



Ground Floor Layout

**Production Change (Option 1B)**

Changing Room option with no shower provision, Note; it will be necessary to provide Unisex Shower within Disabled WC.

- Office Area**  
(935 sqft, 87 sqm)
- Production Changing Rooms**  
(580 sqft, 54 sqm)
- Production Area**  
(3,385 sqft, 315 sqm)
- Mezzanine Area**  
(1,600 sqft, 150 sqm)

**Total Gross Internal Floor Area**  
(5,015 sqft, 465 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, maximum occupancy of female staff 25 persons, male staff 25 persons:

<b>Office Washroom</b>	
Accessible/Female WC	1 no.
Handwash basin	1 no.
Male WC	1 no.
Handwash basin	1 no.

<b>Production Area Washroom</b>	
Female WC	1 no.
Handwash basin	3 no.
Male WC	1 no.
Handwash Station	3 no.

Total occupancy 50 persons (Female 25, Male 25)

<b>U-Values (W/m²K)</b>	
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