

Application for a premises licence to be granted under the Licensing Act 2003

Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Rogell Limited
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description Unit 11-14 Airfield Approach Business Park Moor Lane Flookburgh Cumbria			
Post town	Grange-Over-Sands	Postcode	LA11 7NG

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 8200

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *		please complete section (A)
b)	a person other than an individual *		
	i as a limited company/limited liability partnership	Y	please complete section (B)
	ii as a partnership (other than limited liability)		please complete section (B)
	iii as an unincorporated association or		please complete section (B)
	iv other (for example a statutory corporation)		please complete section (B)

c)	a recognised club		please complete section (B)
d)	a charity		please complete section (B)
e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or **Y**
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					

--

Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Rogell Limited
Address L'Enclume Cavendish Street Cartmel Cumbria LA11 6PZ

Registered number (where applicable) 4338887
Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited COmpany
Telephone number (if any)
E-mail address (optional) [REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
01	05	2023

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

We are a small online business who cooks 3-course meals for customers to finish preparing at home. Add-ons are available to purchase with the 3-course meal, which includes alcoholic beverages.

The food aspect of the business is cooked at a different premises. Unit 11-14 consists of a warehouse with walk in fridge, freezer, storage area, packing area and office. The warehouse will be used to prepare food boxes and wine pairings, which involve decanting sealed bottled wine into smaller glass bottles, and then sealing up again with bottle tops and foil seal wraps. The warehouse will also be used to pack customer orders ready for dispatch.

Food and alcohol can be ordered through our website only, where card payment is required to complete the order. Orders can only be received by the customer either through DPD, or picked up from Our Shop, Gatehouse, Cartmel, LA11 6QB, where the challenge 25 scheme is in place. Collections will never be available from Unit 11-14.

The storage area is secure and contains food, alcohol, shop merchandise and packaging supplies. All entrances lock and are monitored by CCTV 24 hours a day. Only staff, suppliers and couriers are permitted on site. A member of staff must be with the supplier or courier if on site.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)	Please tick all that apply
--	----------------------------

a)	plays (if ticking yes, fill in box A)	N
b)	films (if ticking yes, fill in box B)	N
c)	indoor sporting events (if ticking yes, fill in box C)	N
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	N
e)	live music (if ticking yes, fill in box E)	N
f)	recorded music (if ticking yes, fill in box F)	N
g)	performances of dance (if ticking yes, fill in box G)	N
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	N

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	N
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	Y

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	-----	-----		<u>Please give further details here</u> (please read guidance note 4)	
Tue	-----	-----			
Wed	-----	-----	<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur	-----	-----			
Fri	-----	-----	<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	-----	-----			
Sun	-----	-----			

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon	-----	-----			
Tue	-----	-----	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Wed	-----	-----			
Thur	-----	-----	<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri	-----	-----			
Sat	-----	-----			
Sun	-----	-----			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon	-----	-----	
Tue	-----	-----	
Wed	-----	-----	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Thur	-----	-----	
Fri	-----	-----	<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat	-----	-----	
Sun	-----	-----	
	-----	-----	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon	-----	-----		<u>Please give further details here</u> (please read guidance note 4)	
Tue	-----	-----			
Wed	-----	-----	<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur	-----	-----			
Fri	-----	-----	<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	-----	-----			
Sun	-----	-----			

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors		
Day	Start	Finish		Outdoors		
Mon	-----	-----		<u>Please give further details here</u> (please read guidance note 4)		
Tue	-----	-----				
Wed	-----	-----	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)			
Thur	-----	-----				
Fri	-----	-----	<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat	-----	-----				
Sun	-----	-----				

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Day	Start	Finis h		Outdoors	
Mon				<u>Please give further details here</u> (please read guidance note 4)	Both
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finis h		Outdoors	
Mon				<u>Please give further details here</u> (please read guidance note 4)	Both
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	NO
				Off the premises	Y
Day	Start	Finish		Both	NO
Mon	8.00	18.00	State any seasonal variations for the supply of alcohol (please read guidance note 5) N/A		
Tue	8.00	18.00			
Wed	8.00	18.00			
Thur	8.00	18.00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) N/A. We remain open as normal on bank holidays, apart from Christmas Day and New Years Day, where we close.		
Fri	8.00	18.00			
Sat	8.00	18.00			
Sun					

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Sam Ward
Date of birth	
Address	
Postcode	

Personal licence number (if known) CN20092064
Issuing licensing authority (if known) Merton

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

There will be no form of entertainment or activities at the premises. The premises is strictly used for containing and packing customer orders.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) Premises will never be open to the public.
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6) Premises will never be open to the public.

Sat			
Sun			

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

The selling of alcohol is only a small part of our business and is never consumed or received by the customer on the premises. The premises is not open to the public. We keep our stock of alcohol very small on site and stock take is taken once a month at a minimum.
 CCTV is monitored and covers both the front and back of the building.
 Staff training in relation to the premises license will be logged and conducted on a regular basis, which will include how to monitor CCTV footage, what to do in the instance that there is a security breach, and reiteration on what the premises license requires of us.

b) The prevention of crime and disorder

CCTV has been installed and covers all access doors. This operates 24 hours a day and footage is kept for 28 days. Footage is quickly and easily accessed from mobile phones of key holders.
 All access doors are locked overnight and front gate for vehicle access is also locked overnight. Building is alarmed and provided by Chubb. If in the event the alarm goes off, the key holders will be called by Chubb and have 20 minutes to confirm in person whether or not there is a security breach. If Chubb can't get hold of any of the key holders, the police will be called to the premises.

c) Public safety

No alcohol will be consumed on the premises. In regards to alcohol, premises is solely used for preparation of wine flights, storage and dispatch of alcohol through DPD.

d) The prevention of public nuisance

All deliveries will take place at a suitable and reasonable time of day, and within opening hours previously stated. Deliveries at the premises will be received by a member of staff.

e) The protection of children from harm

All alcohol is sealed apart from when preparing wine flights, of which only age 18+ are permitted to carry out the task. The process of preparing wine flights is fully completed within 1 hour, and opened alcohol is never left unattended. No alcohol is served to anyone on the premises.

Checklist:

Please tick to indicate agreement


•	I have made or enclosed payment of the fee.	
•	I have enclosed the plan of the premises.	Y
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	Y
•	I understand that I must now advertise my application.	Y
•	I understand that if I do not comply with the above requirements my application will be rejected.	Y
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	Y

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	18.04.23
Capacity	

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			



Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

- A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:
 - does not have the right to live and work in the UK; or
 - is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.


As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

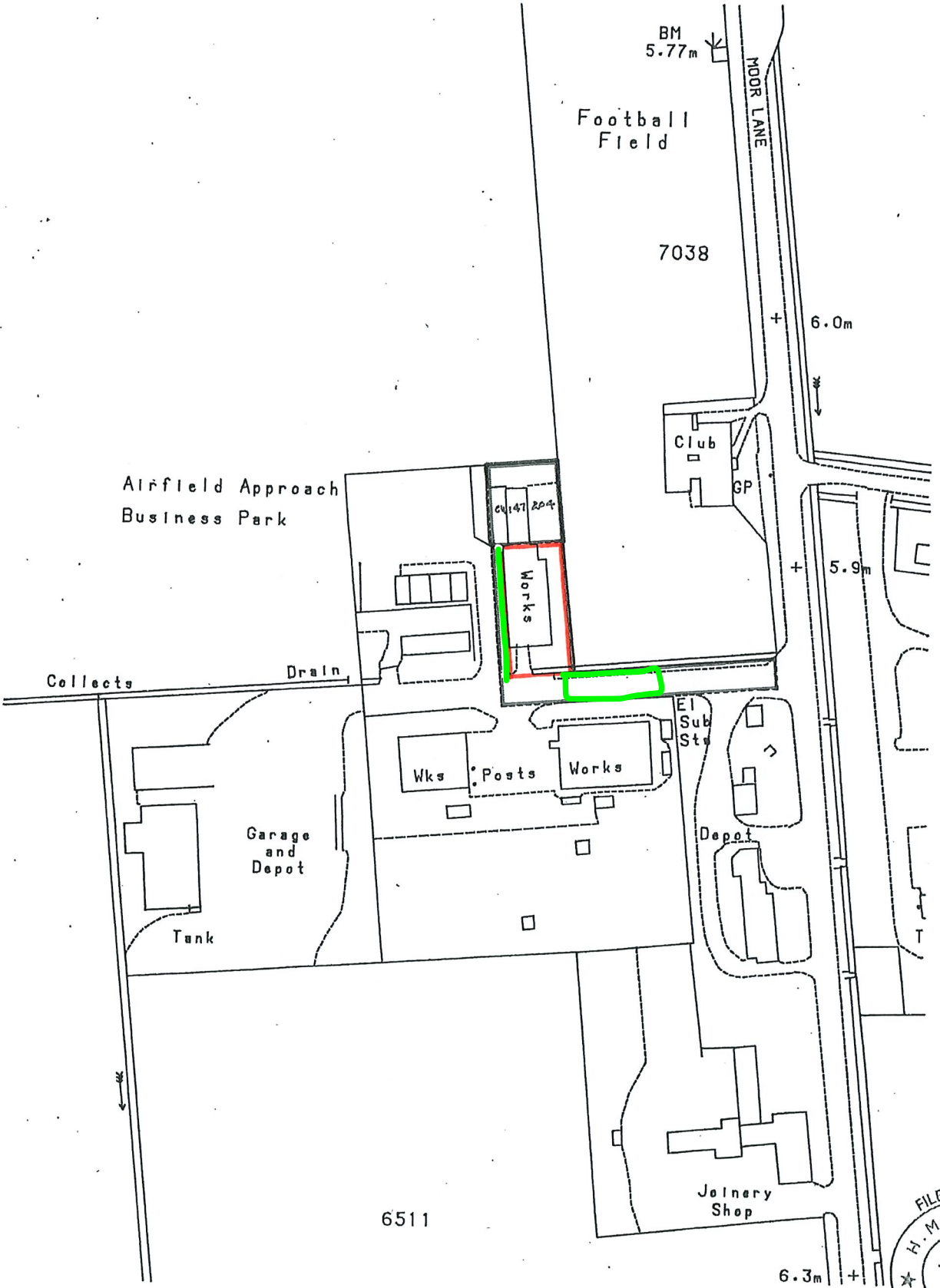
To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

H.M. LAND REGISTRY		TITLE NUMBER		
		CU 135 571		
ORDNANCE SURVEY PLAN REFERENCE	SD3675	SECTION	H	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA CUMBRIA + SOUTH LAKELAND				© Crown Copyright 1996



neighbouring unit



Drainage connection as existing, presumed mains. To be determined on site.

ABOVE GROUND DRAINAGE
UPVC pipework to BS 5255:1976 installed in accordance with BS 5572:1978 Code of Practice for sanitary pipework.
All sanitary ware (including sinks) to be fitted with 75 mm anti-siphonage deep seal traps. Sinks to be fitted with a grease separator complying with BS EN 1825-1:3004 or equivalent. Wash hand basins connected to existing SVP via 32 mm dia wastes.
Wastes over 2.0 m long to be 50 mm dia.
Bends in branch pipes to have a min. centre line radius of 75 mm. Junctions in branch pipes to be made with a sweep of 25 mm or at 45 deg. Access to branch pipes to be provided at start of runs and at all changes of direction.

PARTITIONS
Lightweight partitions to be 100 x 50 mm wide timber studs at 600 mm cts, finished with 12.5 mm plasterboard and skim finish to both sides and 90 mm thick Isover APR 1200 sound deadening quilt to be installed between studs.

Gated access at balustrade to be formed to allow for roaming storage lift access.

Walk-in freezer to specialist design. Client to organise.

Location of incoming/ outgoing gas pipework.

Precast concrete staircase with metal balustrade and handrails, of overall rise of 470mm in 3 No. 157mm high risers & 250mm deep treads.
Steps to be closed riser with square nosing or where profiled, to project no more than 25mm. Nosings to be apparent by way of 55mm wide visual contrasting strip on both tread and riser. Stairs to be 1500mm wide measured between strings or enclosing walls to allow for passage of goods for storage. Landings to be provided at top and bottom of flights.
Handrails / guarding to be fixed to each side of the flight of stairs and each side of landings, at 900mm above pitch line of nosings and 1100mm above FFL of landings, either 32-50mm dia. circular, or 50mm x 39mm non circular, spaced a min 50mm off wall and 50mm above brackets where used.
Hand rails should extend a min 300mm beyond line of top and bottom nosing without projecting in to an access route.
Hand rails should contrast visually with their background.
Guarding / balustrades to be fitted with max. clear space between of 99 mm designed to prevent children climbing.
Min. 2.0 m clear headroom to be maintained throughout flights measured from pitch line of nosing. All dimensions to be checked on site prior to fabrication.

Short rise platform lift to specialist design.

Heads of new openings to be supported by 140 x 100 mm pre stressed concrete lintels. All lintels with min. end bearings of 150 mm. Cavity tray over with weepholes at max. 900mm cts (min 2 no. per lintel).
Cavity closed at jambs and cills of all openings with inner block returned (assuming cavity construction) and insulated DPC fixed.
Floor extended incorporating dpc.
New open should allow installation of 926 x 2040mm door.

Walk-in fridges to specialist design. Client to organise.

VENTILATION
Bathroom / ensuite - Mechanical extract of 15 L/sec rate, when no window then operated light switch and 15 minute overrun.
Brew room - mechanical extract of 60 L/sec rate (or 30 L/sec if cooker hood).

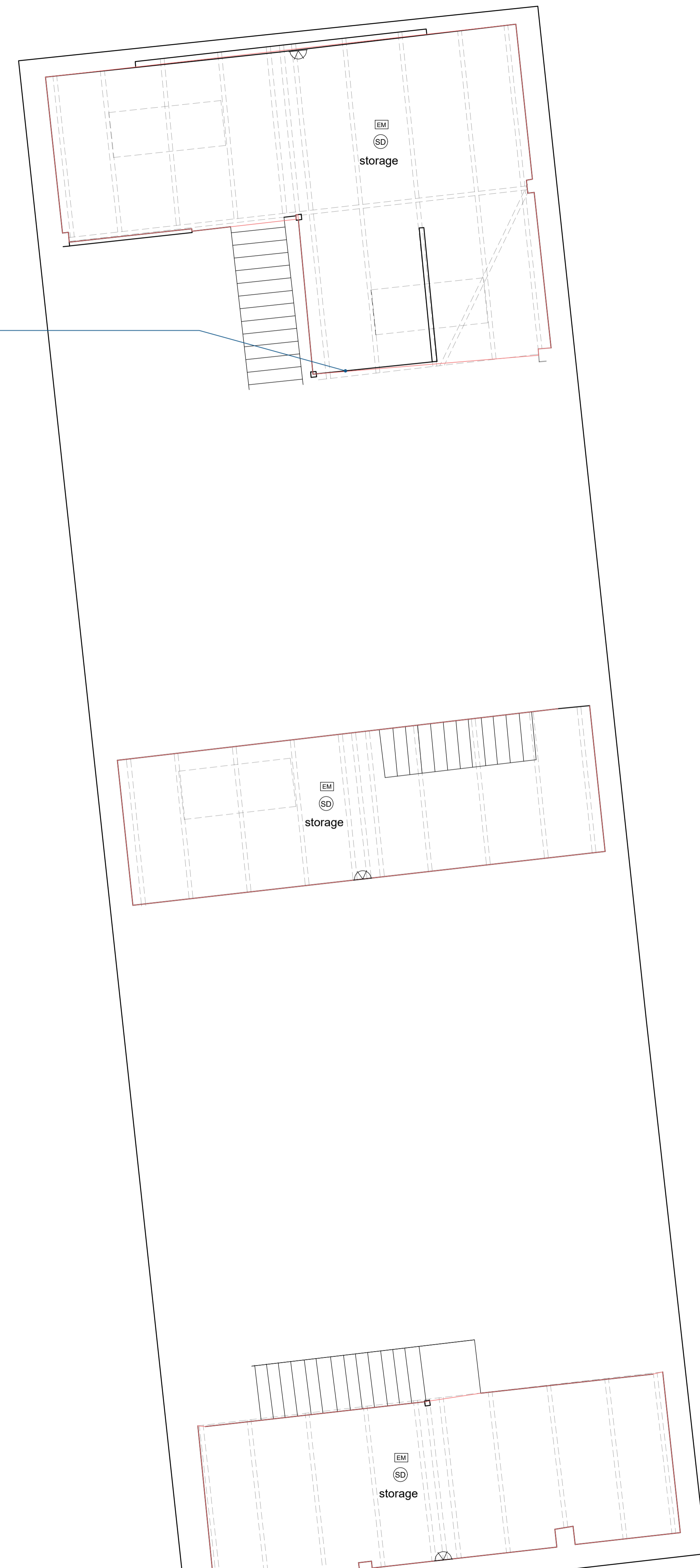
Location of existing high level heater. Heater to remain.

Approximate location of incoming water supply.

Bin storage area to remain as existing. Bin store located adjacent to the building to the east. Private collection of bins to be organized with existing collection company used by Rogell Ltd.

GENERAL
Lighting throughout building to be dedicated energy efficient light fittings.
Where new, all switches for permanently wired appliances to be located between 400mm and 1200 mm above finished floor level.
Commissioning of hot and cold water system to be carried out to a Building Control approved standard and to be submitted to Building Control within 5 days of commissioning for approval.
All heating / plumbing work to be carried out by certified and qualified plumber / heating engineer.
All electrical work to be carried out via the Competent Person's Self Certification Scheme by an electrical contractor registered with one of the following organisations :
BRE Certification Limited
Elecsa Limited
British Standards Institution
NICEIC Services Limited
All certificates to be forwarded to Building Control upon request.

FIRE SAFETY SYSTEMS
All detectors are to be to BS 5446-1:2000 or BS 5446-2:2003 linked to fire alarm. Detectors are to be sited min. 300 mm from any wall, door swing or light fitting.
Fire alarm system to be category L2 to design and installation to BS 5839-1:2002 linked to all detection and manual call points.
Emergency lighting is to be provided to internal areas and external areas, emergency lighting to design and installation to BS 5266-1:2005, by specialist.
Exit signs and pictograms are to conform to BS 5499-1:2002.
Final exists to be key free.



first floor plan scale 1:50

CDM2015 - Designer Risk Assessment	
Significant Hazard	Control
Manual handling	Manual handling tasks eliminated by mechanism where practicable, all workers trained in basic safe manual handling operations, safe handling based on assessment of risk from manual handling operations, organise scaffolding to make block laying easier, for example providing tables or half lifts to minimise bending and twisting.
Respirable crystalline silica (RCS)	Dust suppression or local extract ventilation to be used whilst cutting masonry, concrete & plasters. Areas to be cleaned with vacuum rather than broom and if face masks are required they should be face fit tested.
Craning steels	Comply with LOLER and PUWER regulations, with proper planning by a competent person and is properly supervised in a safe manner
Maintenance of fascias & barge boards & cleaning of gutters.	Provide safe method of roof access, such as MEWP or scaffold tower, carry out maintenance works from ground level via extendable cleaning tools where possible.

LEGEND	
(HD)	mains powered heat detector with battery back-up, interlinked
(SD)	mains powered smoke detector with battery back-up, interlinked
FD30S	fire door to be 30 min fire door with intumescent smoke seals and self closer to LABC approval.
▽	sounder with beacon
EM	emergency light
bg	break glass
→	non-illuminated exit pictogram



location plan scale 1:1250

REV	COMMENT	BY	DATE
A	alterations following client comment	cb	27/07/22

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB BEFORE STARTING WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING.
COPYRIGHT ON ALL DRAWINGS, SPECIFICATION AND DOCUMENTATION REMAINS THE PROPERTY OF JOHN COWARD ARCHITECTS LTD. AND MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART IN ANY MANNER OR FORM WITHOUT PRIOR CONSENT OF THE COMPANY.

PROJECT
Rogell Ltd
The Gatehouse
Cartmel
LA11 6PZ

CLIENT
Rogell Ltd

TITLE
BUILDING REGULATIONS
Units 11- 14 Airfield Approach
Flookburgh

SCALE/ A1	DRAWN	CHECKED	DATE
1:50/ 1:1250	cb	-	July 2022
JOB NO	DRAWING NO	REVISION	
18055	21	A	

jca architects

JOHN COWARD ARCHITECTS LIMITED
No. 3 Unsworth's Yard,
Ford Road,
Cartmel,
Cumbria, LA11 6PG
Tel: (015395) 36596
Fax: (015395) 36775
www.johnwardarchitects.co.uk

ground floor plan scale 1:50