

Layouts shown are transcribed from unqualified Landlord's basebuild data and are intended as initial indicative drawings only, subject to feasibility including detailed measured survey, Structural Engineers report, M&E Engineers report, Building Control approval, Fire Officer approval and all statutory applications

NB Responsibility is not accepted for errors made by others scaling from this drawing

0.5 1.5 2 2.5m Scale - 1:50

DRAFT

WC provision calculations(Note, all occupancy values below are to be confirmed against actual occupancy)

Occupancy (theoretical maximum)
Ref Approved Doc B2, Table D1 Floor space factors:
- Warehouse & Storage 30m² per person
- Office 6m² per person (equivalent BS 9999-2017
Section 16.2, table 9, medium density)

Theoretical maximum occupancy (utilising proposed area values): $\hbox{- GF Office } 211.1 m^2 \ / \ 6 = 36 \ people$

- GF Office 190.7m² / 6 = 32 people - GF Warehouse & Storage 1,126.2m² / 30 = 38 people - 1F Warehouse & Storage 214.7m² / 30 = 8 people

Total theoretical occupancy (all usage) = 114 people

Ref BS 6465-1-2006, Section 6.4.1 scale of provision, Table 3: Assume 114 people at work, 9No WC & 9No whb required

Proposed layout provision:
GF - 6No Universal (6No WC, 6No whb)
GF - Accessible WC (1No WC, 1No whb)
1F - 2No Universal WC (as existing, 2No WC, 2No whb)
Total = 9No WC, 9No whb



2 BLACKMOOR LANE, CROXLEY PARK WATFORD

WATFORD BOROUGH COUNCIL

GROUND FLOOR

PROPOSED WCs, OPTION 2

ACD LZS MAY 2024

1:50 @ A3

Drawing Number

Revision

U232576-A02-06