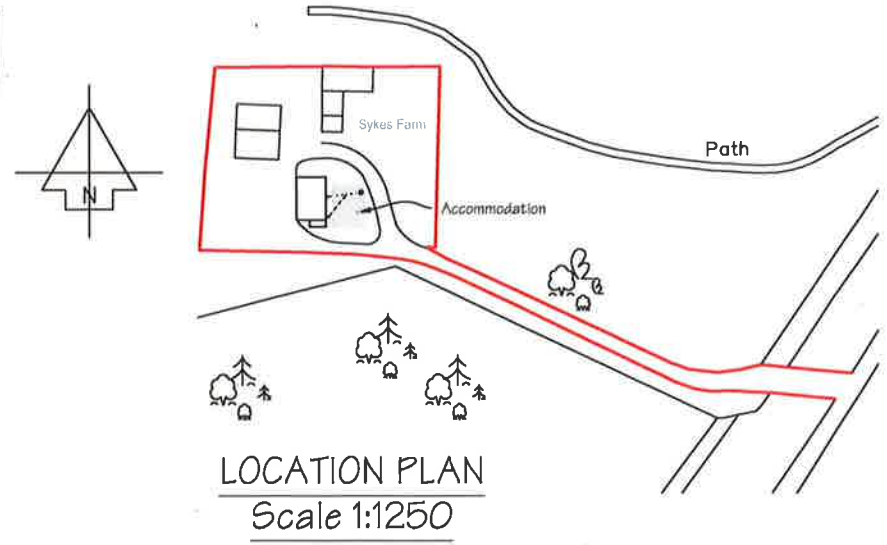
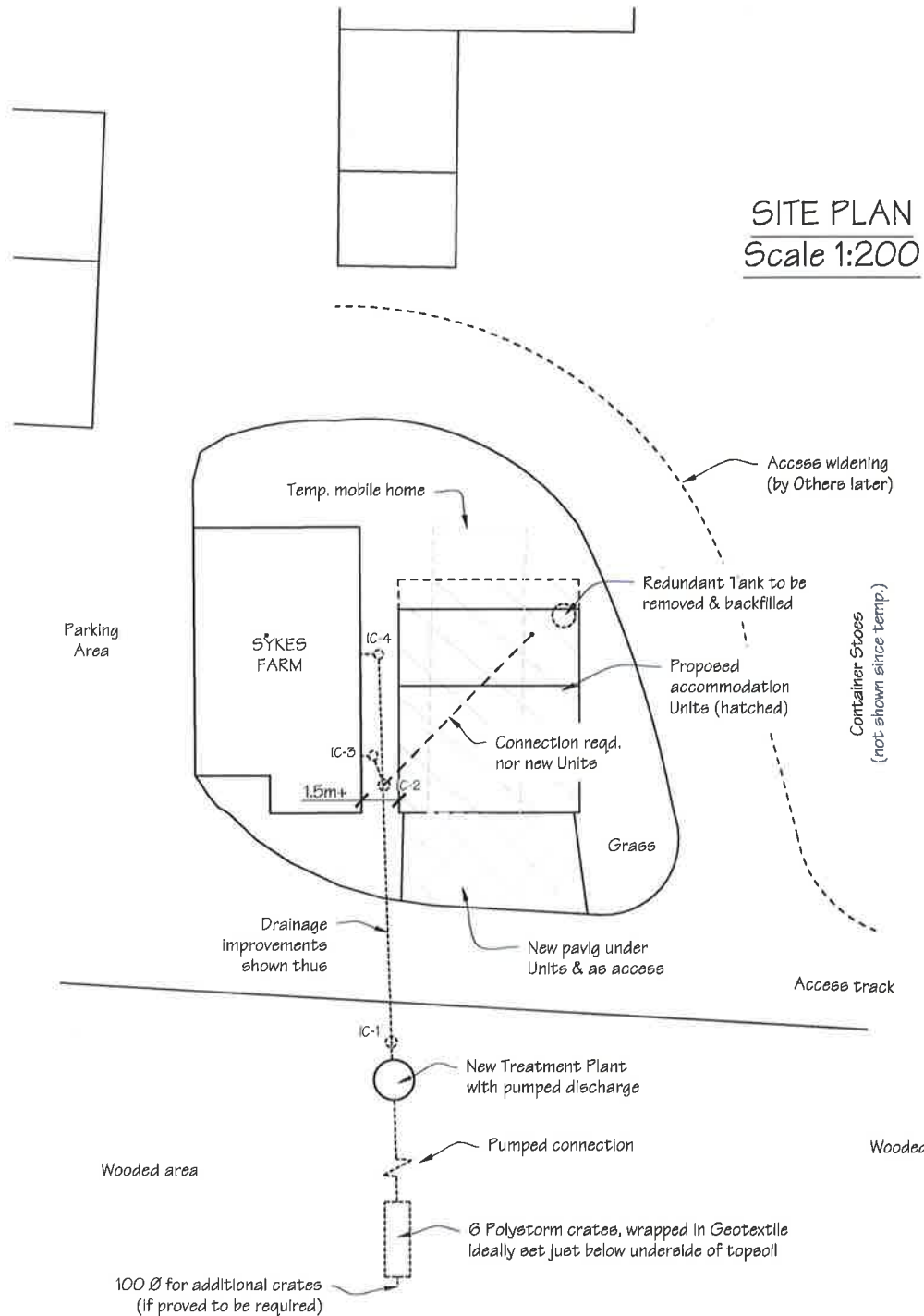


## Frequently Asked Questions/Additional Information

### Accommodation at Gibraltar Point and Saltfleetby-Theddlethorpe Dunes National Nature Reserves, Lincolnshire

1. With reference to drawing no 1065-01A it shows mountings on the roof for solar panels  
**To confirm, it is only the fixing rails required as part of the tender. Fixing rails only (galvanised steel or aluminium, as appropriate).**
2. Do you require two separate consumer units, one for each unit as this could also affect the pv?  
**YES, located where shown on the M&E Plan.**
3. Sprinkler system is annotated - any particular system in mind (tank fed, mains fed) and would it require a fire alarm panel to be installed if a signal is needed to set off sounders? Would it be running as a separate pressure system requiring a supply to a pump?  
**Simplest and best value system that meets Regulations will be acceptable (which is assumed to be mains fed).**
4. With regards to the hot water heater, is the timer and thermostatic controls going to be integral to the unit?  
**Not necessarily, but controls must be accessible. Best value solution will be acceptable.**
5. Windows identified to be Fire Rated: is there a reason for this? FR windows generally are fixed and the process to make them FR is extremely costly.  
**Some windows will need to be Fire Rated (ie adjacent to the escape route) in order to comply with Regulations but an alternative solution, if available, will be considered.**
6. Drainage is annotated to be connected into existing system at Saltfleetby but Gibraltar Point is more vague; that suggests a new treatment tank. Is this just for the two nature reserve accommodation units being installed or to serve the existing properties? As it suggests the old one will be made redundant.  
**See attached drawing 1065-04A for imminent upgrades planned for the foul drainage system at Gibraltar Point (this work, including removal of old septic tank, is being undertaken by others). A connection will, however, be required from the new units to IC-2.**
7. External works: assume these are generally excluded (drawing refers to "altered access" at Gibraltar Point).  
**This assumption is correct.**
8. Indication of where the existing services we are connecting to, what/how? Would advise a provisional sum is identified to cover these works for the purpose of tendering if not clearly identifiable at this stage.  
**Tenderer needs to make himself aware of existing services and drains and allow for all new connections by undertaking a site visit (or state a PC allowance).**

26 April 2022



**Suggested Foul drain levels**

Manhole ref	Invert level	Comments
Ex. Septic Tank	GL - 600	To be removed and Infilled
New T/Plant	GL - 800 approx.	6 or 9 person capacity
IC-1	DPC - 790 (est)	450 diam upvc Inspection Chamber
IC -2	to suit	ditto
Ex. IC-3	as existing	Connect to new FW drain
Ex. IC-4	as existing	ditto with oblique junction

- NOTES:**
- Soil investigation & percolation tests may be necessary.
  - Septic Tank to be emptied & removed with redundant drains. Soakaway to be, say, 6 No. Polystorm Lite crates wrapped in Geotextile, set below topsoil.
  - Treatment Plant to be either Klargester or Hydroclear (osa) with pumped discharge.
  - 100 diam upvc soil drains with flexible joints in gravel or with concrete surround under track.
  - Duct & armoured cable from Sykes Consumer Unit to T/Plant.

**Build Design Ltd**  
ARCHITECTURAL DESIGN & PROJECT MANAGEMENT

LINCOLNSHIRE WILDLIFE TRUST  
VOLUNTEER ACCOMMODATION

Title: DRAINAGE ALTERATIONS  
Dwg. No: 1065-04A  
Date: April 2022 Scale as shown  
Client: Lincolnshire Wildlife Trust  
Banovallum House, Manor Ho. St.,  
Horncastle, LN9 5HF

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