



Ground Floor Layout

- Office Area  
(525 sqft, 49 sqm)
- Production Changing Rooms  
(135 sqft, 12.5 sqm)
- Production Area  
(1,800 sqft, 167 sqm)
- Mezzanine Area  
(675 sqft, 63 sqm)

**Total Gross Internal Floor Area**  
(2,520 sqft, 234 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 (50/50) split 25 persons:

|                 |       |
|-----------------|-------|
| <b>Washroom</b> |       |
| Accessible WC   | 1 no. |
| Handwash basin  | 1 no. |
| WC              | 1 no. |
| Handwash basin  | 1 no. |

Total occupancy 25 persons (50/50)

|                                       |      |
|---------------------------------------|------|
| <b>U-Values (W/m<sup>2</sup>K)</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 |