleaner on the self-cleaning surfaces. This will damage the surfaces. Please do not rub or use any abrasive cleaning materials. Always keep the appliance clean and remove dirt immediately. Clean the cooking compartment after each use. Always remove flecks of limescale, grease, starch and albumin immediately.

### Troubleshooting

Can be found on page 25 of the original manufacturer's manual.

### **HOT WATER TAP QUOOKER PRO3**

ve

### Content of the pack

- 1. Quooker tank
- 2. Quooker tap
- 3. Quooker inlet combination

4. Quooker drill bit, washers, PVC nipple and drain hose

### Caution!

Incorrect use may result in injury.

Prevent children from using the tap as a toy and do not allow children to clean or maintain the product unsupervised.

Keep the plug out of reach of small children.

### How the Quooker works

- Water pressure is activated with the ng handle "1".
- To vary the flow move . hanc "1" and down.
- To vary the temperature m. the is. indle
   "1" from left to
- To activate the iline or funct, push down on the textured indle "> and twist.
- White the boiling the beau dispensed, a red li "3" is visible.
   a is also activated when the table beau up.
- The he hveled 360° degrees.
- There is no need to keep hold of switch when using the boiling where mode once the textured handle "2" is public down and twisted, it locks into place and is also easily released with a push and twist in the opposite direction.
- The tap also has insulated side, so it does not feel hot to touch.



2

3

### HOT WATER TAP QUOOKER PRO3

#### **Replacing the Scale Control Cartridge**

The Scale Control cartridge must be replaced before it becomes saturated. To check whether the cartridge is saturated we recommend measuring the total hardness of the Quooker water with the test kit around the expected expiry date of the cartridge.



1. Disconnecting - close the stop valve on the inlembinat Open Juling-water tap to release any pressure in the system and lose in an Jain. Disconnect the head by unscrewing the grooved knob on top of the second remove the Scale Control from the kitchen cupboard.

- 2. Replacing unscrew the lid are replace to old ridge with a new one.
- 3. Placing return the Scale c on c pard. rew the head into the lid.
- 4. Flushing open the stop valve the incomplication. Open the boiling-water tap to expel any air. Leave the sunning up runs clear. Switch on the tank.

#### Main<sup>+</sup> ....ce

Alway follow the instance on method described in the manual. Avoid spilling water on the plug. If defended are any only be replaced by a qualified technician. Always leave the grey funnel of the ressure relief valve open. The pressure relief valve must be serviced regularly to prevent me scale build-up.

If you live in an area free from scale, the HiTAC® filter should be changed once every five years. This can be done easily yourself and filters are available directly from Quooker.

If you live in a hard water area, lime scale will collect at the bottom of the tank and will need to be cleaned out approximately once a year depending on the usage and quality of the water in your area. Again, this can be done yourself or by one of Quooker's engineers.

### WASHING MACHINE MIELE 10 611 720

### **Control panel**



https://www.miele.co.uk/domestic/accessories-finder-1993.html# and type in WDD020

### HEAT PUMP DRYER MIELE 10 753 030

#### **Control panel**



#### 1. Control panel

- 2. Sensors for the drying levels
- 3. Control lights
- 4. Gentle tumble sensor

5. Time display - for the programme duration

34.

6. Sensors for time selection

- 7. Start/Stop sensor
- 8. Optical interface
- 9. Programm selector

#### Operating the device

The dryer is switched on when you select a programme and switched off by turning the programme selector to the position (h).

To select the programme, turn the Programme Selector to the desired p. ine. For information on Programme Chart, please refer to the m al on pages

?).

#### Replacing the plinth filter

- Only clean the plinth filter when the 🛞 ind. r lights •
- Press the round, indented area on the heat e. ndr cess panel to open it. The panel will spri า (1).
- Pull the plinth filter out by the handle •
- Pull the handle out of the plinth filter. ٠ To put the plinth filter ba
- First insert the handle 4n~ ۲h fil attach vover the two guide pins (3).
- Push the plint' "ter in com ١v. •
- Close the h nanel. nger accu

#### Tr/ reshooting

С he for n pa 47–51 of the manual.

е

#### Cleaning and

- Clean the ble dryer with a slightly damp cloth and a mild non-• abras caning agent or a solution of washing-up liquid and water.
- Clean the seal around the inside of the door with a damp cloth.
- Dry all parts with a soft cloth.
- The drum and other stainless steel parts can be cleaned with a suitable • stainless steel cleaner.



### WORCESTER 30 I COMPACT BOILER

#### **Control Panel**



1. Turn the central heating temperature control knob to the desired level.

- 2. The Burner indicator will in the show that the boiler is running
- Switching Off the central heat. turn the temperature of knob the snowflake symbol

Settir	.ne hot w	vate	erature
1. Τι	hat	`≏r te	erature control
knob 🔪		эvе	

2. The Eco buttor non-operational with this type of L





### WORCESTER 30 I COMPACT BOILER

### Caution!

#### If you smell gas:

- Call the National Gas Emergency Service on: 0800 111 999
- Extinguish any naked flames
- Do not smoke or strike matches
- Do not turn electrical switches on or off
- Open doors and windows
- Keep people away from the affected area
- Turn off the gas control valve at the meter



#### Maintenar

In order ealise its maximum working life, it is essential that your boiler receives regular servicing and maintenance checks from a competent person.

If your boiler fails to operate correctly or requires servicing, please contact Worcester Borsch Group Appointments Team.

#### Troubleshooting

Can be found on page 15 in the original manufacturer's manual.

# LONDON LOFTS

**100 LONDON ROAD, LONDON** 

**MAINTENANCE COMPANY:** 



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