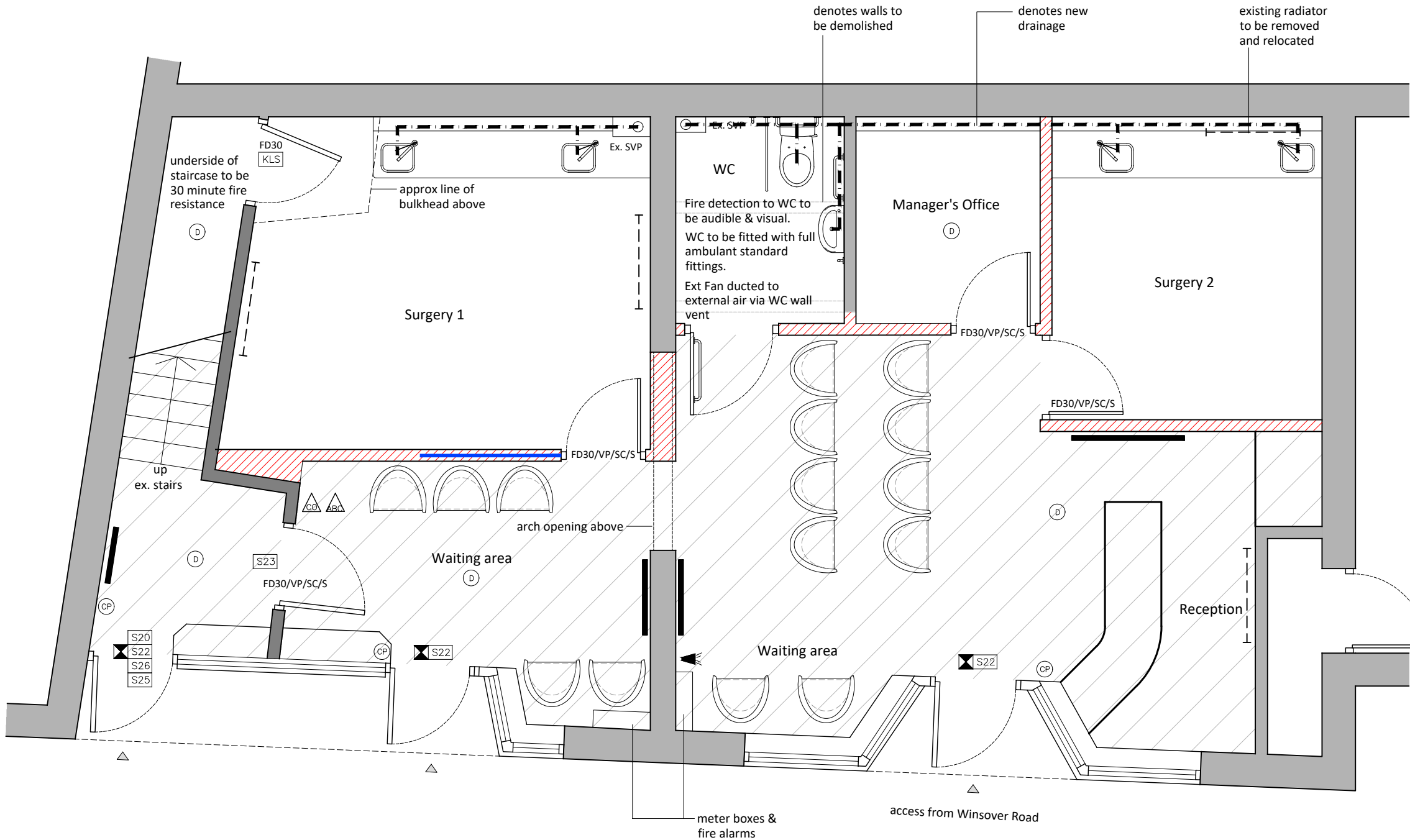
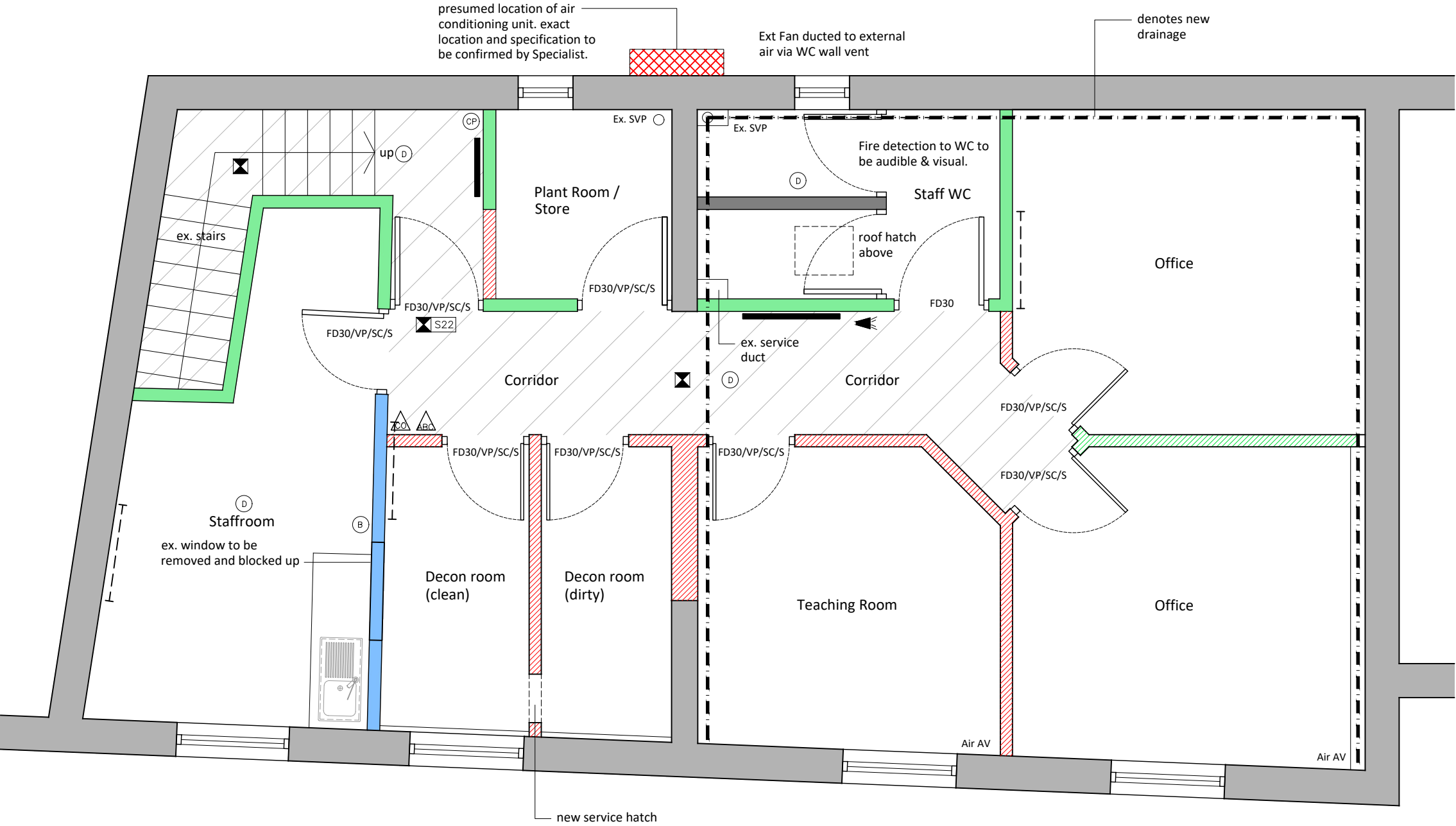




Ground Floor Plan



First Floor Plan

0 0.5 1 1.5 2 2.5m

Access Statement

Access and External Doors

With the exception of fire egress, all access to and from the building for staff or visitors is via the existing main doors.
The main door will be minimum 900mm clear opening and all access will be level with a minimum 1.5 m x 1.5 clear area outside the entrance door.
Level threshold (maximum 15mm upstand) to be provided at main entrance with approach from where a visitor would alight from their parked vehicle maximum 1 in 60 gradient, minimum 1500mm wide and of firm surface and, providing suitable access for any wheelchair disabled visitors and a ground floor ambulant disabled toilet has been provided.
As such, every effort will be made to ensure that appropriate levels of lighting and acoustics are considered and that contrasting colours of walls/doors walls/floors and internal signage is provided with Braille facility for visual, aural or low level physical handicapped individuals as necessary.

Internal Doors & Circulation

All internal doors will be manually operated. The effective clear width of these doors will be 825 mm in all cases with 300 mm between wall return and door leading edges.
Note: clear opening widths measured from door leaf face (when open) to frame/doorstop on other side of opening
- opening force at the leading edge to be max. 20N
- if fitted with a latch the opening furniture should be operable with one hand using a closed fist
- all opening furniture should contrast with the surface of the door
- the door frame contrasts with the surrounding wall
- the leading edge of a door likely to be left or held open contrasts visually with the other door surfaces and its surroundings

Door handles will be lever furniture in a colour that contrasts visually with the door surface.
Similarly the door frames/architraves will be painted in a colour to contrast with the surrounding wall colours.
The leading edge of the doors will be of a contrasting colour on the off chance that they may be wedged open.
Any doors fitted with electromagnetic hold open devices will be released upon the sounding off the fire alarm. Electrically operated sliding doors to have fail safe to opening position in the event of power failure or alarm activation.

Corridors to be unobstructed throughout its length e.g. no fire extinguishers, radiators etc.

Walls etc / Colour

Where appropriate contrasting colours will be used on walls, ceilings and floor surfaces to identify doorframes and edges and Braille signs will be fitted as required.

Note.

All facilities must be accessible e.g. counters at a level for wheel chair users.

Key

General Fire Equipment

- Emergency lighting
- Smoke / Heat detectors (mains)
- Smoke / Heat detectors (battery)
- Break glass point
- Sounder
- Sounder with flashing light
- Fire blanket
- Extinguishers
 - Carbon dioxide extinguisher
 - Water
 - Powder extinguisher

Signage

- S20 Fire escape, keep clear
- S22 Fire exit
- S22 illuminated sign 'FIRE EXIT'
- S25 Push bar to open or fire break for key unit (or similar)
- S26 Directional arrow & running man
- S22 illuminated 'FIRE EXIT' sign with Directional arrow & running man
- S23 No Exit
- KLS Keep Locked Shut

- All existing radiators to be removed and replaced by a combination of HVAC and electric heaters
- New electric heaters to be installed to replace existing radiators. Exact specification and locations to be confirmed by supplier. Heating to comply with Building Regulations Part L2 for the conservation of fuel and power.
- Proposed High level glazing :
2m high, 500mm deep glazing. Glass & frame to be 30 minute fire resistance
- Proposed Internal Non Loadbearing Partition Construction:
30 Minute Fire Rated F&S 75 System 3000
75mm Partition made up of an Aluminium powder coated head and wall channel with a galvanised stud and track system with acoustic insulation making up the core. A layer of 12.5mm plasterboard is applied to each side of the stud, but within the frame of the Aluminium. Wall to underside of main ceiling and fire stopped.
- Existing solid walling :
Presumed 30 min fire resistances
- Existing Internal Partition :
Presumed 30 min fire resistance stud walling, continued to underside of main roof with fire stop
- Existing Internal Partition upgrade :
existing wall to be 30 min fire resistance stud walling, continued to underside of main roof and fire stopped
- Protected fire zone :
All walls abutting edge of fire zone to be taken to underside of main ceiling and fire stopped. All doors to be minimum 30min fire rated with self closer and seals. All penetration through walls and ceilings to be sealed with intumescent strips or similar approved fire barriers.
- Proposed Internal Non Loadbearing Partition Construction:
F&S 75 System 3000
75mm Partition made up of an Aluminium powder coated head and wall channel with a galvanised stud and track system with acoustic insulation making up the core. A layer of 12.5mm plasterboard is applied to each side of the stud, but within the frame of the Aluminium.

Drainage

Sanitary ware pipework to be in accordance with "Approved Document H.1 Section 1" or BS: 5572: 1978 Clauses 3, 4, 7 - 12.
Discharge stack to be 100mm diameter PVC reducing to 75mm diameter above highest branch, and terminating 900mm minimum above any opening to the dwelling within 3.0m, with a plastic cage or purpose made vent tile, in areas with rodent problems metal cages should be used.
Sanitary pipework should not allow light through (as it encourages damage by rodents). 75mm deep seal trap to basin, bidet, sink, bath and shower.

All traps to be removable or to be fitted with a cleaning eye. Where access for cleaning discharge pipes cannot be provided by removing traps, then rodding points are to be included these must be above the spill over level of the lowest connected appliance.
Where appropriate, waste pipes at ground floor level to discharge into back inlet gully or below gully grating. 50mm deep seal trap to W.C. 32mm waste to basin and bidet, 40mm waste to sink, bath and shower. Vertical ducts such as boxing in to SVPs are to be closed at top and bottom.
Waste pipes to hand basins should be increased to 40mm for runs over 1.7m (3.0m maximum) and 50mm for baths/showers over 3.0m (up to 4.0m maximum), where waste pipes exceed the maximum permitted lengths in Approved Document H then anti-siphon traps to be used.
Boiler Condensate may connect to sanitary pipework - pipes to be min 22mm diameter with 75mm trap.
Foul and rainwater drainage to be in accordance with "Approved Document H1 Section 2 and H3 Section 3" or BS: 8301: 1085.

Access points to be provided at any change in gradient, any change in pipe size (unless each run can be cleared from an access point). Drains running water under or near to a building to be provided with minimum 100mm granular surround.
Drains passing through walls or foundations to be provided with minimum 50mm clearance all around with reinforced concrete lintel over and a sheet of rigid material fixed both sides of wall void to be filled with compressible sealant to prevent entry of gas.

Drainpipes to be flexible jointed vitrified clay to BS: 65: 1991 or UPVC drainage systems to BS: 5955: Part 6: 1980 and BS: 8005: 1987. Pipeline installation to BS 5955 Part 6 1980 & BS EN 1610: 1997 all self-cleansing with min. gradient of 1 in 40 to branch drains & 1 in 80 to main drains.
The choice of bedding and backfilling is dependent on the depth, - size and strength of pipes all to comply in accordance with "Approved Document H Section 2 Tables 8, 9 and 10 diagrams 10, 11 and 12".
Rigid pipes laid under driveways less than 1.2m deep & flexible pipes less than 0.9m deep should be encased in concrete not less than 100mm thick with flexible joints at either every socket joint or not more than 5m intervals. Flexible pipes encased in concrete to be reinforced as appropriate.

Access Points:

- a) Rodding eyes to be in accordance with B.B.A. Certificate No. 83/1135.
- b) Shallow inspection chambers (clay) up to 600mm invert to be in accordance with B.B.A. Certificate No. 83/1135 (225mm dia).
- c) Inspection chambers (G.R.P.) 600mm to 1000mm invert to be in accordance with B.B.A. Certificate No. 83/1135 (475mm dia).
- d) Manholes (precast concrete rectangular sections) 1000 - 2700mm invert to BS 5911: Part 2: 1982 (1200 x 750mm).
- e) Manholes (semi-engineering brickwork) 1000 - 2700mm invert to BS 3921: 1985 (1200 x 750mm).

Inspection chamber covers to be non-ventilating and be secured i.e. key operable.
Half round channels, concrete benching (1:12 slope) and 150mm concrete base.

NOTE: Contractor to check invert location and invert depths of existing drainage runs (eg Sewer).
If drainage layout shown not possible, RDC (Drawing office) are to be notified as soon as possible.

Steel Beam Protection

All steel beams to be encased with half hour fire resistant material comprising 2no. layers of Gyproc. Fireline board screwed to Gyproc Steel strapping and angles or two layers of 12.5mm Gyproc wallboard nailed to timber cradles not less than 44x44mm spaced at 600mm centres, with all joints staggered.

Fire Detection System

Full Fire Detection & Smoke / Heat Alarms (to comply with BS5839: Part 1)
Smoke/heat alarms to be mains fed to be interconnected and to be positioned as indicated on plan.
To be fitted in accordance with manufacturer's instructions and to BS5839: Part 1.

Mandatory Fire Safety Notes

An appropriate fire alarm design and installation to be in accordance with BS5839.
Emergency lighting to be designed and comply with BS5266.
Fire fighting equipment will be required in accordance with BS5423.
Signs and notices will be required in accordance with BS5499.

Fire Stopping

Fire stopping within boxed eaves to be provided by fixing 50mm reinforced mineral wool or 9mm insulation board across void in line with separating wall. Where a ceiling mounted extractor fan is provided the duct in the floor void should be fire protected, using 15mm Gyproc fire line boarding with staggered, filled and taped joints. Provide half hour fire resistant boxes around any surface mounted light fittings within the floor space to maintain the floors fire resistance.
Where SVPs pass through separating floors provide a proprietary fire collar & 15mm gyproc fire line boarding to boxing.

Ceiling finishes

All rooms are to have suspended ceilings, so to allow void for service ducts above.
A Gyproc Gasline MF concealed grid or similar approved will provide the suspended ceiling with ceiling boards providing sound absorptive ceiling treatments to all areas.
The suspended ceiling is to also be designed to give a period of fire resistance, but in order to confirm this period of resistance a fire test certificate is required and should take into account any recessed light fittings and any service ducts which could bypass the fire resistance layer.

Ventilation

Mechanical ventilation to provide control fresh air supply to rooms.
Background ventilation of 2500mm² to be provided to non-habitable rooms eg Offices, Kitchen & WC.
Extractors serving Bathrooms without windows to be operated by light switch to give extract of 6 litres/second and be fitted with 15minute over-run facility. Air input to be provided by ensuring 10mm gap under door.
Mechanical ventilation design to be provided prior to installation for building regulation approval.

Heating System

Existing heating is provided by electric storage heaters
Water heating provided by Instantaneous water heaters.
All hot and cold water installation in accordance with BS 8000-15:1990 Workmanship on Building Sites Code of practice for hot and cold water services.
Note
Heating to comply with Building Regulations Part L2 for the conservation of fuel and power.

Lighting

Minimum efficiency of lamps to be minimum 95% of the installed lighting capacity in circuit comprising light fittings incorporating lamps of the types listed below:
High pressure sodium, Metal Halide, Induction Lighting, Compact fluorescent (all 35mm dia. lamps[TR] lamps provided with low-loss or high frequency control above 11W), Compact Fluorescent (all ratings above 11W)
Other to be of any type and rating with an efficacy greater than 50 lumens per circuit Watt.

Note.

Lighting to comply with Building Regulations Part L2 for the conservation of fuel and power.
Emergency lighting to be on a separate circuit to main lighting source and to be BS 5266:Part 1.

Electrical

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Internal Glazing / Windows

High level windows to have glass and frame to be minimum 30 minute fire resistance.

Notes

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Internal layout by Henry Schein Dental

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CDM 2015

As part of our designer duties under the Construction (Design & Management) Regulations 2015, we have minimised the risks as far as reasonably practicable whilst carrying out our normal design process. Any items that would require additional identification or explanation of risks remaining are detailed on this drawing and/or in the accompanying risk register. However, we deem the design and construction described on this drawing is not past the realms of capability for a competent Principal Contractor using traditional methods of construction.

General Notes

All dimensions to be checked by the contractor prior to commencement of the works.
Contractor to ascertain the position of all existing services prior to commencement of the works.
Building works to be undertaken in accordance with the approved documents issued by the local authority & all conditions stated by local authority are to be implemented.

Demolitions

Demolitions to be carried out in accordance with provisions of BS6187.

Building Regulations

All building works and allied trades to comply with Building Control / Fire Officers
Ignorance or current legislation requirements is reason for failing to comply. Any modifications to design or change of materials can result in failing to comply.

Workmanship and Materials

Workmanship to comply with British standard code of practice of workmanship BS 8000 (workmanship on building sites).
All materials used must strictly comply with manufactures recommendations and with British standards practice codes for the storage and installation of such proprietary materials.

A Updated following Client meeting 02/10/19

Rev Description Date

rdc
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Client
JDSP Dental Ltd

Project
Change of use to Dental Surgery
14 - 16 Winsover Road, Spalding

Drawing
Proposed Ground & First Floor Plans

Scale @ A2
1:50

Date
20/09/18

Drawn By
JL

Checked By
--

Job Number
1328-3

Status
BR

Purpose of Issue
Planning / B. Regs

Drawing No.
1328-3_BR_PL02

Rev
A