



**GUIDE
TO YOUR**

NEW HOME

**LONDON
HOME**

100 LONDON ROAD
LONDON



THE ESSENCE OF CONTEMPORARY LATERAL LIVING IN THE HEART OF NOTTING HILL

**WELCOME
TO**

YOUR NEW HOME

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LEGEND AND USED SYMBOLS

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LEGEND AND USED SYMBOLS

LEGEND – SHORTCUTS

LG – LOWER GROUND

GF – GROUND FLOOR

1F – FIRST FLOOR

2F – SECOND FLOOR

3F – THIRD FLOOR

FG – FRONT GARDEN

BG – BACK GARDEN

LHS – LEFT HAND SIDE

RHS – RIGHT HAND SIDE

UFH – UNDER FLOOR HEATING

O&M – OPERATING MANUALS

TD – TUMBLE DRYER

WM – WASHING MACHINE

LEGEND – SYMBOLS



WATER – WASTE, DRAIN POINTS, FLOODING POINTS



WATER – COLD (SUPPLY, MAINS, RADIATION)



WATER – HOT (SUPPLY, RADIATION)



WATER – MAINTENANCE (VALVES)



ELECTRICS – RELATED TO WATER (JUNCTION BOXES, ACTUATORS)



WALLS RELATED TO ELECTRICS



DOOR ENTRY, AERIAL, DATA



ALARM – BURGLAR, SMOKE / HEAT / CARBON MONOXIDE

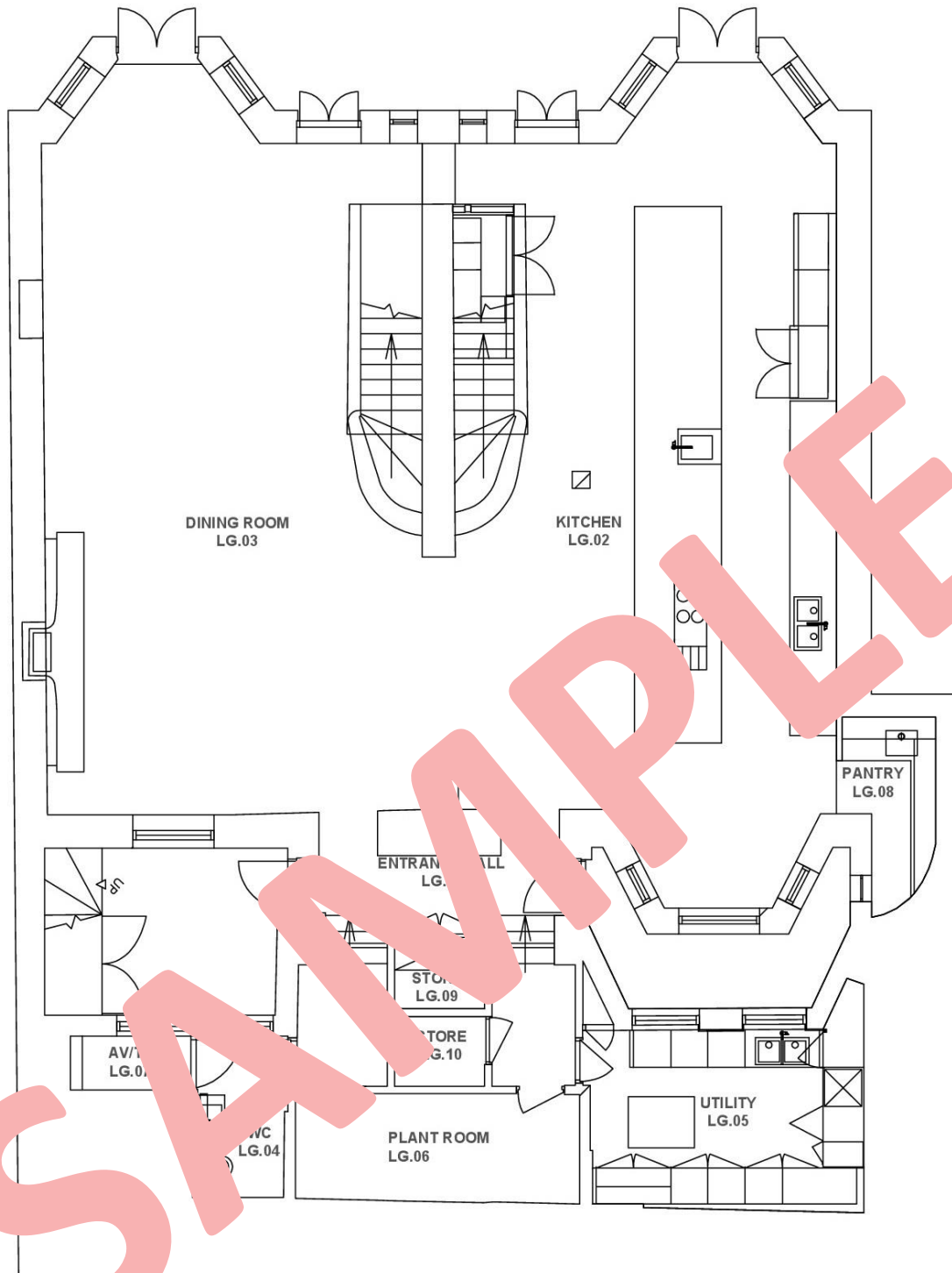


MAINTENANCE, GENERAL INFORMATION



GAS (PIPES, VALVES, BURNERS)

DRAWING – LG



ENTRANCE HALL LG.01

KITCHEN LG.02

DINING ROOM LG.03

WC LG.04

UTILITY LG.05

PLANT ROOM LG.06

WC LG.07

PANTRY LG.08

STORE LG.09

STORE LG.10

GAS METER

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

**0800 111 999
(NATIONAL GRID)**

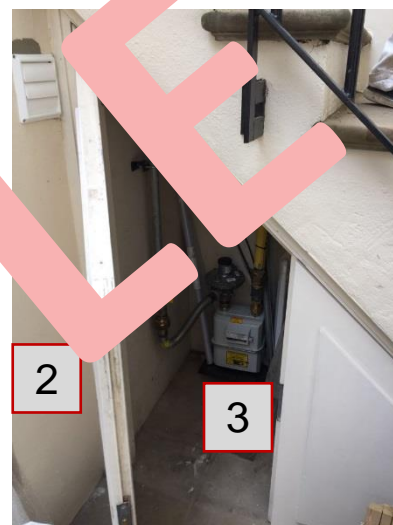
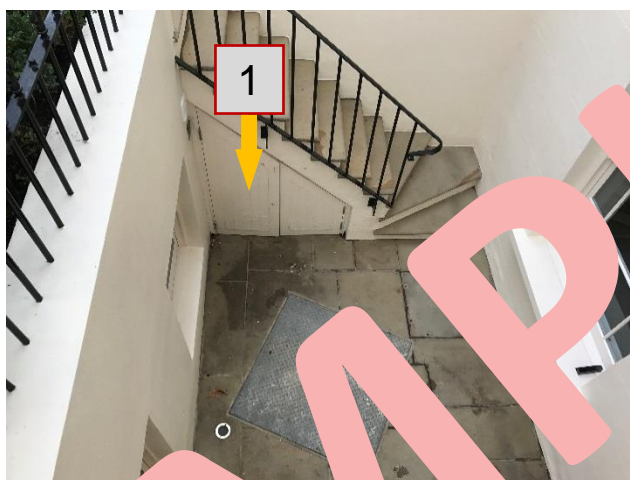
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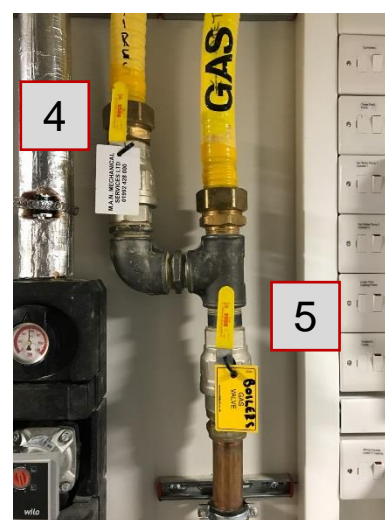
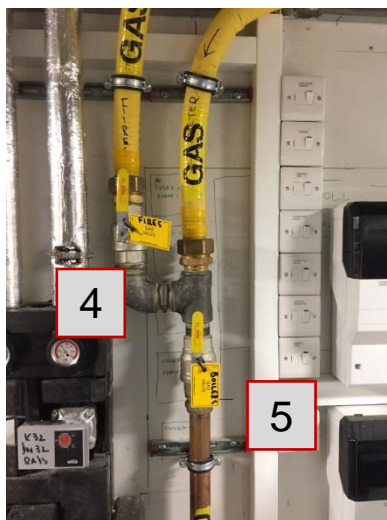


The gas meter is located outside, under the stairs "1".



GAS SHUT-OFF VALVES

There are 3 shut-off valves. The main one "2" is by the gas meter "3". The second valve "4", which can be used to shut off gas to all fireplaces around the house is in the plant room, next to the valve used to shut off gas to boilers "5" in the plant room.



SHUT-OFF VALVES - FIREPLACES



Valves “1” for the gas going to fireplaces (and future gas hob) throughout the house is located behind a panel “2” in the wardrobe “3” in the G.01 hallway near the front door.

GAS - FIREPLACES

CONTROLS

You can control the fireplace using the remote control.

A – Ignition - Simultaneously press and hold the star/up arrow button and the small lower button (linked by an arrow) until a short acoustic signal confirms that the sequence has begun, then release the buttons. Continuous audible signals confirm that ignition is in progress. When pilot ignition is confirmed the motor will open the valve to maximum flame height – this takes about 30 seconds.

B - Flame Height Adjustment - Press the down arrow button until the flame height is at the desired position. If you want to go beyond the preset low flame minimum height the fire will turn off leaving the pilot burner alight (this is the standby position). You will learn from experience the minimum preset flame height.

To relight the fire from the standby position, or to increase the flame height from low flame, press the up arrow and lower left button (linked by arrow). Please note that you can have the flame height anywhere between maximum and preset low. For fine adjustment simply tap the up or down arrows.

C - To Switch Off - Press the off button on the handset

D – General - Battery replacement is recommended at the beginning of each heating season, or when an acoustic error message sounds during ignition.

Error Message 1 – Long signals (0.8 second tone – 0.2 second break) during ignition – probable cause - batteries in receiver are nearly discharged.

Error Message 2 – 5 second continuous tone – probable cause – cable disconnected or on/off switch on valve is in off position

Batteries:

Receiver - 4 x AA good quality alkaline

Handset – 1 x PP3 good quality alkaline

The receiver is hidden in fireplaces – be prepared that changing the batteries in the receiver can be a messy process.



Fireplace – Ludek Ltd.

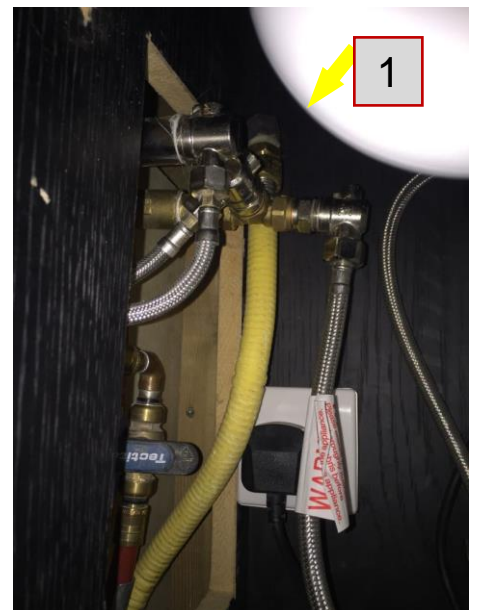
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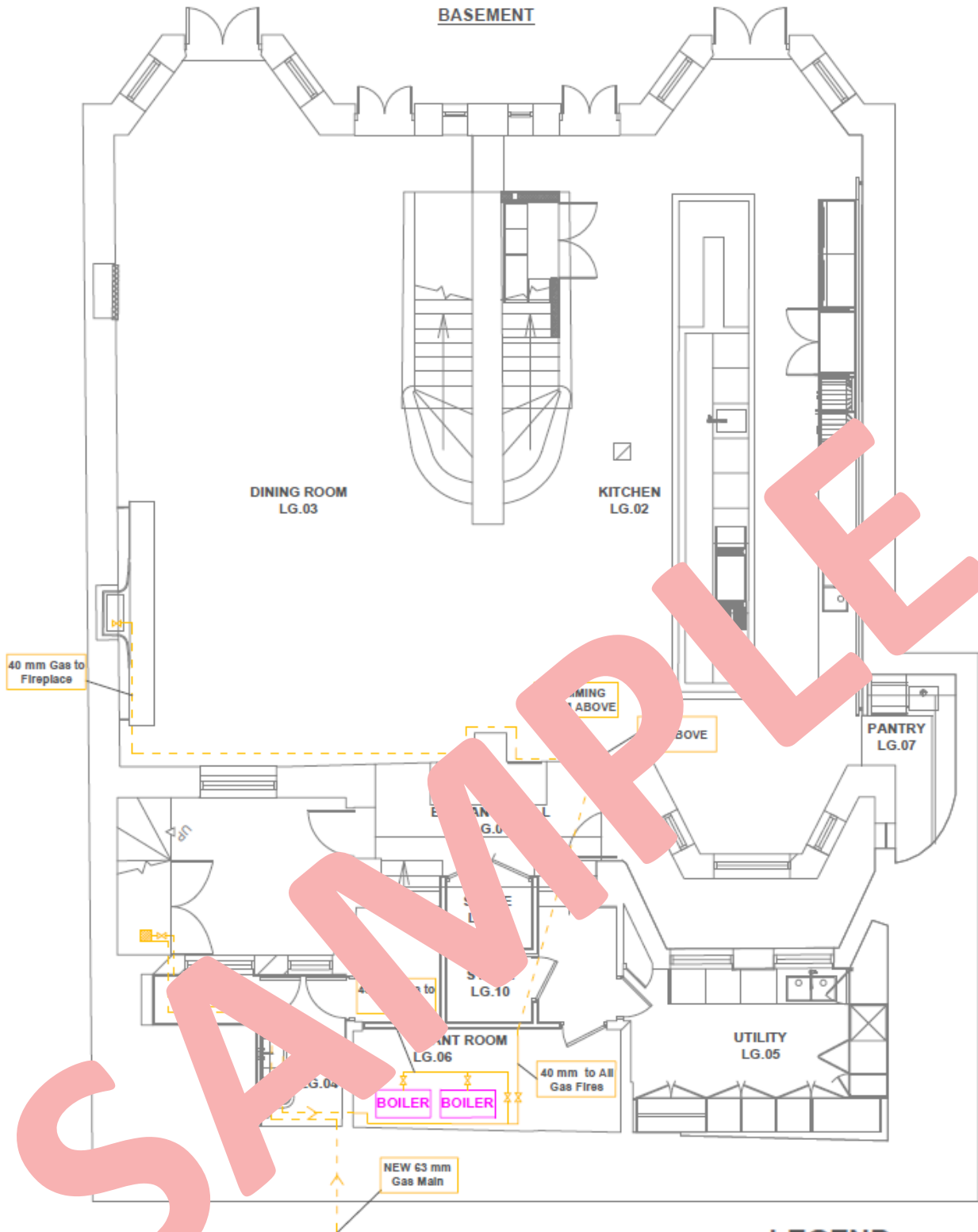


GAS - SHUT OFF

There is also a capped gas pipe for a gas hob in the LG.02 Kitchen. This can be found behind the door “2” under the induction hob in the Kitchen island. Its shut-off valve is also located in the floor ward (as described above).



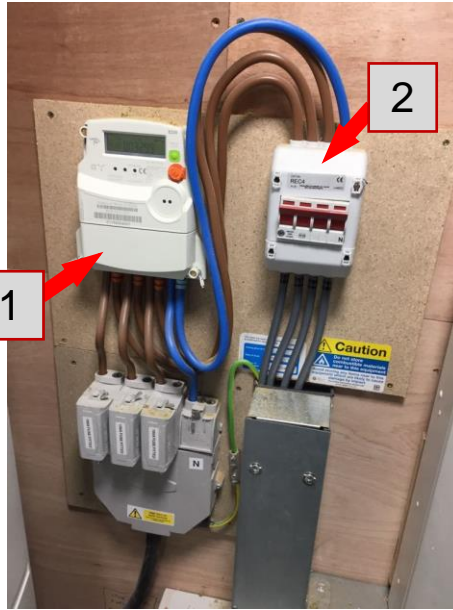
GAS DRAWINGS – LOWER GROUND



LEGEND

| | |
|--|-----------|
| | Gas Valve |
| | Gas Meter |

ELECTRIC METER



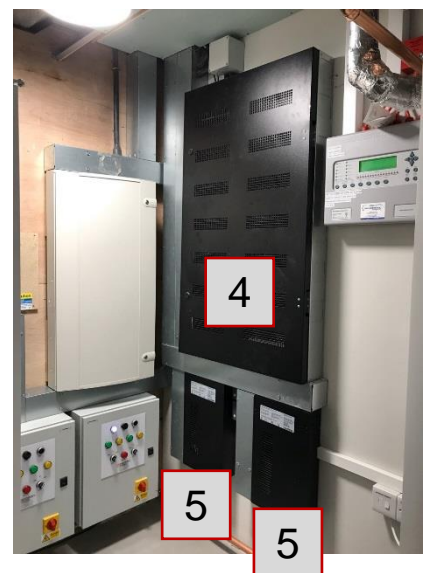
The Electric meter “1” and the Main Isolator switch for the 3-phase electric mains “2” are located in the plant room.

OTHER ELECTRICAL EXPLAINED

“3” Second Consumer Unit – 1F – 1.04 Dressing Room

“4” Lutron Lighting Panels – LG.04 – Plant Room, 1st Floor Dressing Room, 3F - 3.03 - Guest Bedroom

“5” Lutron Blinds Panel - - LG.04 – Plant Room, 3F – 3.03 - Roof Space



Electric Wirings – Ludek Ltd.

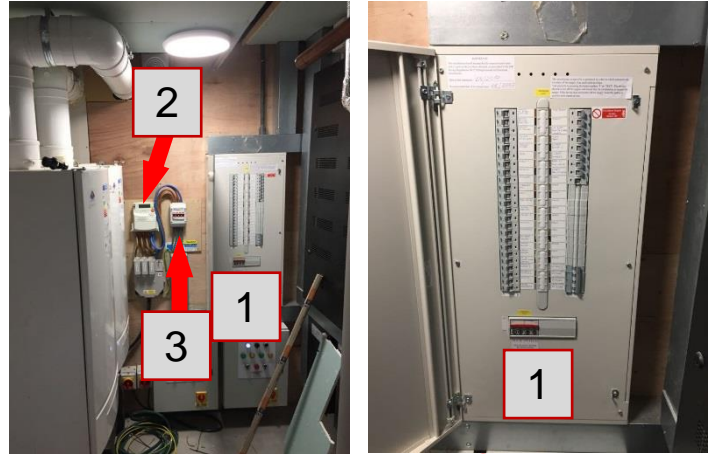
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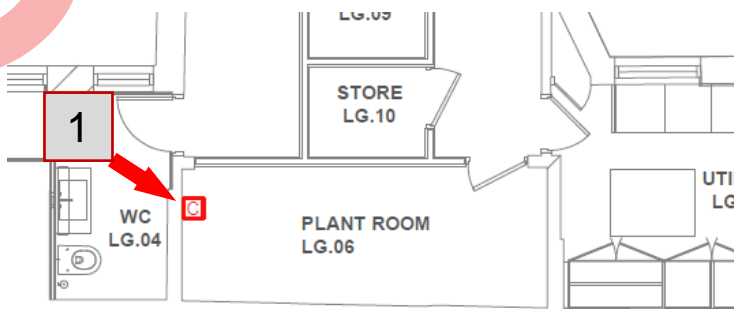
MAIN DISTRIBUTION BOARD

The Main Distribution Board "1" is in the Plant Room near the Electric Meter "2" and the Electric Mains Switch "3".



LIST OF BREAKERS

- | | |
|--------------------------------------|---|
| 1. Sockets Ground Floor - Left Side | 25. Fire Alarm |
| 2. Sockets Ground Floor - Right Side | 26. Alarm |
| 3. Sockets LG Dining | 27. LG Plant Room and AV Room Lights |
| 4. Sockets Utility Room | 28. Scuba Tank |
| 5. Sockets Kitchen | 29. Lutron Blinds |
| 6. Hob | 30. Lutron Blinds |
| 7. Oven 1 | 31. Pump Pool Water |
| 8. Oven 2 | 32. Pump 2 and Water |
| 9. Microwave | 33. Spare |
| 10. Teppan Yaki Grill | 34. Spare |
| 11. Grill | 35. Spare |
| 12. Dishwasher | 36. Spare |
| 13. Coffee Machine | 37. Spare |
| 14. Fridge 1 | 38. Spare |
| 15. Fridge 2 | 39. Spare |
| 16. Dishwasher | 40. Spare |
| 17. AV Room Sockets | 41. Spare |
| 18. Outside Sockets | 42. Spare |
| 19. Garden Fountain | 43. Spare |
| 20. LG Water Underfloor Heating | 44. Spare |
| 21. Inversion Heater | 45. Lutron Lights LG Panel 1 |
| 22. Inversion Heater | 46. DB2 (Submain) 1 st Floor |
| 23. B... | 47. DB2 (Submain) 1 st Floor |
| | 48. DB2 (Submain) 1 st Floor |



CEILING RECESSED LIGHTS

All ceiling recessed lights are connected to drivers.

Usually each area / room has its own driver for other types of lights.

Each driver is labelled, you can also refer to the "Lighting Schedule", to find out which driver to order.

Always replace the faulty driver for the same one, including brand.

Using incorrect drivers might cause the lights to get faulty, or it will not be fully compatible with the switch and might start malfunctioning / flickering.

Only a qualified electrician can carry the replacement.

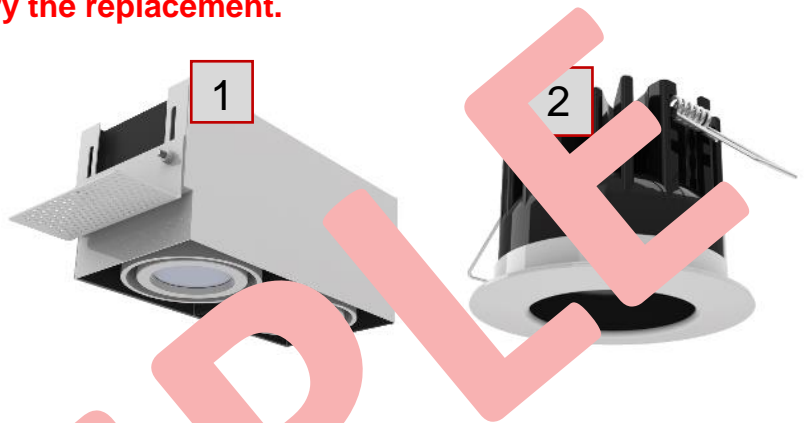
Types of ceiling lights:

L1 – Single Cordus Trimless

L2 – Double Cordus Trimless "1"

L3 – Triple Cordus Trimless

L4A – CeilingStar Recessed "2"



The Cordus lights can be removed by unscrewing their 4 screws.

Using long cross screwdriver.

Extra care needs to be taken, during the removal, especially the double and triple lights as they tend to be harder to pull out.



LOCATIONS OF LED DRIVERS - LG

KITCHEN LG.02

The drivers for the built-in wall LEDs "1" are hidden in the kitchen plinth under the sink "2".

There are also drivers hidden in the area under the stairs "2" – at the bottom right, underneath an access panel "3".



WC LG.04

Drivers are hidden in access panel "4" near the ceiling.



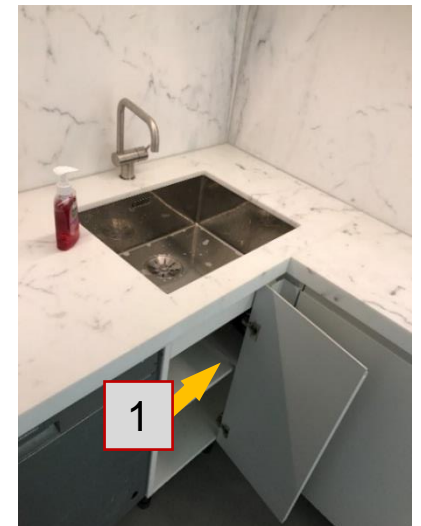
SITTING ROOM LG.07

Drivers are located at the top of the large piece of joinery "1".



PANTRY LG.08

Lighting drivers are located in the cupboard under the sink "1".

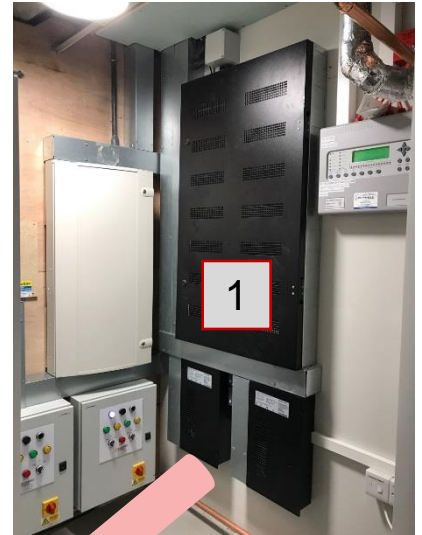


LUTRON LIGHTING PANELS

PLANT ROOM LG.06

The first panel "1" is located in the plant room.

If any light goes out, the entire panel turns all of its lights off. If that happens, you will have to manually check the relevant Lutron panel and turn on its breakers.



VESTIBULE 1.05

Another Lutron panel "2" is located behind this access panel "1" at the vestibule.



BEDROOM 3.03

The Lutron panel is located behind the small access door "1" in the bedroom.



SPURS - LOWER GROUND

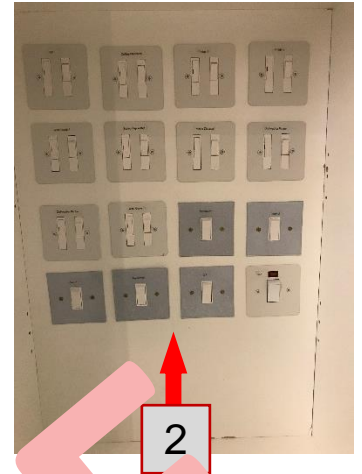
PANTRY LG.08

The spurs "2" for LG.02 Kitchen appliances are located in the LG.08 Pantry. They are in the drawer on the right "1"

Aside from these spurs, you can also use the consumer box in the LG.06 Plant Room as each appliance has its own switch.

Going from left to right, top to bottom, following rows:

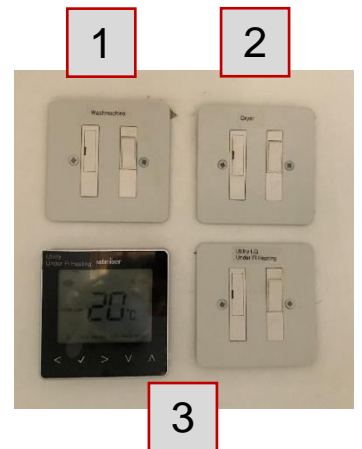
1. Fan
2. Coffee Machine
3. Fridge 1
4. Fridge 2
5. Left Wine Cooler
6. Boiling Tap Water
7. Waste Disposer
8. Dishwasher Pantry
9. Dishwasher Kitchen
10. Right Wine Cooler
11. Microwave
12. Oven 2
13. Oven 1
14. Yaki Grill
15. Product Hob



UTILITY LG.05

Spurs are located above the tumble dryer.

- "1" Washing Machine
- "2" Tumble Dryer
- "3" Thermostat Panel and Spur
- LG Utility Underfloor Heating



PLANT ROOM LG.06

These spurs are located next to the boiler.

1. Wiring Centres - Radiators
2. Controller
3. Towel Rails Pump
4. Hot Water Pump 1 Cylinder 1
5. Hot Water Pump 2 Cylinder 2
6. Underfloor Heating Pump
7. Radiators Pump
8. Wiring Centres - UFH
1. Immersion Heater 2
2. Immersion Heater 1



WATER MAINS



Current supplier – **Ludek Ltd.**

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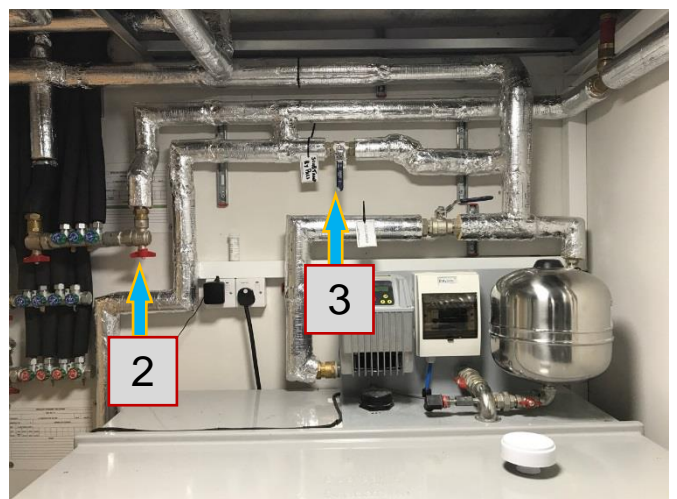
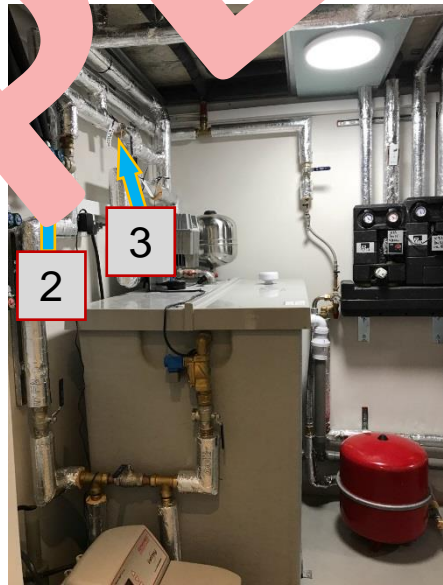
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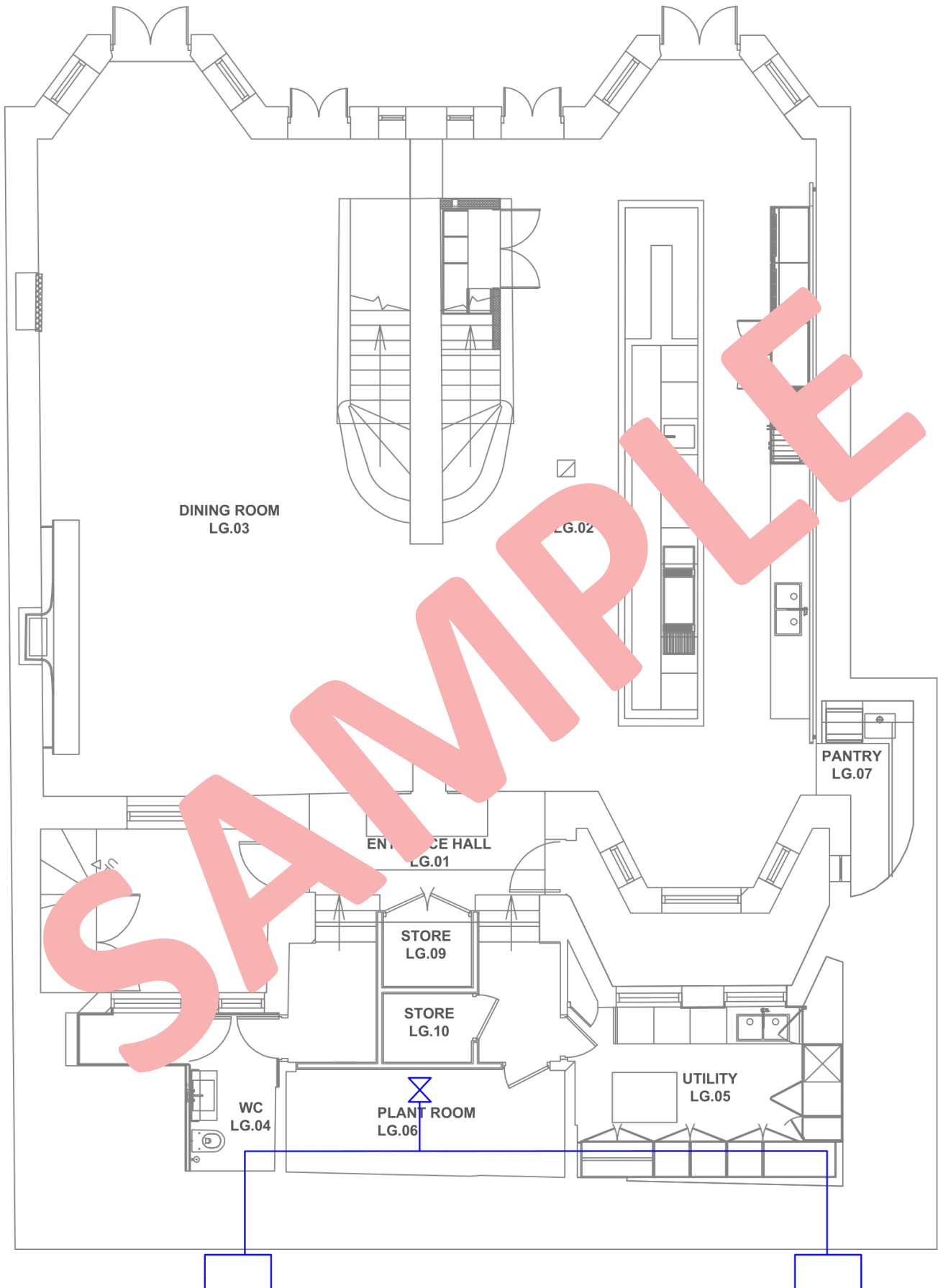


Water mains lead from 2 street points "1" and connect in the LG.06 Plant Room.

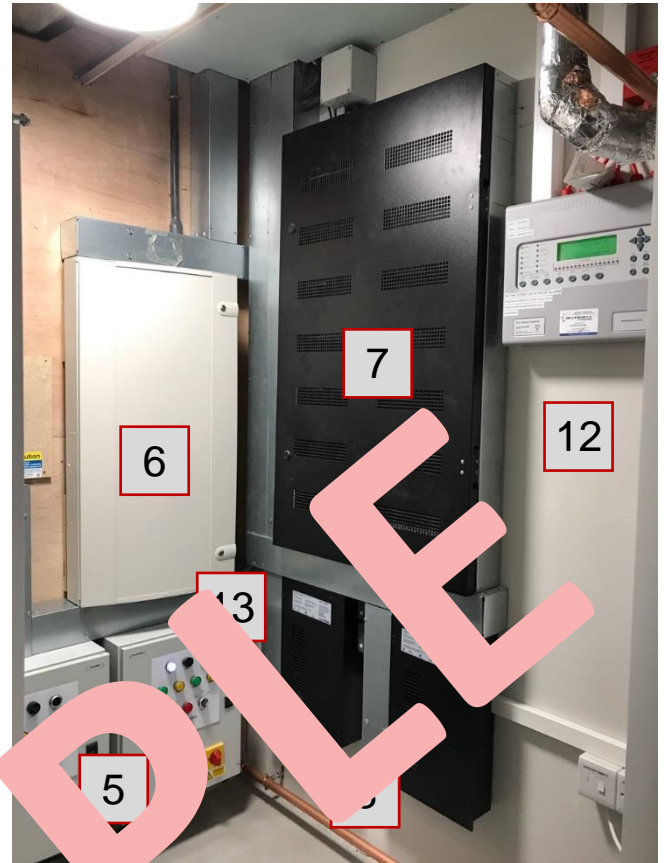
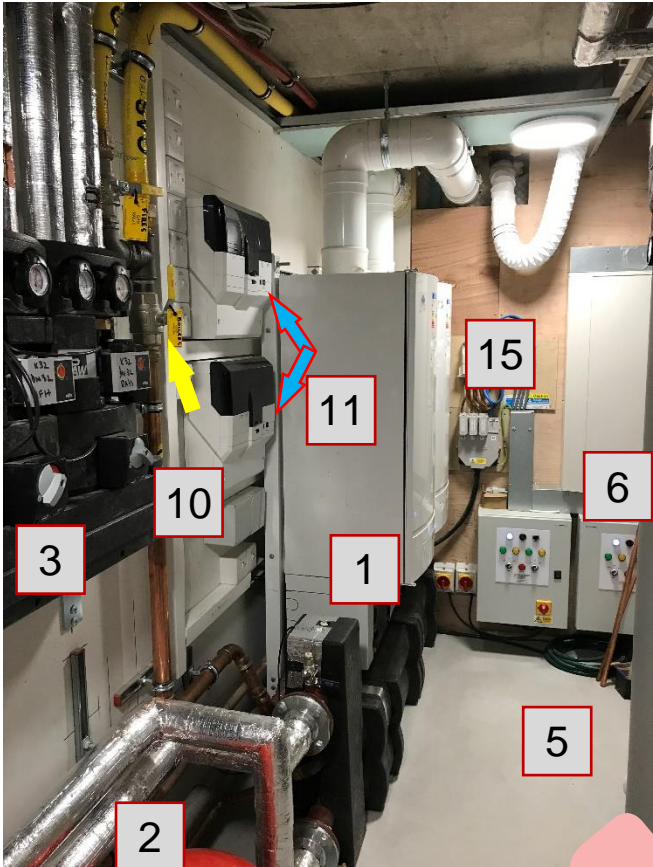
There are 2 main stop cocks, the first one "2" stops cold water flowing into the Men, Utility, Pantry, LG WC and Garden and the second one "3" stops water to the water softener and scuba tank, which then feeds cold water to all bathrooms.



WATER MAINS DRAWINGS – LOWER GROUND



PLANT ROOM – GENERAL VIEW

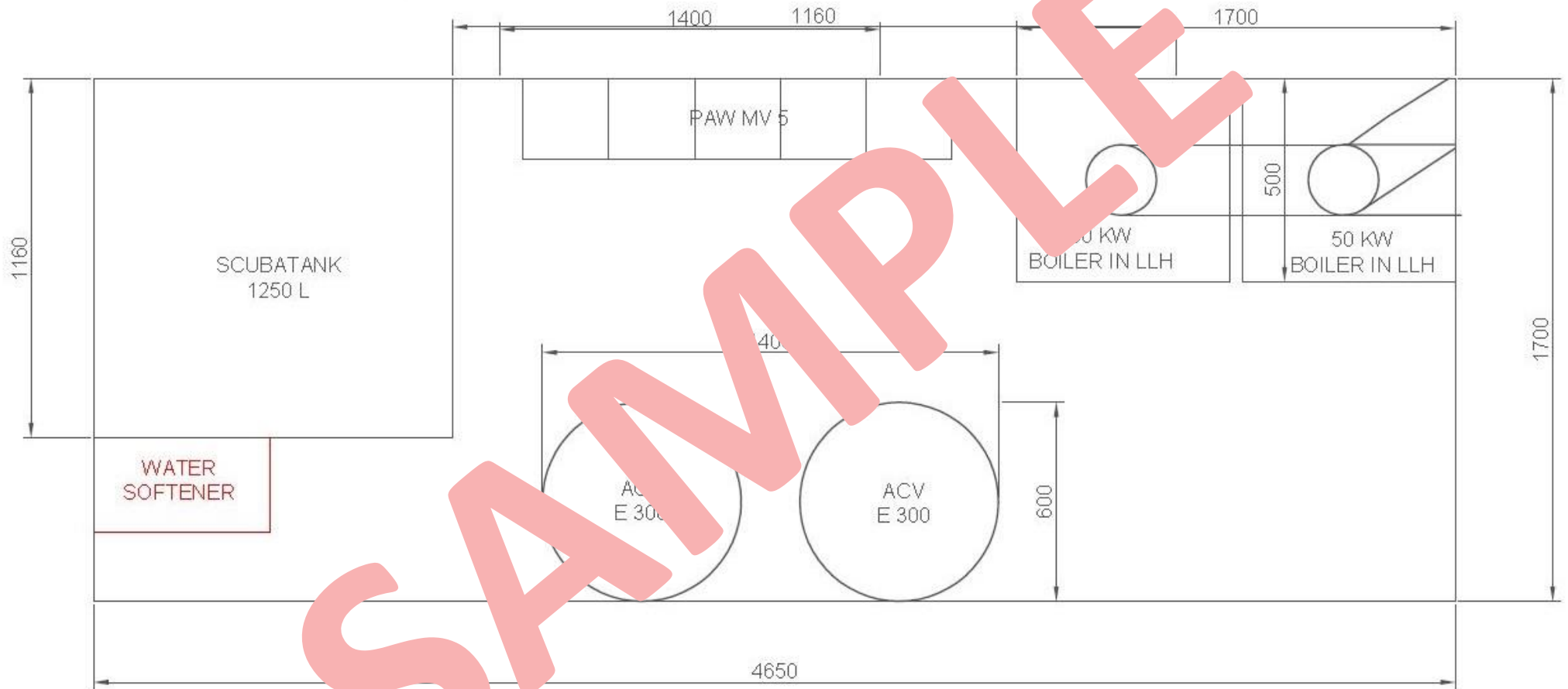


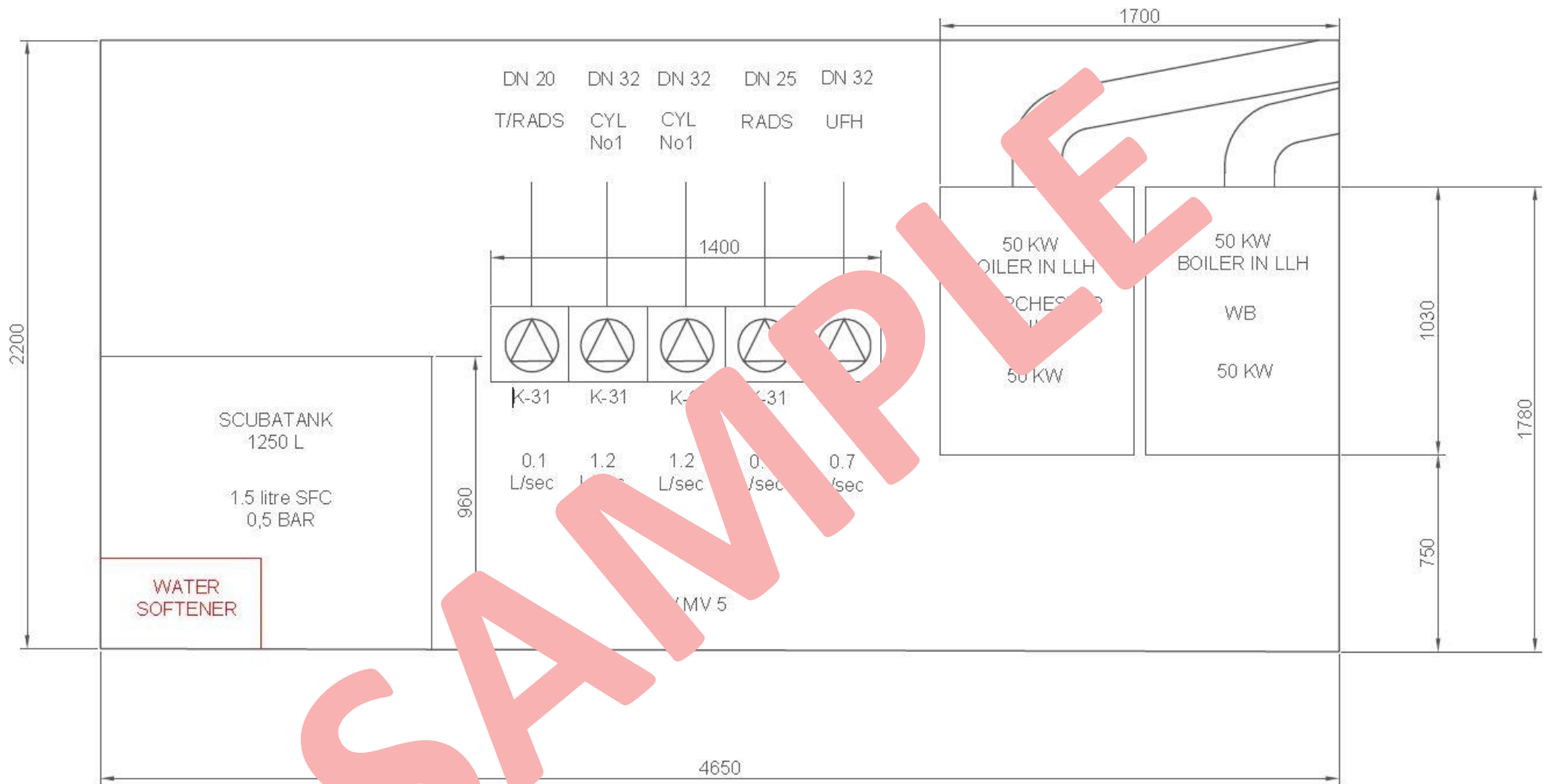
EQUIPMENT EXPLAINED

1. 2x Worcester Boiler
2. Header
3. 5x Wilo Pumps for Hot Water and All Heating
4. Scuba Tank to store Softened Water
5. Sump Pumps Controllers
6. Main Distribution Board
7. Lutron Panel for LG and GF
8. 2x Blinds Panel for LG and GF
9. 2x Hot Water Cylinder
10. Gas Stop Cocks for Boiler and Fire Places
11. Bosch Control Panels for All Heating and Hot Water
12. Fire Alarm
13. Air & Dirt Separator
14. Water Mains Stop Cocks
15. Electric Meter and Mains Switch

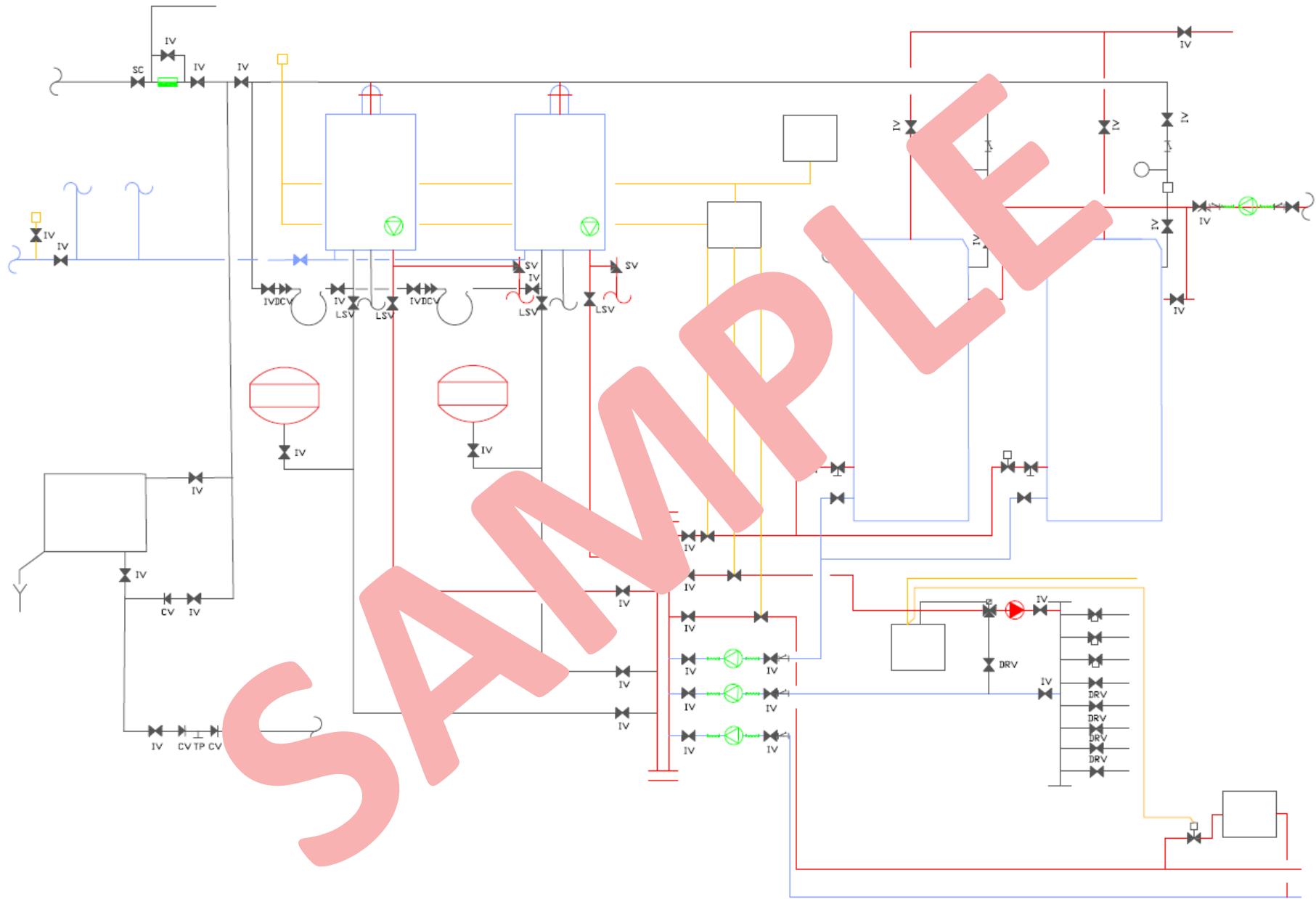
PLANT ROOM – SCHEMATICS

NOTES: Static head of system approx. 15.0m

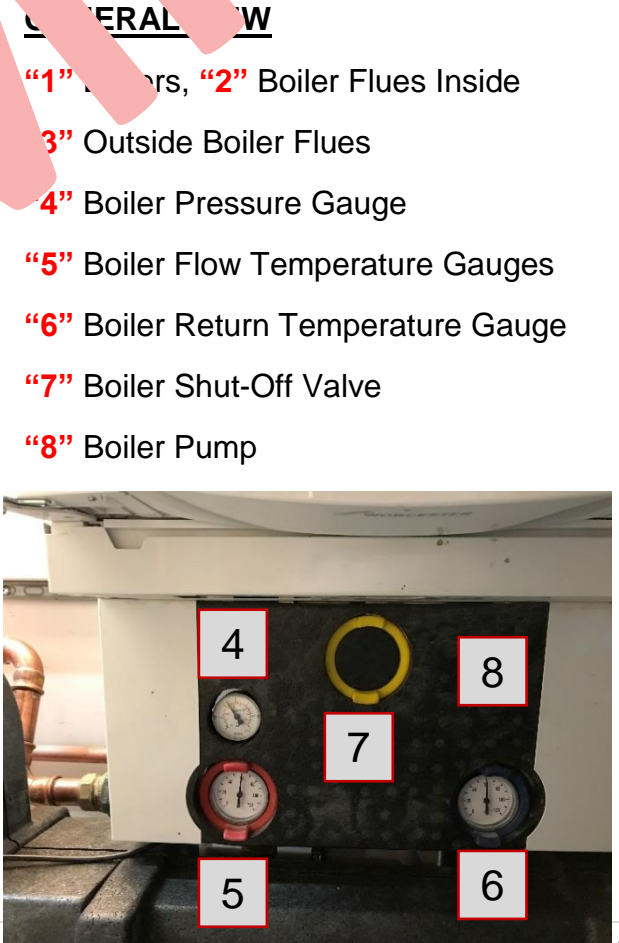
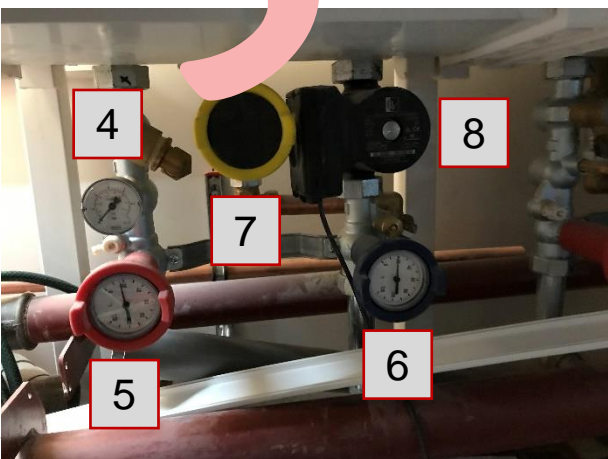
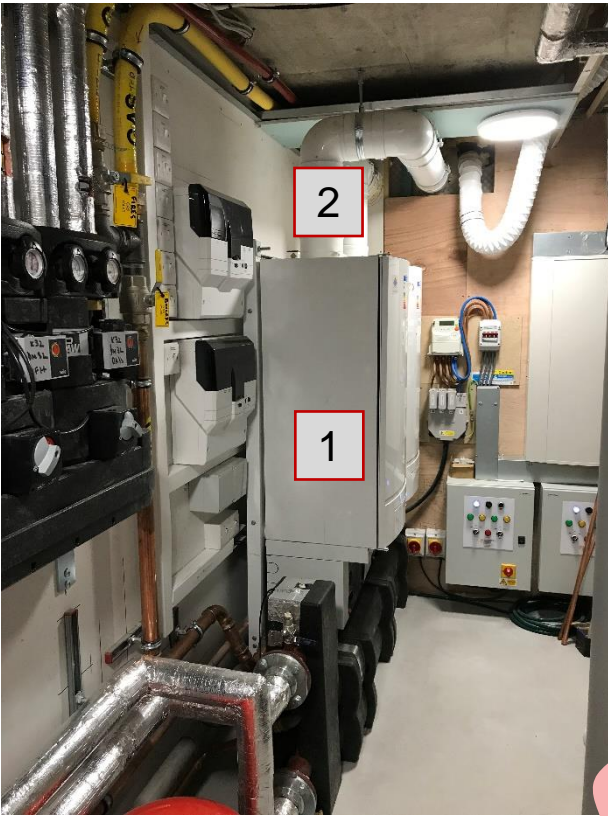




PLANT ROOM – SCHEMATICS CONT.



BOILERS & FLUES



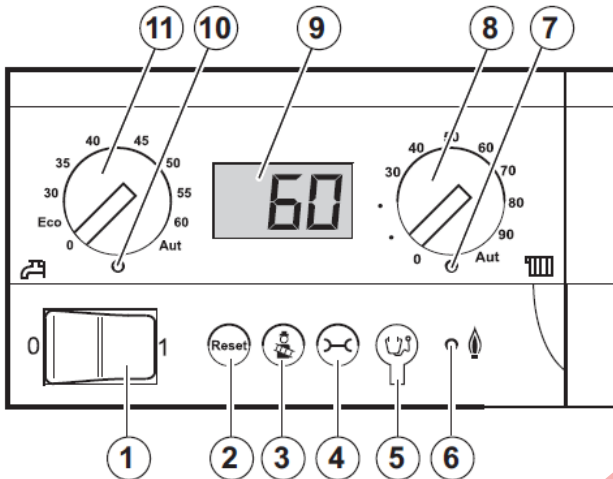
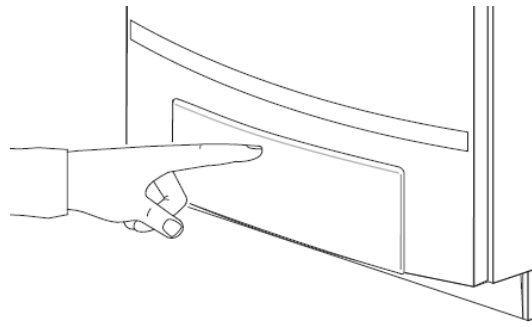
GENERAL VIEW

- "1" Boilers, "2" Boiler Flues Inside
- "3" Outside Boiler Flues
- "4" Boiler Pressure Gauge
- "5" Boiler Flow Temperature Gauges
- "6" Boiler Return Temperature Gauge
- "7" Boiler Shut-Off Valve
- "8" Boiler Pump

WORCESTER GB 162-50 BOILER

CONTROLS

Push on the control panel to open it.



- [1] Mains switch (boiler On/Off)
- [2] "Reset" button (fault reset button)
- [3] Chimney sweep button (for manual operation)
- [4] Service button
- [5] Service Connector
- [6] "Burner LED" (On/Off)
- [7] "Heat demand" LED
- [8] Maximum CH (boiler) flow temperature dial
- [9] Display status indicator (on)
- [10] DHW maximum LED
- [11] Temperature dial

If a fault has occurred, you may have to restart the boiler by pressing the **Reset button**. If the boiler is handling the fault by itself, it will show RE on the display to indicate a reset.

The **Service button** is used to display the current CH (boiler) flow temperature, the current working pressure etc.

The **Burner (On/Off) LED** lights up when the burner of the boiler is switched on and it is extinguished when the burner is switched off.

The **Heat demand LED** lights up when the control system has made a heat demand and it is extinguished when the heat demand is no longer required.

The **Maximum CH (boiler) flow temperature dial** is used to set the upper CH (boiler) flow temperature. The unit is °C.

DANGER: Damage to the installation with underfloor heating: by the floor being overheated.












► Limit the maximum CH (boiler) flow temperature using the "CH (boiler) flow temperature" dial to the permissible flow temperature of the floor heating circuit (usually maximum 40 °C).

The heating system status and values can be read out from the **display**. If a fault occurs the display will immediately show the accompanying fault code. The fault code display will flash if a locking fault is detected.

BOILER & HEATING CONTROL PANELS

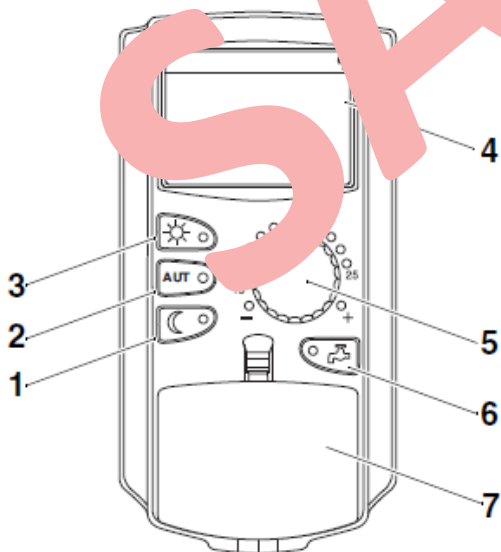


LED SYMBOLS

-  - Burner Operational
-  - Heating Circuit Pump Operational
-  - Cylinder Primary Pump Operational
-  - DHW (Domestic Hot Water) Circulation Pump Operational
-  - Fault Detected
-  - Mixer Opens (Hotter)
-  - Mixer Closes (Cooler)
-  - Heating Circuit in Summer Mode
-  - DHW Set Temperature in Back (Night) Mode
-  - Thermal Disinfection
-  - Gas Test

CONTROLS OF THE CONTROL UNITS

All settings should already be set. Everything should be automatic. Do not open the keypad flap – this is reserved for programming the unit and should be done by professionals.



1. Constant setback (night) mode
2. Automatic heating mode in acc. with a time switch
3. Constant heating mode
4. Display
5. Rotary selector
6. Enter DHW temperature/reheating
7. Flap for the keypad of control level 2

HOT WATER CYLINDER



The hot water cylinder is set to maximum temperature by default. Only reduce the temperature if you feel that the hot water from taps/showers is too hot. The system is fine-tuned, so it is recommended to consult any changes with the plumber.

IMMERSION HEATER AND WHEN TO USE IT

In case of the boilers' failure and if there is a need for hot water, the spurs called "Immersion Heater" should be switched ON. Turn off the spurs of the hot water cylinder.

The Immersion Heater should be used **ONLY** for a necessary period of time and should be **ALWAYS** switched OFF when not needed. The Immersion Heater should heat up the tank in about 2 hours.

If used for too long, the element might get damaged.

The Immersion Heater doesn't provide a source of heat if the boiler is broken during the winter, it will provide **ONLY** hot water for taps and showers



Hot Water Cylinder – Ludek Ltd.

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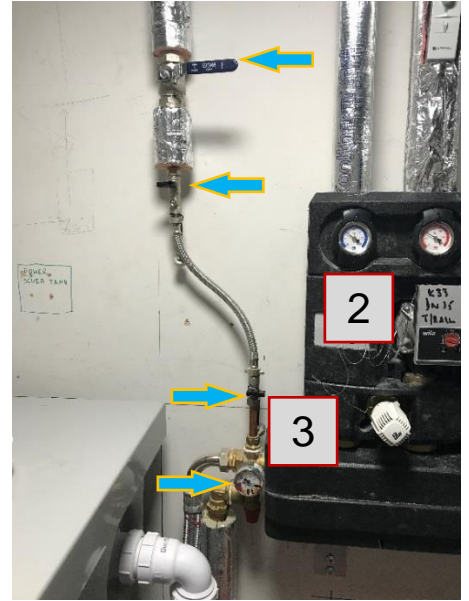
PLANT ROOM - GENERAL INFORMATION

CHECKING THE PRESSURE

In the first 6 months you should check this pressure gauge "1" every week. After that, a check every 2 weeks should suffice.

The pressure gauge should read 2 bars. If the pressure is lower, follow this procedure:

Open the upper valve "2" of the pressure-filling loop completely. Open the middle valve "3" to about a half. Then, slowly open the bottom "4" valve until the pressure reaches 2 bars. When it does, completely close all of the valves of the pressure-filling loop that you opened.



PLANT ROOM FAN

This is an isolator switch "1" with Room Stat "2", a dial for the Plant Room's extraction "3". The same setup can be seen in the Comms TV/AV Room as well.

The switch should remain in the ON position as the fan will try to extract hot air out of the room once the temperature reaches a certain threshold marked with the dial at the bottom.



HOT WATER AND ALL HEATING PUMPS

All pumps can be switched off separately.

To switch them on, turn the corresponding switch on the RHS of the incoming pipe.

Before the start of the heating season, you should be called to check and set the temperature and flow rates on each main.

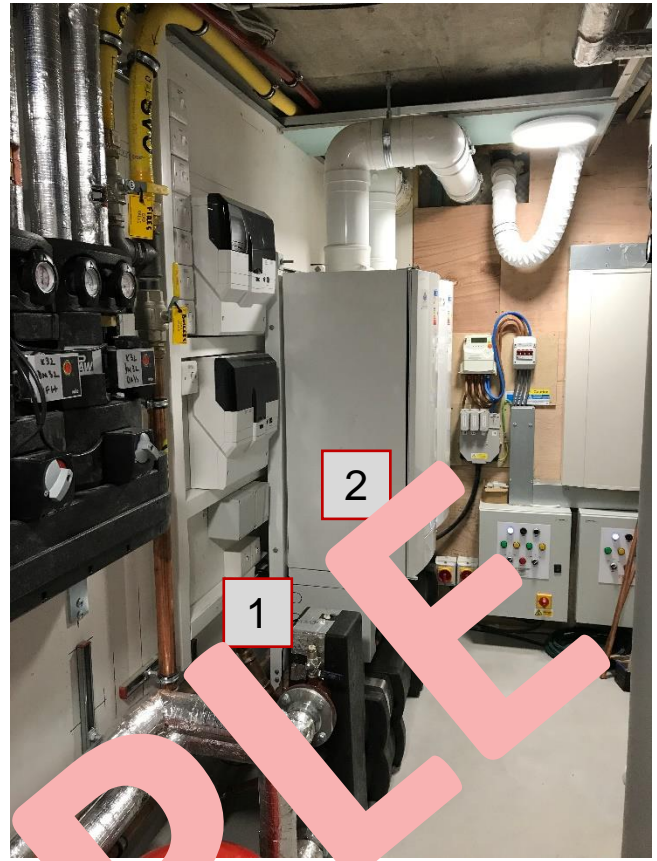
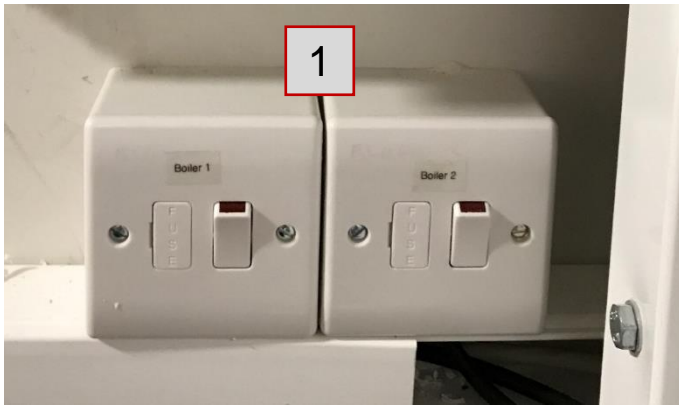


PLANT ROOM - GENERAL INFORMATION CONT.

BOILERS

Each boiler can be switched off separately by using their marked spur "1" on the LHS of the Boilers "2", below the Heating Controllers

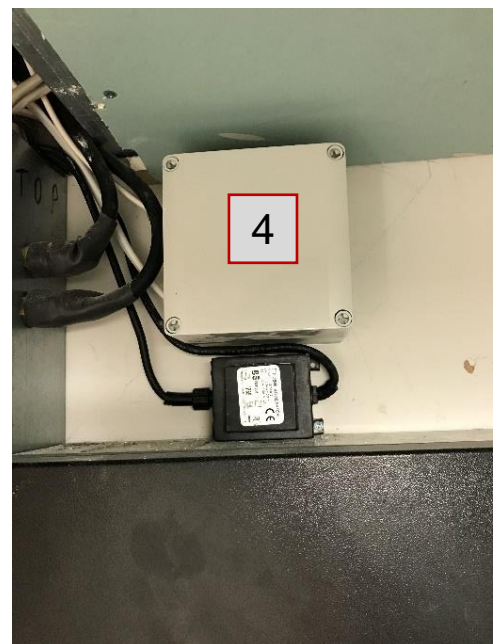
These boilers do not run at the same time – unless the situation requires it. They are pre-scheduled for only one to be on at a time so that so that one of them doesn't get much more use than the other.



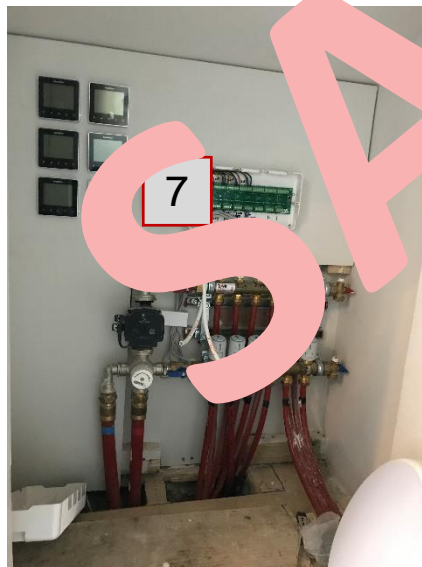
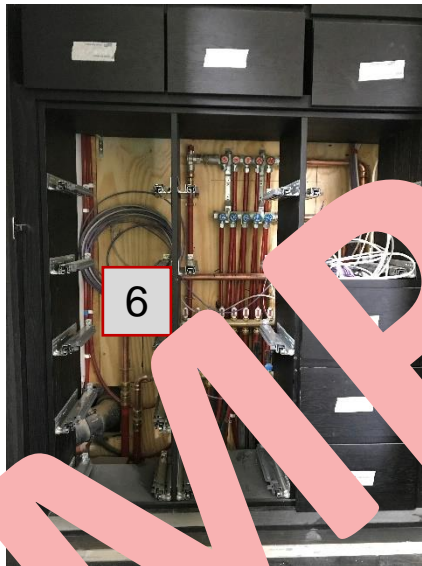
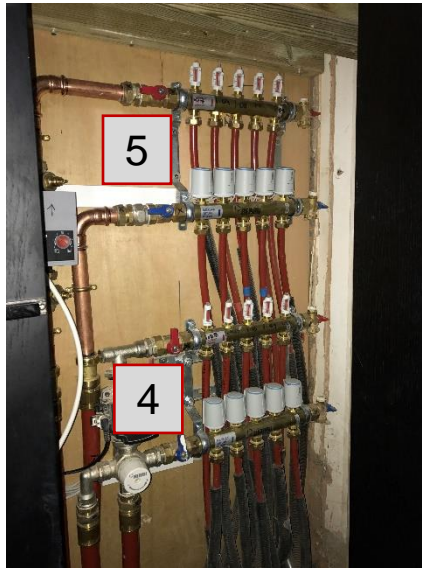
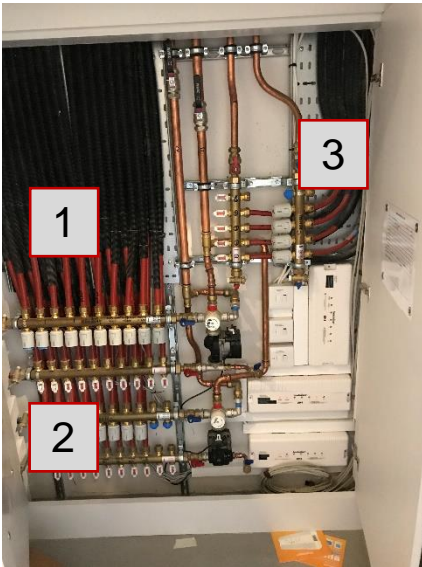
RELAYS

There are 2 relays "3" near the main heating control panel – these are used by underfloor heating and radiators.

This relay box "4" located near a thermostat room's Lutron panel is used for the back garden fountains.



WET UFH & RADIATORS



MANIFOLDS

There are 7 manifolds in total, serving wet UFH and radiators.

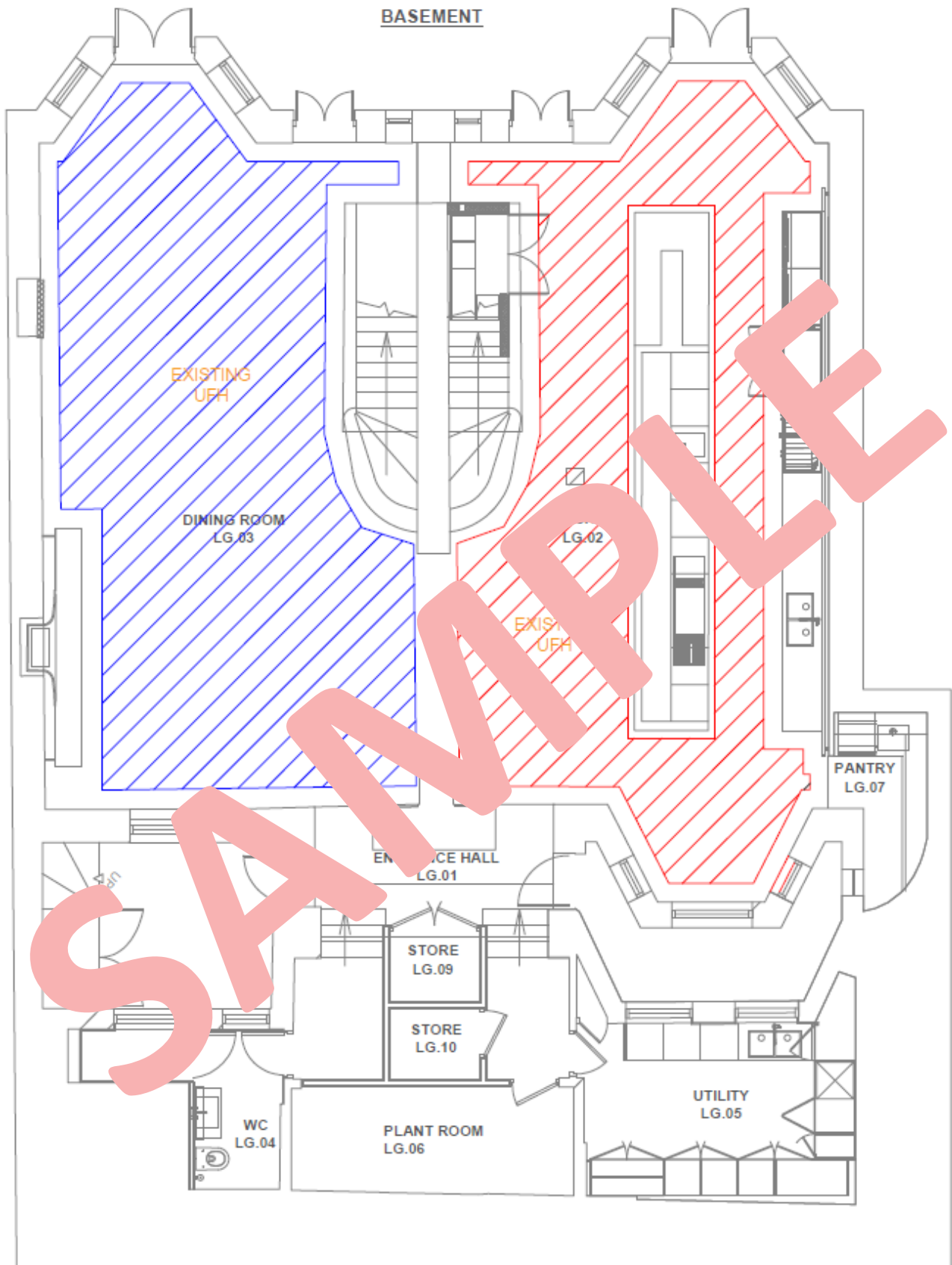
LG.09 - Store – 1x manifold for LG UFH “1”, 1x Manifold for GF UFH “2” and 1x manifold for GF Radiators “3”

1F.1.04 – Dressing Room - 1x Manifold for 1F UFH “4” and 1x manifold for 1F Radiators “5”

2F.2.08 – Dressing Room - 1x manifold for 2F & 3F Radiators “6”

3F.3.03 – Guest Bedroom - 1x manifold for 2F & 3F UFH “7”

WET UFH – DRAWINGS – LG



MODULAR HYDRONIC SOLUTIONS

| | | | | | | | | | | | | | |
|-------------------------|-----------------|-----------------------|----------------------|--------|--------|---------|--------|--------|-------------------|-----------|----|----|----|
| CONTRACT REF : | | 14 RANDOLPH RD W9 1AN | | | | | | | DATE | Aug-17 | | | |
| MANIFOLD NO: | | 1 | VIEWED LEFT TO RIGHT | | | | | | | REF NO 15 | | | |
| UH3 | STAT AREA | LOBBY | KIT | KIT | KIT | REC | REC | LOBBY | | | | | |
| | STAT NO | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 1 | | | | |
| | ACTUATOR | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | | | | |
| PORTS | LOOP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| | LENGTH (M) | | | | | | | | | | | | |
| | FLOW RATE L/MIN | | | | | | | | | | | | |
| | FLOOR AREA | | | | | | | | | | | | |
| | FLOOR TYPE | SCREED | SCREED | SCREED | SCREED | SCREED | SCREED | SCREED | SCREED | SCREED | | | |
| BOILER FLOW T °C | 70 | MAN FLOW | | | | MAN RET | | 40 | DESIGN DELTA T °C | | | 10 | |
| BOILER RETURN T °C | 60 | COMMENTS | | | | | | | | | | | |
| MANIFOLD NO 01 UFH L/GN | | | | | | | | | | | | | |
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SAMPLE

TOWEL RAILS

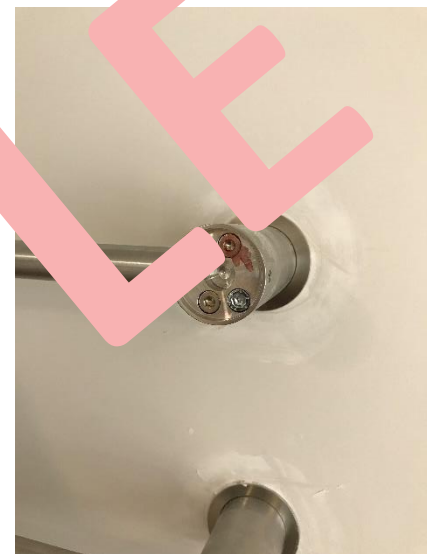
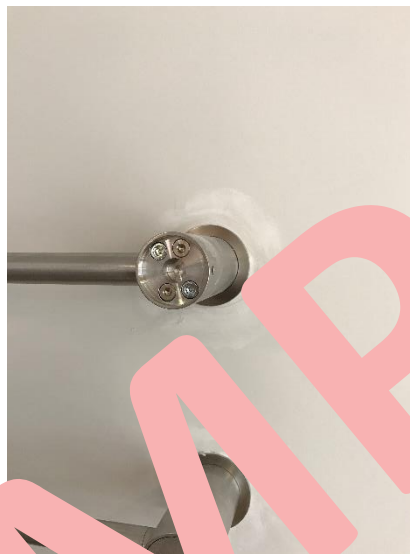
Only the Towel Rails are not connected to manifolds and run straight from Plant Room to each location.

The pressure gauge on the pump in the Plant Room should be checked once a month.

The towel rails have one main thermostat, which is also connected to the main pump.



TOWEL RAILS AND RADIATOR BLEEDING



Each Towel Rail or Radiator should be bled if certain parts or the whole radiator is not hot, compare to others.

For Towel Rails, small Alan Key **"1"** is required, where first the front cover of the very top rail should be removed and then the radiator should be bled, exactly where the arrow points **"2"**.

All Freestanding Radiators, should be bled by using standard radiator key **"3"**.

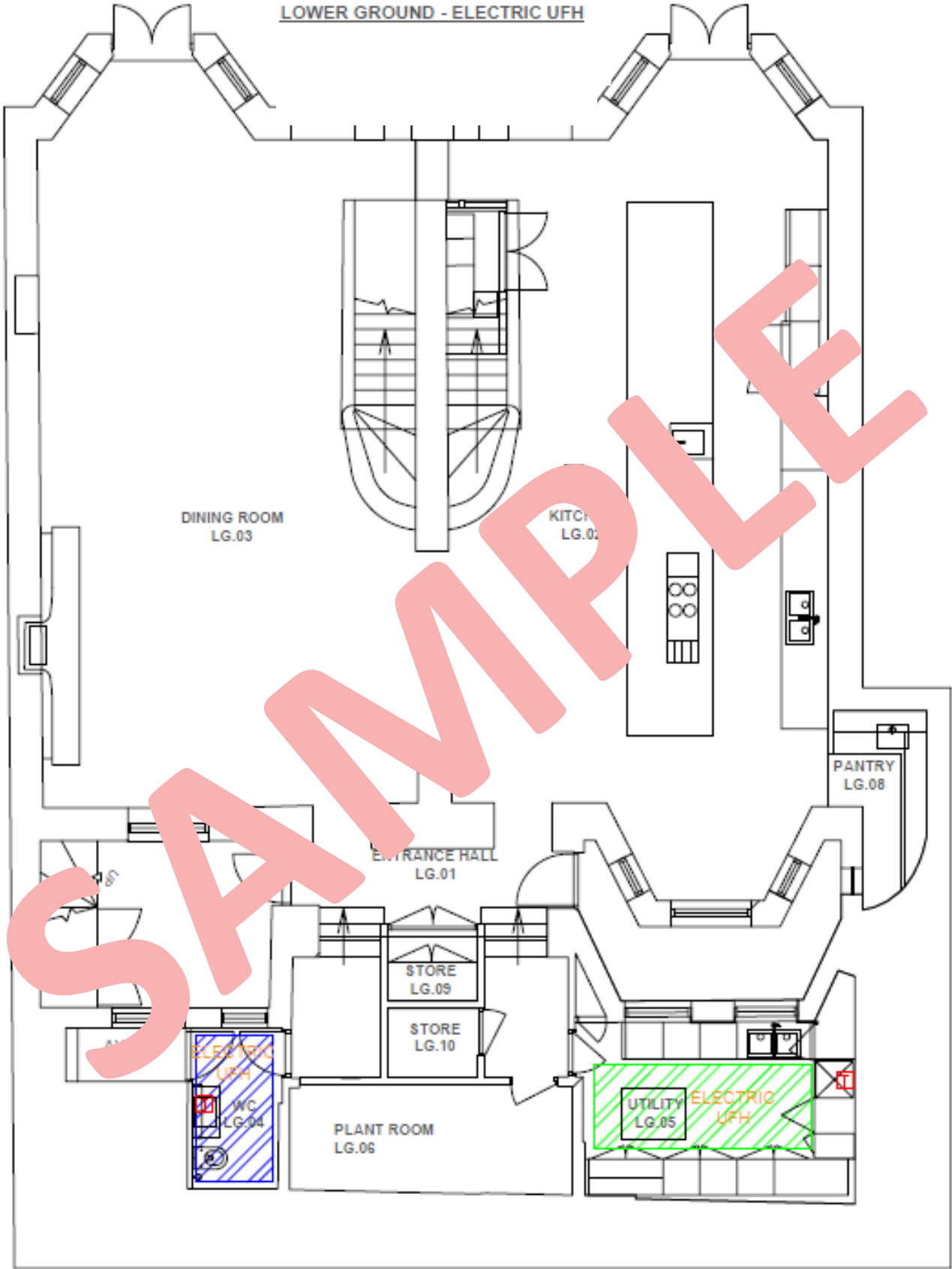
Towel Rails – Ludek Ltd.

32 Buxted Road
North Finchley
London
N12 9HG

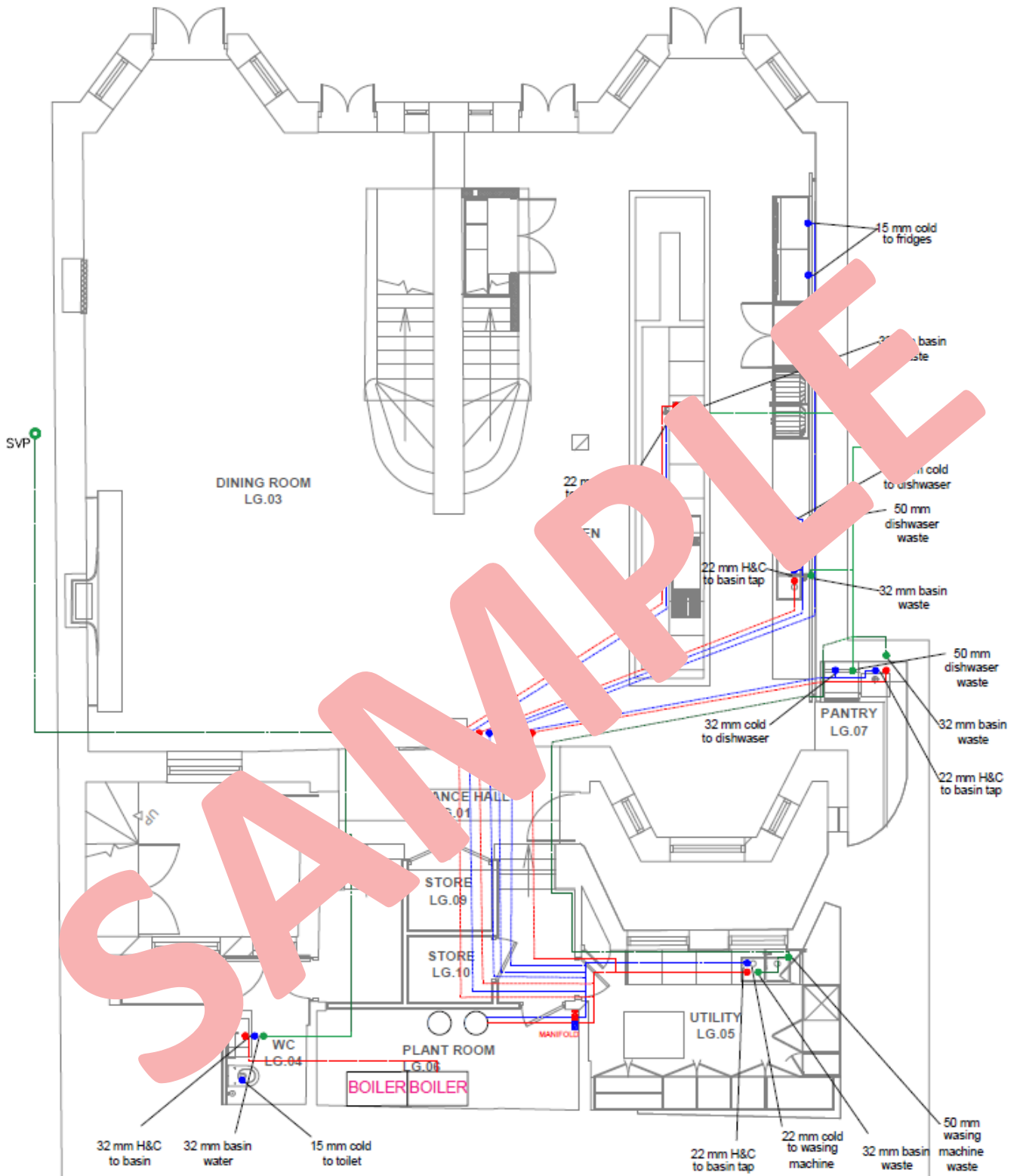
T: 0330 330 3300
E: info@ldek.co.uk
W: www.ludek.co.uk



ELECTRIC UFH – DRAWINGS – LG



HOT / COLD & WASTE PIPE DISTRIBUTION – LOWER GROUND



MANIFOLDS CHART NO. 1

MODULAR HYDRONIC SOLUTIONS

REF NO 14

| | | | | | | | | | | | | |
|--------------------|--------------------------------|-----------------|----------------------|----------------|--|-------------|--------|--|--|--|--|--|
| CONTRACT: | 14 RANDOLPH RD W9 1AN | | | | | DATE | Aug-17 | | | | | |
| MANIFOLD NO | 1 | | FLOWED LEFT TO RIGHT | | | | | | | | | |
| REF | PLANT ROOM (HARD WATER) COLD | | | | | | | | | | | |
| HOT | | | | | | | | | | | | |
| COLD | * GARDEN | KITCHEN UTILITY | O/S TAP | KITCHEN ISLAND | | | | | | | | |

| |
|---------------|
| * 28mm COPPER |
| |
| |
| |
| |
| |

FAULTS WITH HOT WATER AND HEATING

If something seems off with hot water, underfloor heating, towel rails or radiators, go to the LG.06 Plant Room and check the heating controllers “1”. Check that the LED light marked with this icon “2” isn’t glowing red. If it is: turn off the spur marked ‘Controllers’ “3” and then turn it back on. This will restart the system and should resolve the issue shortly. If it doesn’t, call the Bosch Service line.

If underfloor heating seems to be working normally but an LED marked with this icon “2” is glowing red, try to manually adjust Heatmiser thermostats. This might fix the issue. If it doesn’t, call the Bosch Service line.



Underfloor heating will not work unless the outside temperature sensor (located on the outside wall of LG.05 Utility) reaches a temperature below 17-18°C. There is no override for this system – do not try to change the settings on the units above beyond basic settings.

AIR & DIRT SEPARATOR

The “Flamcovent Clean Smart Air & Dirt Separator” requires little maintenance:

MAINTENANCE

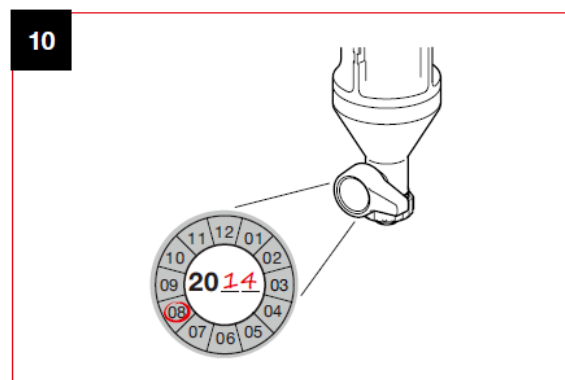
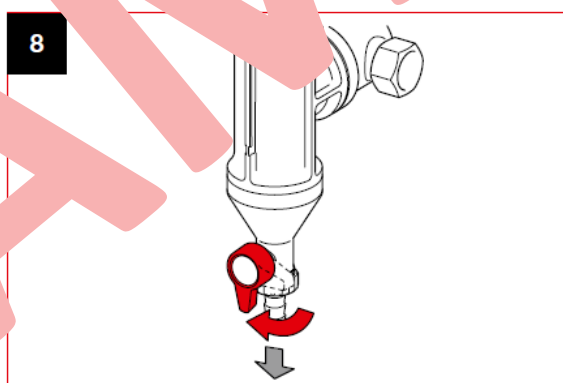
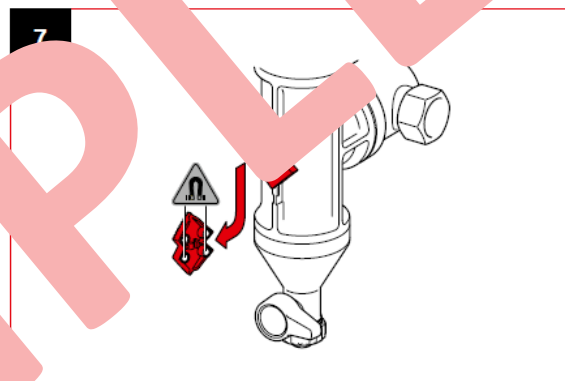
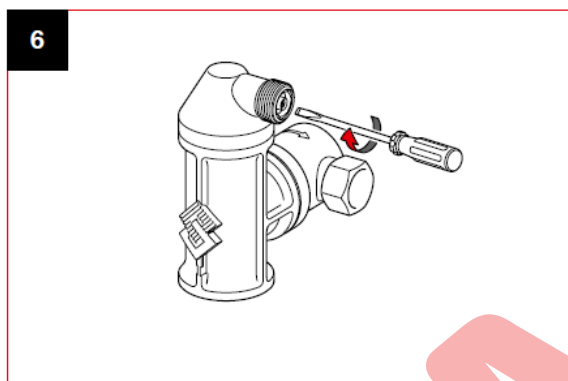
Perform regular visual inspections.

In the event of a leak from the air release port, it may be closed with the screw (fig. 6).

The dirt that collects in the bottom of the Flamcovent Clean Smart can be removed with the aid of the drain valve (fig. 8). Before draining, remove the magnet (Flamco logo) by pushing it downwards and removing it (fig. 7). Replace the magnet after draining.

A hose can be attached to the drain valve as required. Only use the drain valve for draining dirty system water, never for filling or draining the installation (fig. 9).

Use the Flamco service stickers to note the moment of servicing on the handle of the drain valve (fig. 10).



WATER SOFTENER

It is important that the manufacturer's manual is present near the water softener at all times.

Salt is used as the cleansing agent for your water softener's resin bed. The salt cabinet will need to be refilled from time to time.

It is essential that approximately **6 inches of salt** is maintained **as a minimum** to ensure operating efficiency.

Failure to replenish salt will prevent the unit from cleansing itself on its recharge cycle and consequently it will be unable to soften water.

Pour the salt slowly into the cabinet. Ensure that the brine well cap is secure, as no salt should be allowed to enter here. **DO NOT** use granular salt. **ONLY USE TABLET SALT OR PELLETT SALT.**

Recommended salt products include:
BWT (Best Water Technology) Care Cube Tablet Salt
Hydrosol Salt Tablets
Aquasol Salt Tablets

If you wish to bypass the water softener for any reason, follow these instructions:

Turn this valve "1" (which is used to bypass the softener) to allow the water to bypass the water softener. Then, turn this valve on the water softener 180° so that small dimples on the valve are visible. The top surface will feel rough and the word HARD will be at the top. This will turn off water flow to the water softener. If you can feel smooth surface on top of the handle, that means that water access to the water softener is open.

To stop bypassing the water softener again, do the steps above in the opposite order.

Control Valve Cover and Electronic Faceplate



Salt Lid



Water Softener Valve and Motor



Rim



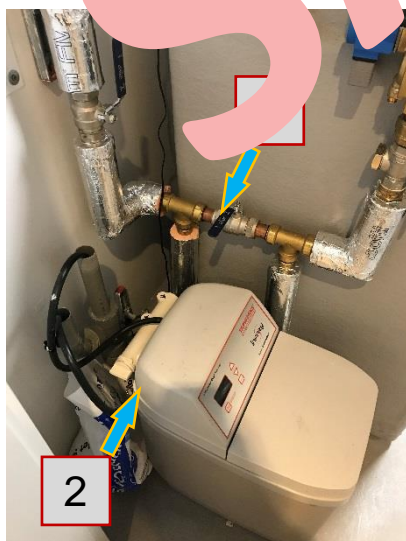
Brine Well and Cover



Flow Connection



Salt Cabinet



Water Softener – Ludek Ltd.

32 Buxted Road
North Finchley
London
N12 9HG



T: 0330 330 3300

E: info@ludek.co.uk

W: www.ludek.co.uk

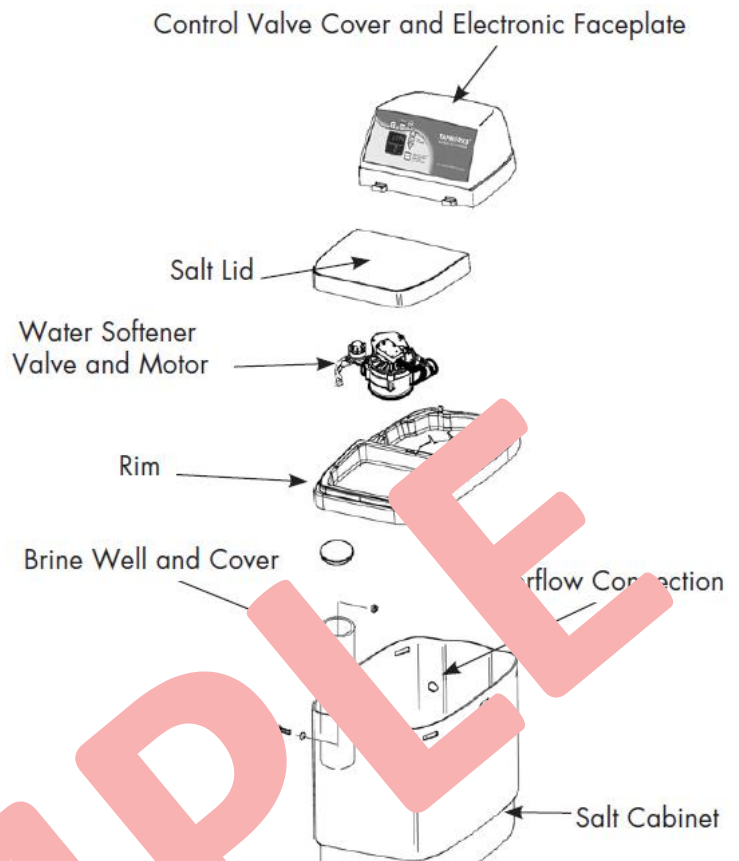
TAPWORKS AD15 WATER SOFTENER

RECOMMENDED SALT

Hydrosoft Salt Tablets



Aquasol Salt Tablets



CLEANING

Your unit may be cleaned with a damp cloth and detergent. Do not use bleaches, solvents or spirits as this may cause damage.

WATER LEVEL

The water level within the cabinet will be no more than two inches of water in the cabinet. During recharging, the water level will increase. Water may normally be visible only when the salt level is very low.

PERFORMANCE CHECK-UP

To ensure the efficient operation of your softener, Tapworks recommends regular servicing. Please contact your local distributor on 1800 900 900 to discuss your service options.

TROUBLESHOOTING

If you are having problems, try the Diagnostic Data Transfer or see the Problem-Solving section of the manual on pages 29-30.

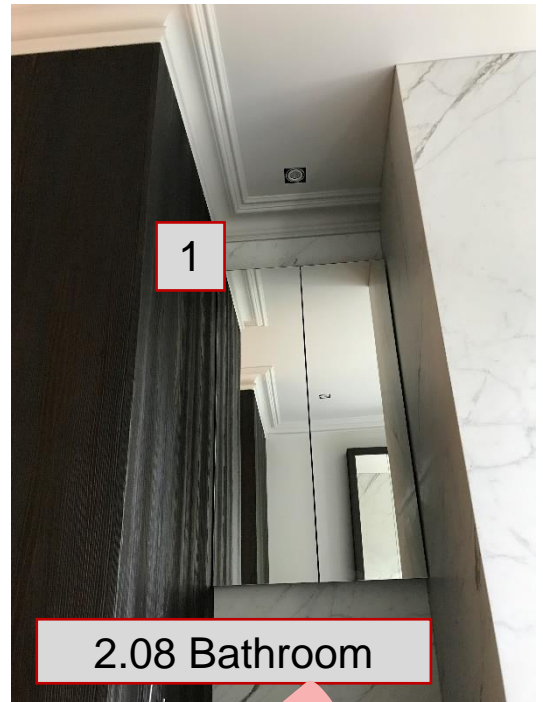
DIAGNOSTIC DATA TRANSFER

- Can provide you with information on the efficiency and performance of your water softener.
- Can save you the cost and inconvenience of an unnecessary call-out.
- Can save time and money in the event of a call-out.

EXTRACTOR FANS

Extractor fans "1" are usually built into the walls in bathrooms and ensuites like this.

Extractor fans are hidden in these rooms: LG.04 WC, LG.05 Utility, LG.06 Plant Room, LG.11 Comms, 1.06 Master Bathroom, 2.06 Ensuite, 2.07 Ensuite, 2.08 Bathroom, 3.01 Dressing Area.



2.08 Bathroom



LG.06 Plant Room



3.01 Dressing Area

COOKER HOODS

Two Gutmann Class 1000 range hoods are located in the LG.02 Kitchen.

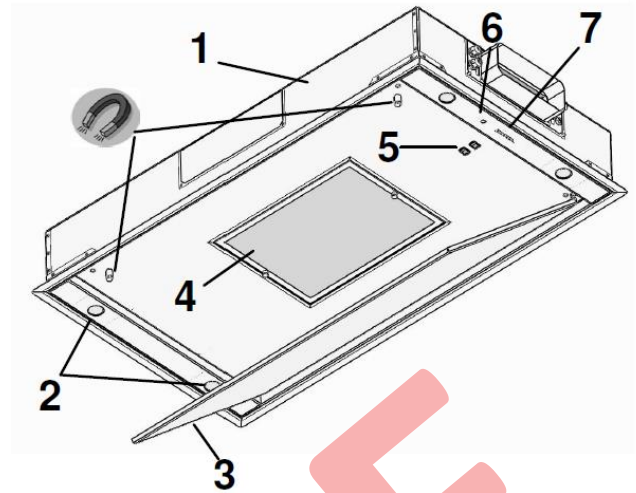


GUTMANN CLARO EXTRACTOR 04EMB860



Main Parts

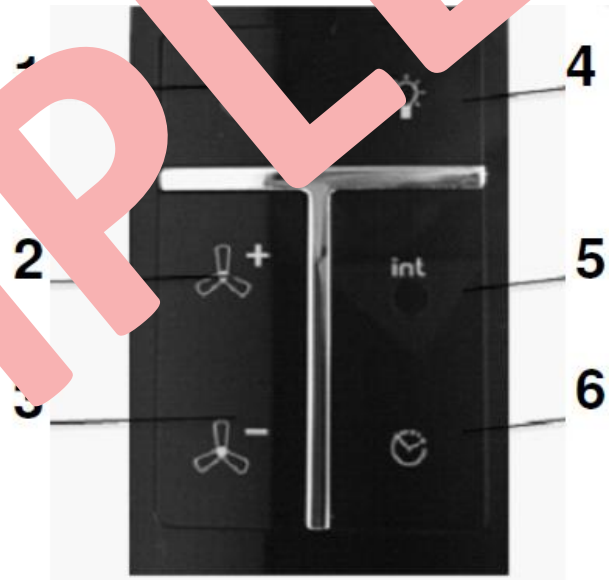
1. Hood body
2. Lighting
3. Stainless steel panel (pivoting)
4. Metal filter
5. Control element
6. Sensor
7. LED power display



Controls

It is recommended to use the remote control in order to use the extractor. In an emergency situation, you can use the controls on the appliance – please see the manual on page 4 for full details.

1. On/Off button
2. Increase Fan Power
3. Decrease Fan Power
4. Lighting On/Off – holding this button on will turn the lights on
5. Intensive Fan Stop – the fan will run at maximum power for 3 minutes after that it will return to level 3 power
6. Automatic After-Run – the hood goes down to power level 1 and then switches off after 15 minutes



Changing the battery

The remote control runs on 2 lithium batteries – type CR 2032 3V – hidden under the back cover of the remote.

Filter Saturation LED

There is a red LED on the appliance that will light up after about 15 hours of operation. Please proceed to clean the filter if that happens or clean it at least every 14 days.

Extractor – Ludek Ltd.

32 Buxted Road
North Finchley
London
N12 9HG

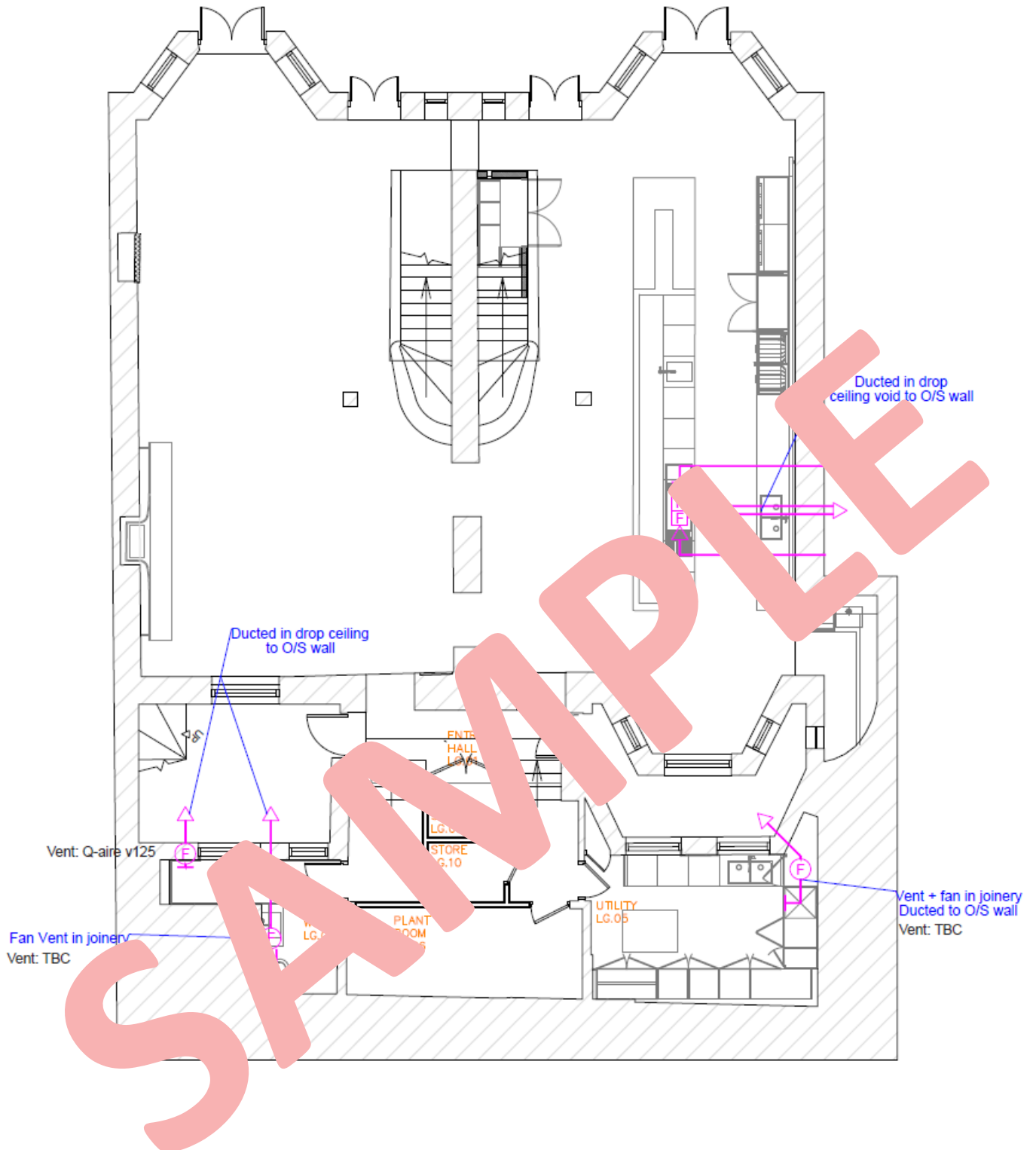


T: 0330 330 3300

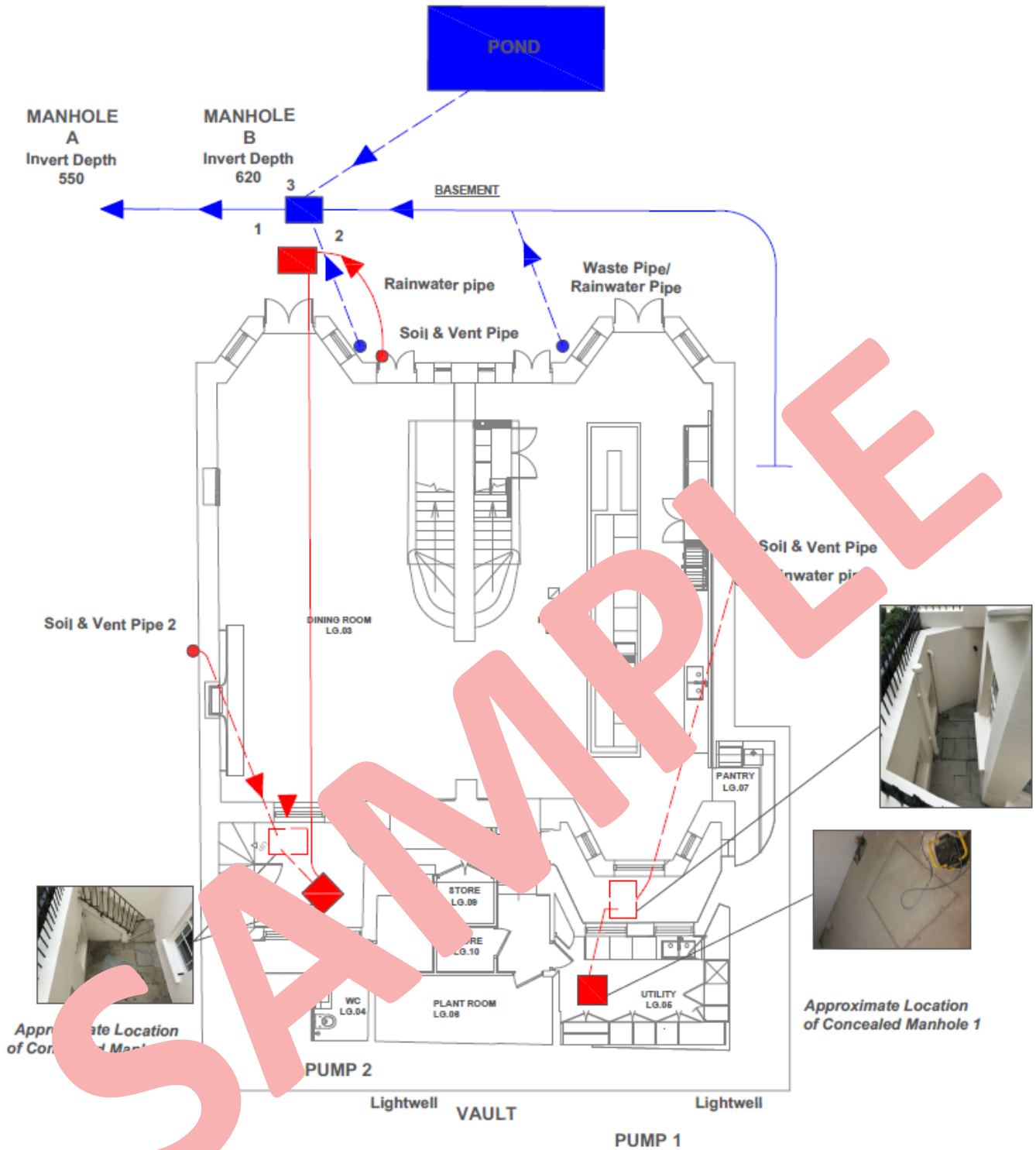
E: info@ludek.co.uk

W: www.ludek.co.uk

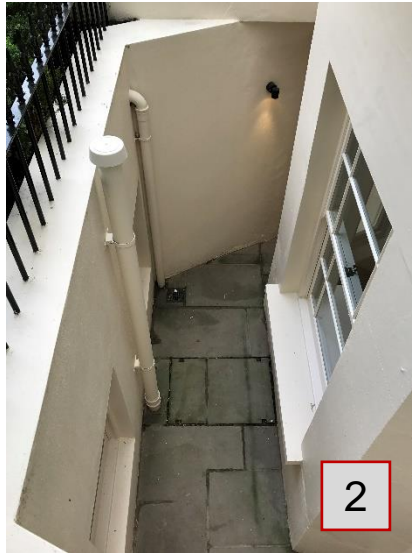
VENTILATION DRAWINGS – LG



DRAINAGE DRAWINGS



MANHOLES



Manhole "1" – Utility
 Manhole "2" – Court Yard front of the house (Utility / Kitchen)
 Manhole "3" – Court Yard back of the house (Dinning)
 Manhole "4" – Back Garden Front of Dining Room.

AIR ADMITTANCE VALVE

This air admittance valve "5" is located under the outside stairs leading to the back garden. It serves the sinks.



RODDING POINTS

On the lower (back garden) level there is also a drainage pipe with a rodding point "6".



Manholes Maintenance – Ludek Ltd.

32 Buxted Road
 North Finchley
 London
 N12 9HG

T: 0330 330 3300
 E: info@ludek.co.uk
 W: www.ludek.co.uk



SUMP PUMPS

A yearly maintenance contract is in place and a company called Basement Pumps London is responsible to carry out general maintenance of the whole system. The maintenance can take between two to three hours and sometimes up to two engineers might turn up to do the work.

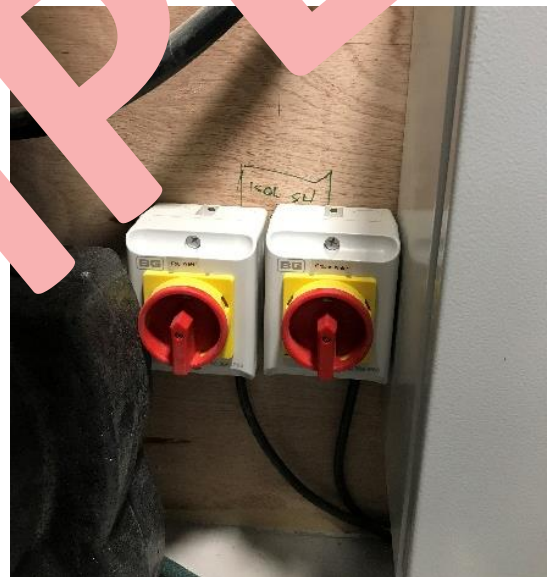
As the SP are below the manhole cover, the engineers will need to open the manhole, using special manhole keys, as this is the only way how to get access to them, as the cover is stiff to open it only with manhole keys.

Each pump has its own main switch and breaker. The breaker is located in the Plant Room Consumer Unit 1 No. 31 (foul water pump) and 32 (ground water pump).



The pumps are controlled by these control panels located in the plant room.

There are also main shut off switches to the left of the pump control panels.



Sump Pumps – Ludek Ltd.

32 Buxted Road
North Finchley
London
N12 9HG

T: 0330 330 3300
E: info@ludek.co.uk
W: www.ludek.co.uk



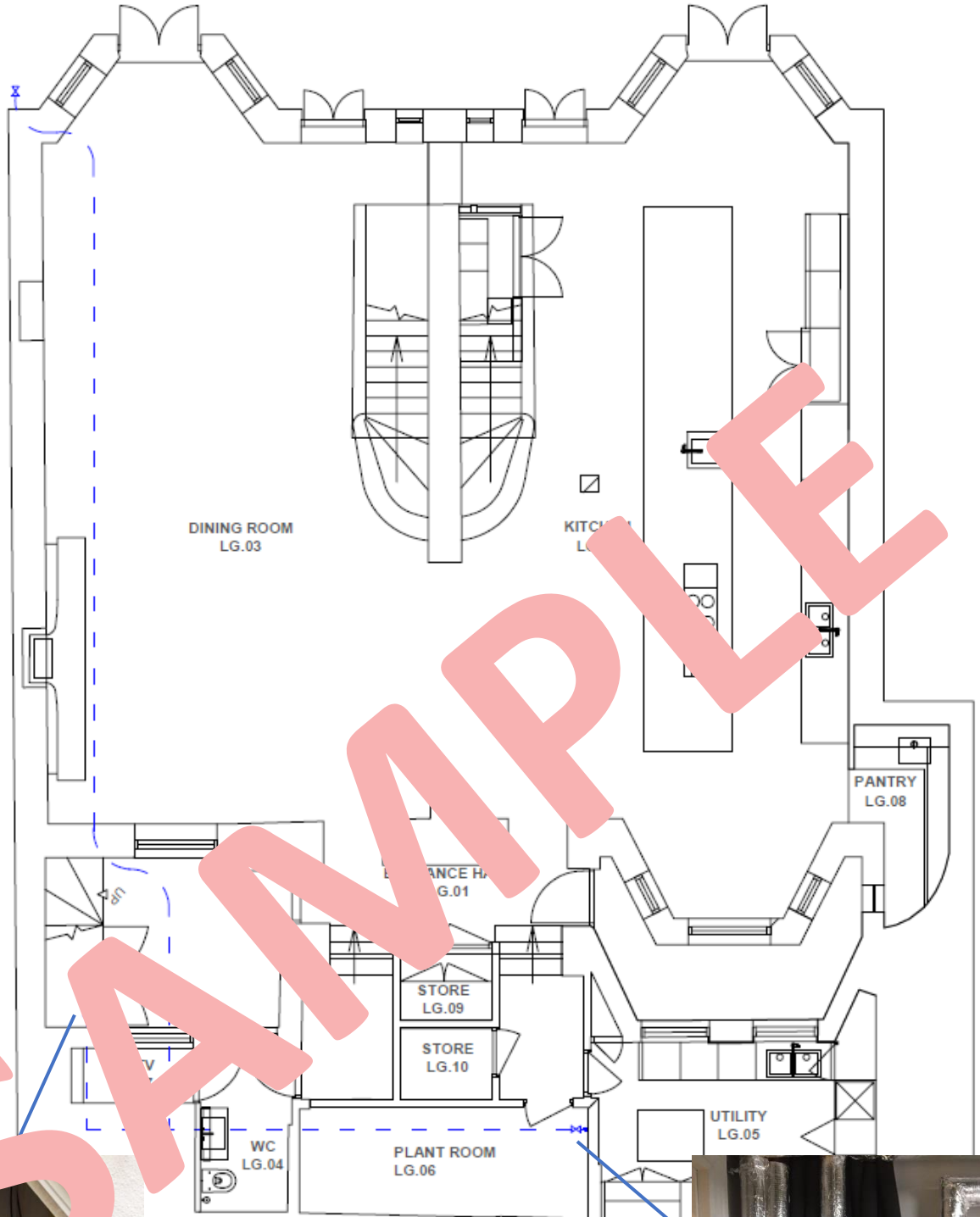
SHOWER DRAINS



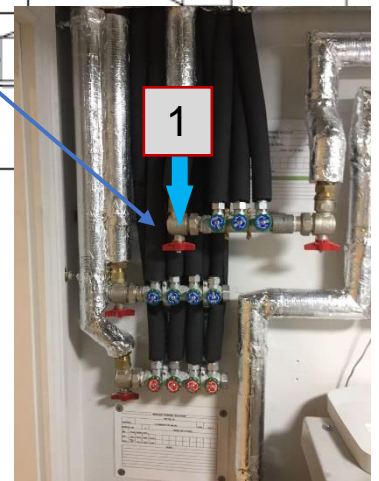
Shower drains need to be regularly cleaned so that they don't get clogged up. Use a pair of suckers "3" to lift up the panel "1" and uncover the shower drain "2".



GARDEN TAPS



The main stop cock "1" for garden irrigation and fountain water supply is located in the LG.06 Plant Room.



HOMEOWNERS GUIDE

100 LONDON ROAD, LONDON

MAINTENANCE COMPANY:



LUDEK LTD.

**100 London Road
North Finchley
London
N12 9HG**

**Call Us
+44 (0) 330 330 3300**

**Visit us on
www.ludek.co.uk**

**Email Us
info@ludek.co.uk**