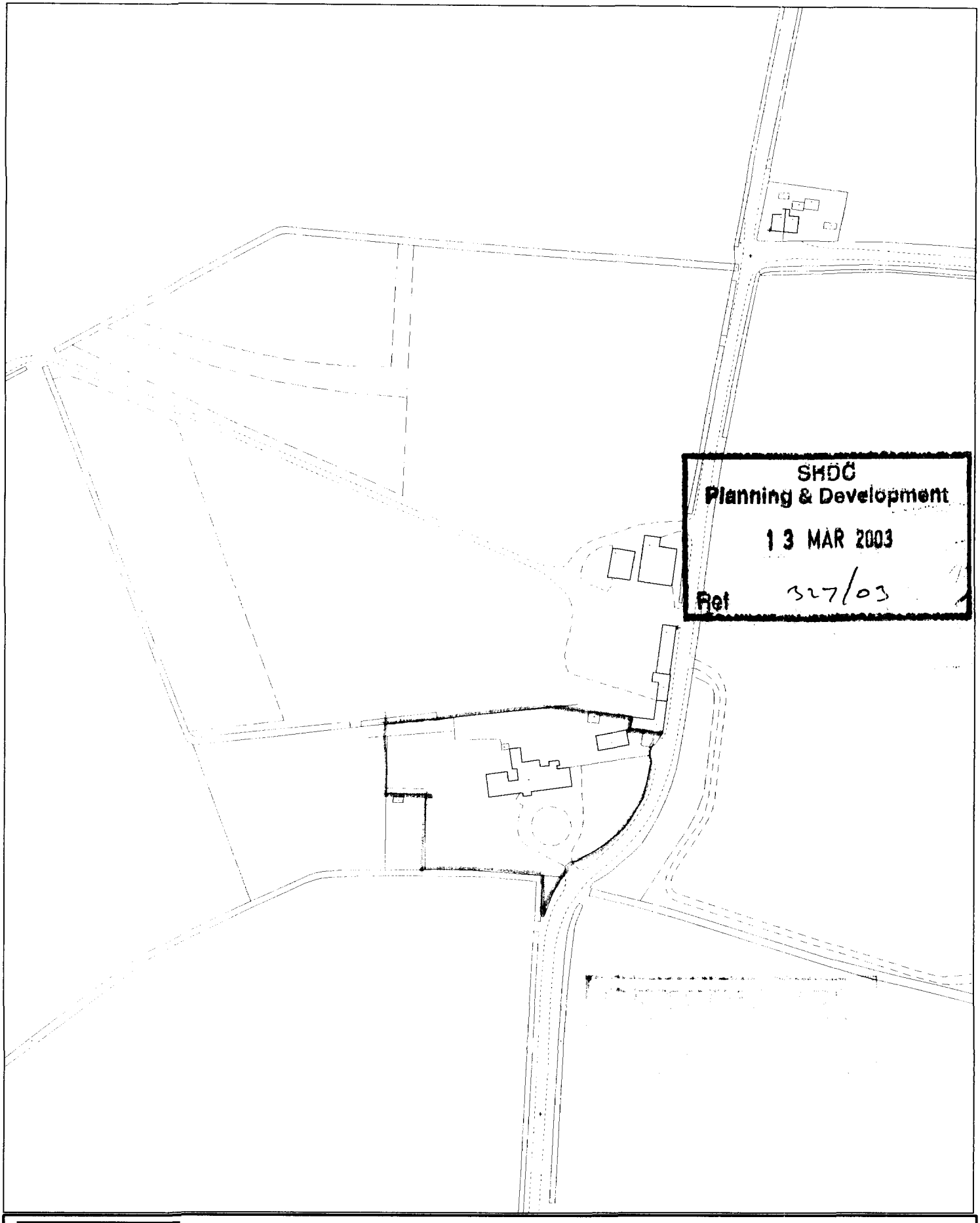


SHDC
Planning & Development
13 MAR 2003
Ref 327/03

[redacted]

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

Scale: 1:2500

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

This map is reproduced from Ordnance Survey material with permission of Ordnance Survey on behalf of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Holland District Council LA079413 2003

N

WALL CONSTRUCTION

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

WINDOWS & DOORS

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to non habitable rooms.

Windows to first floor habitable rooms are to contain openings that have min. dimensions of 450mm and a min. area of 0.33m², and have a cill level no more than 1100mm above finished floor level. *Key operated locking devices are not permitted to first floor windows.*

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

INTERNAL DOORS

All extg doors, excluding those to bathroom/en suites, are to be replaced with half-hour fire resistant doors and fitted with overhead closing devises.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/ shower rooms.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated **SD** on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

4No. light fittings (located in :- kitchen, utility, landing and bathroom) are to be comprised of fluorescent tubes or compact fluorescent lamps or other light fitting which will only accept lamps having a luminous efficacy greater than 40 lumens per circuit –watt.

External light fittings i.e. porch etc. are to be controlled by the fitting of passive infra red's with bulkhead fittings having sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt.

HOT WATER/CENTRAL HEATING SYSTEM

A room sealed central heating boiler (having a min. SEDBUK rating of 78% if gas fired -85% if oil fired) is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.

Separate timing controls (space heating and hot water) are to be provided to control the operating periods of the boiler, with the exception of combi boilers, and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

Thermostatic radiator valves are to be installed with a room thermostat provided to switch off the boiler when there is no demand for heating or hot water.

The hot water system is to be vented.

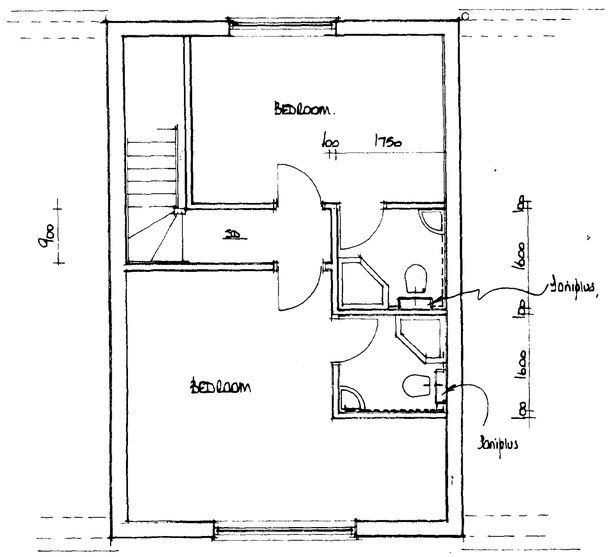
A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory applied cosating of PU foam insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

LIQUID FUEL STORAGE

The oil storage tank is to be of the integrally bunded type and is to be placed on a hard standing, either a concrete base or paving slabs of at least 42mm in thickness, which extends beyond the tank by at least 300mm.

The tank is to be located a min. 1800mm from any part of the building and a min. 800mm from any boundary.



first floor

DRAINAGE

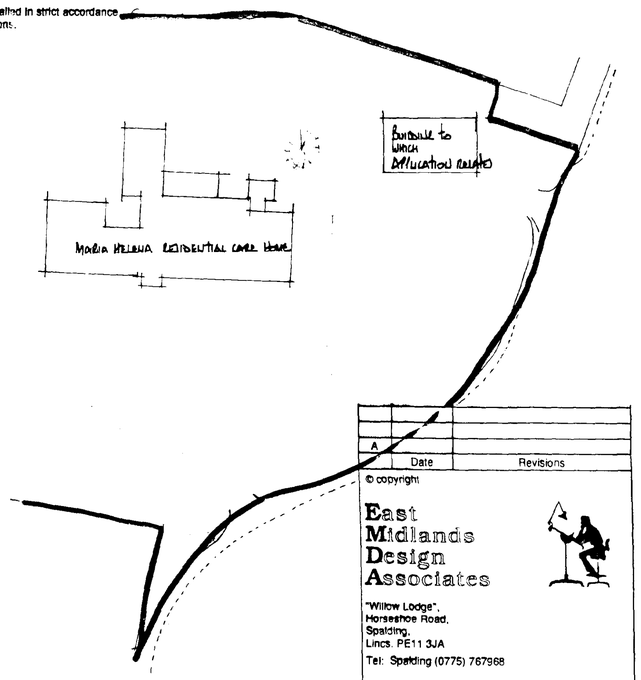
Foul
Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70. from upturned bend at base of S & VP to existing inspection chambe :

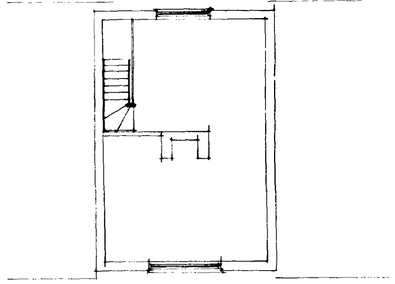
Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install 40mm diam. pvc waste to sinks and showers, *(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste)*, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. *Unless specified other wise on plan.* All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length. All wastes from the new en suite facilities are to connect to individual Saniflo saniplus pumping systems in accordance with manufacturers instructions. The wastes from these pumps are 22mm diam. and are to discharge into the new soil and vent pipe all in strict accord with manuf. instructions.

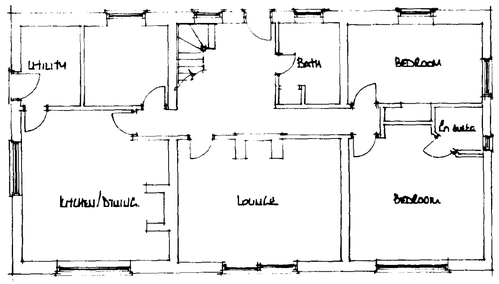
Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

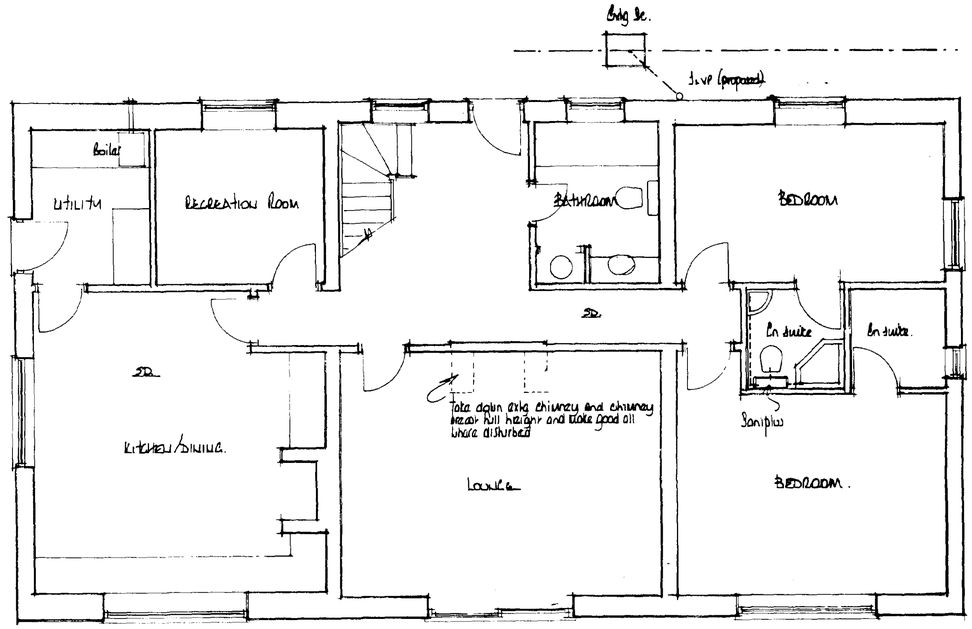




first floor



ground floor
existing



ground floor plan
proposed

SHDC
Planning & Development
13 MAR 2003
Ref 327/03

DETERMINED PLAN

A		
	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
MARIA HELENA RESIDENTIAL CARE HOME

Job Title
ALTERATION & CHANGE OF USE OF EXTG RESIDENTIAL DWELLING TO RESPITE ACCOMMODATION IN CONNECTION WITH EXTG RESIDENTIAL CARE HOME AT BOLDMERE ROAD, OAKWELLS SPALDING, LINCS. PE12 9US

Drawing Title
PLANS - EXISTING & PROPOSED

Scale 1:50, 1:100, 1:500

Date MARCH 03 | Drawn by AL

Drg. No 02/49/01 | Rev