

**HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:**

The list below identifies certain risks but does not cover all possible unusual etc situations which may be encountered during the construction process, it is also therefore the main contractor's responsibility to identify any further risks / hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:

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**Blocked Up Doorway:**  
Supply and install 7kN blocks to doorway to plant room. Install 50mm resilient bars to the compressor room side of the wall, with 2 layers of Gyproc soundblock installed to the resilient bars. 50mm of Isover acoustic roll is to be installed between the wall and board. The boards are to be skimmed. Allow for moving pipework and electrics that are fixed to the wall.

The contractor is to supply and install skirting board. Decoration to match existing.

**New Meeting Room:**  
Form the wall separating the meeting room and kitchen area in 38mm x 63mm CLS timber studs, with acoustic roll placed between studs. Both sides are to be provided with a layer of 12.5mm acoustic board and skimmed. The contractor is to supply and install skirting board. Decoration to match existing.

Supply and install glazed partitions to the other walls, with an acoustic performance of 50dB. Supply and install a glazed door to match. Glazing should be in line with BS EN 1250. Manifestation (style TBC) is to be supplied and installed across a height of 850mm and 1500mm above floor level.

**Wall Finishes:**  
Prepare walls prior to decorating with 1 coat of primer, and 2 coats of good quality matt emulsion.  
Sandblast and seal exposed brickwork to kitchenette and meeting room

**Floor Finishes:**  
Floor finishes are to match existing - to be infilled where flooring is missing following strip out. Lusso Portofino Herringbone Norwegian Oak Glue Down LVT Vinyl Flooring (Formerly Amtico Signature AROW7710 Aged Oak).

**Joinery Finishes:**  
Prepare joinery prior to decorating with 1 coat of primer, and 2 coats of good quality eggshell paint.

**Ceiling**  
Make good the ceiling following the removal of fittings and prepare for decoration. Decorate the ceiling with 1 coat of primer, and 2 coats of good quality matt emulsion.

**Kitchenette:**  
Supply and install a Howden's Kitchenette, in Navy Blue:  
1no 500mm base units containing slim dishwasher  
1no 1100mm base unit to the corner, with a 500mm door  
2no 600mm base units with 2no drawers above  
1no 600mm base unit with a single drawer above  
70/30 fridge freezer, doors to match  
Laminate worktop  
Single stainless steel sink with drainer  
Supply and install high breakfast bar seating and stools.

**Lighting:**  
LED strip lighting, LUX levels to achieve 300 LUX. To be operated on PIR

**Power and Data:**  
Supply and install 2no double sockets, and 1no Cat 6 data socket per desk, within dado trunking as per the desk layout.

**Electrical Testing:**  
Provide NICEIC testing following completion of works.  
Install separate sub-meter for the floor.  
Install new distribution board - location to be agreed



Notes:

Water to be provided to the kitchenette - locate incoming and ensure it is boxed in if within other tenants demise.

Ensure all electrics are separated from the FF

Contractor to arrange for lighting design and LUX level assessment.

**Ground Floor Plan**  
Scale 1:100

Rev	Date	Drawn	Description	Checked
A	19.03.26	JG	Addition of meeting room, layout of kitchenette	JG

Client: Westcourt Group Ltd. Issued From: York  
 Project: 56 Wellington St. Leeds, LS1 2HH Date: February 2026  
 Title: Proposed Layouts Scale: 1:100 @ A3  
 Ground Floor Drawn: JG Auth:

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LHL Group Property and Construction Consultants  
 The Chocolate Works Suite 2  
 Bishopthorpe Road The Riverside Building  
 York Livingston Road Harrogate  
 YO23 1DE Hessele Newcastle Upon  
 HU13 0DZ Tyne  
 Doncaster  
 01904 690699 01482 215999  
 www.lhlgroup.co.uk

