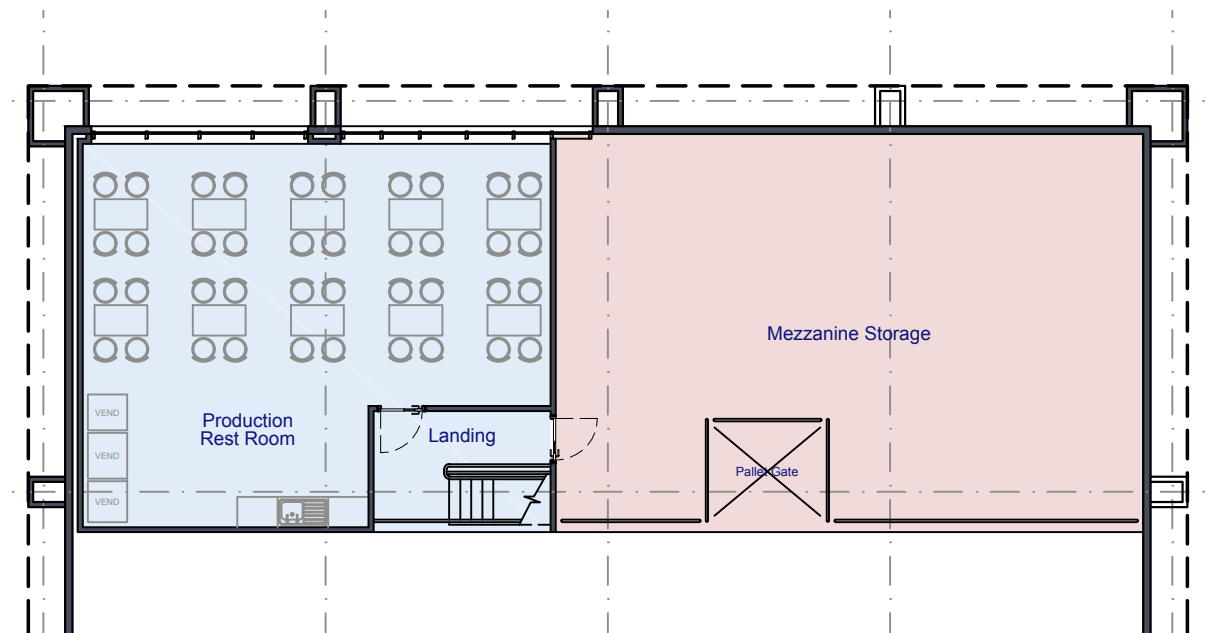


Ground Floor Layout



Mezzanine Floor Layout

- Office Area**
(720 sqft, 67 sqm)
- Production Changing Rooms**
(860 sqft, 80 sqm)
- Production Area**
(5,845 sqft, 543 sqm)
- Mezzanine Rest Room**
(765 sqft, 71 sqm)
- Mezzanine Storage Area**
(990 sqft, 92 sqm)

Total Gross Internal Floor Area
(7,425 sqft, 690 sqm)

Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing development.

Furniture layout and fittings is indicative and are subject to end user fitout.

Notes
Provision of Sanitary Appliances:

Based on BS 6465-1 Sanitary Installations, minimum scale of provision of sanitary appliances for staff within Offices, maximum occupancy of female staff 5 persons, male staff 15 persons:

Office Washroom	1 no.
Accessible/Unisex	1 no.
Female WC	1 no.
Handwash basin	1 no.
Male WC	1 no.
Handwash basin	1 no.

Based on BS 6465-1 Sanitary Installations, minimum scale of provision of sanitary appliances for staff within Production Area, maximum occupancy of female staff 30 persons, male staff 60 persons:

Production Area Washroom	3 no.
Female WC	3 no.
Handwash basin	3 no.
Male WC	3 no.
Male Urinal	3 no.
Handwash Station	3 no.

Total occupancy 110 persons (Female 35, Male 75)

U-Values (W/m²K)

External Cladding Warehouse	0.26
Separating Wall, Warehouse / Offices	0.26
Separating Floor, Warehouse / Offices	0.18
Ground Floor	0.22
Roof Cladding	0.18
Windows	1.00