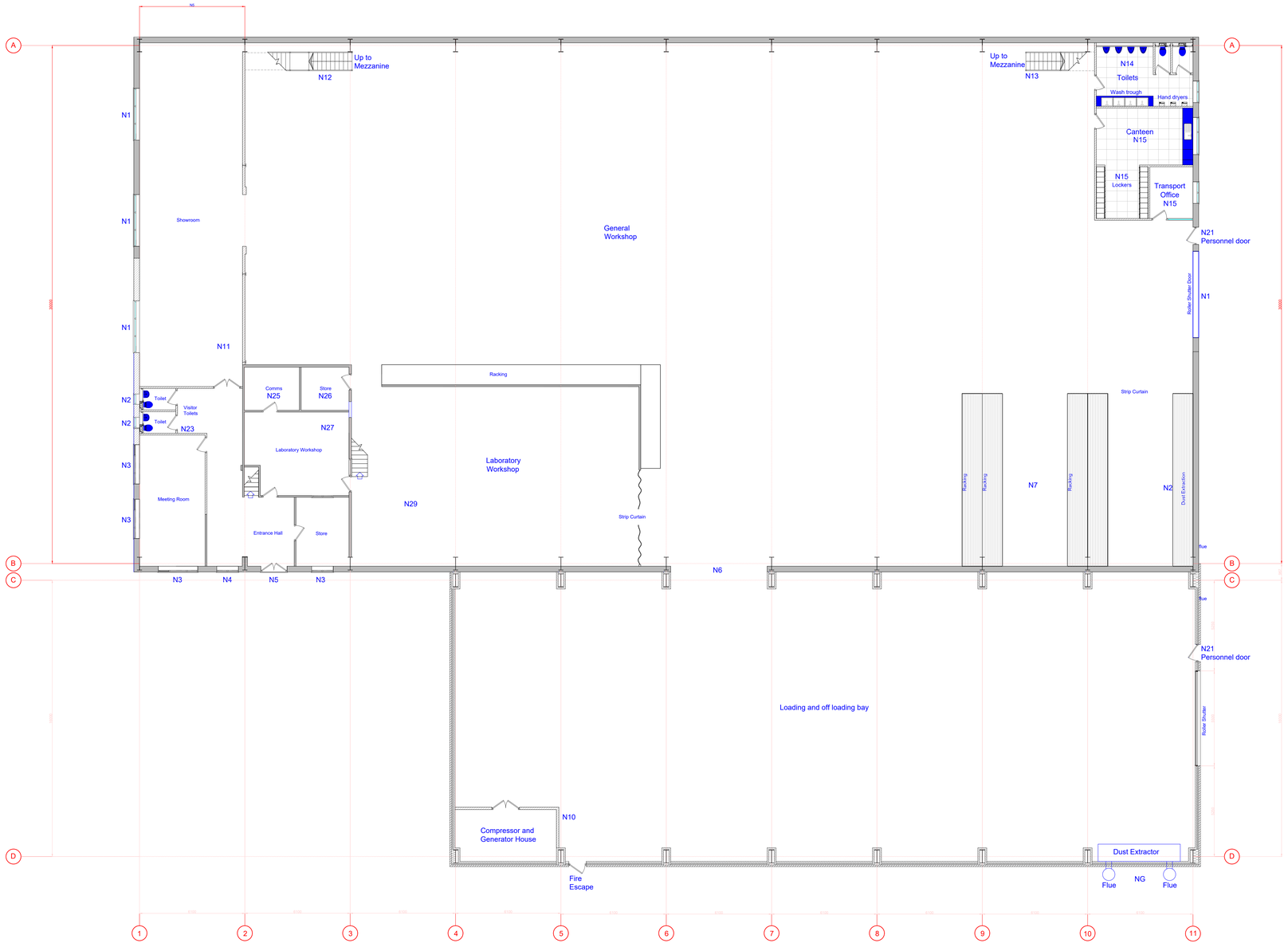
KELTRUCK LTD



Proposed

GROUND FLOOR PLAN

C:\Users\Chris Brown\Pictures\AutoCad Architectural .jpg

NOTES:

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N1 Cut out the existing brickwork. Insert lintol and create opening under for a 3000mm wide x 750mm high window set at high level with head of window 2700mm above finished floor level. Provide and install a new aluminium window, divided into three top hung opening casements, Colour coated to RAL 7021 Make good all finishes

N2 Cut out the existing brickwork. Insert lintol and create opening under for a 600mm wide x
750mm high window set at high level with head of window 2100mm above finished floor level. Provide and install a new aluminium window, with one top hung opening casement, Colour coated to RAL 7021 Make good all finish Make good all finishes

N3 Take out the existing window and replace with new aluminium windows, in the existing opening,
colour coated to RAL 7021. Large window to be divided into two top hung opening casements. The small window to be one top hung opening casement

N4 Cut out the existing brickwork. Insert lintol and create opening under for a 1200mm wide x 2100mm high window set with head of window 2100mm above finished floor level. Provide and install a new aluminium window, colour coated to RAL 7021. Window to comprise one top hung casement over one fixed pane. Make good all finishes

N5 Cut out the existing brickwork. Insert lintol and create opening under for a 2000mm wide x 2100mm high doorset set with head of doorset 2100mm above finished floor level. Doors to be fully glazed and with electric automatic opening. Level threshold Make good all finishes

N6 Cut out opening in the original external wall. Insert lintol comprising 2 x 203 x 133mm UB's welded to building column either side. Create full height opening between the existing building and the extension. Make good brick jambs and make good concrete floor

N7 Cut out the existing brickwork. Insert lintol and create opening under for a 1010mm wide x 2100mm high steel doorset set with head of doorset 2100mm above finished floor level. Door to incorporate a glazed vision panel. Level threshold. Make good all finishes

N8 Cut out opening in the original external wall. Insert solid wall heavy duty lintol at 5200mm above finished floor level to underside lintol. Create full height opening under. Supply and install insulated hi-rise sectional up and over door in Anthracite Grey to RAL 7016. Make good brick jambs and make good concrete floor

N9 Relocate the dust extractor unit to this location. Cut out openings in the external wall to accommodate the two flues from this machine.

N10 Create an enclosure to accommodate the Compressor and the Generator. The enclosure to be constructed with 140mm thick dense concrete blocks built off the concrete floor. The roof to be precast concrete beams. Internal fair faced blockwork with a plastered ceiling. Doors to be a pair of steel doorset with security locking. The external wall to be provided with 4 x 450mm x 225mm ventilation grilles

N11 Create an enclosure for the new Showroom with a mezzanine platform over. The principle physical requirements of this are;

- Wall between the workshop and the showroom to be constructed from 140mm dense concrete blocks built into the external wall and into the webs of the mezzanine support columns.
- A roller shutter door to be provided between the workshop and the showroom
- Ceiling height of showroom to be 3000mm and fitted with a suspended ceiling
- All walls to receive a plastered finish
- Mezzanine to be constructed from precast concrete beams set onto structural steel beams all to structural engineer's design

N12 Open tread steel staircase to mezzanine and comprising 65mm tubular steel handrails and 250mm wide x 1000mm open grid treads. Risers be 150mm. Total risers 20. Stairs to have two flights with 1200mm x 1000mm landing at mid-point

N13 Open tread steel staircase to mezzanine and comprising 65mm tubular steel handrails and 250mm wide x 1000mm open grid treads. Risers be 150mm. Total risers 16. Stairs to have one flight

N14 Create Technicians Toilet facility comprising

(a) 2 x close coupled WC Pans
(b) 4 x Urinal bowls
(c) 1 x Wash Trough 3000mm long
(d) 3 x hand driers
(e) All walls to be tiled
(f) Floors to be tiled
(g) Ceiling to be suspended ceiling

N15 Create Technicians Canteen complete with range of Kitchen units and comprising

(a) Tower unit with fridge freezer
(b) Dishwasher
(c) 1000mm sink base
(d) Microwave
(e) Various units to fit the wall
(f) All walls to be tiled
(g) Floors to be tiled
(h) Ceiling to be suspended ceiling

N16 Create Locker Room;

(a) All walls to be tiled
(b) Floors to be tiled
(c) Ceiling to be suspended ceiling

N17 Create Transport Office to comprise the following

(a) All walls to be plastered
(b) Floors to be tiled
(c) Ceiling to be suspended ceiling
(d Entrance door to be steel doorset with glazed upper panel
(d) Window to be aluminium with sliding glass hatch

N18 Cut out the existing brickwork. Insert lintol and create opening under for a 1200mm wide x 750mm high window set at high level with head of window 2100mm above finished floor level. Provide and install a new aluminium window, with one top hung opening casement, Colour coated to RAL 7021 Make good all brickwork disturbed.

N19 Cut out the existing brickwork. Insert lintol and create opening under for a 2000mm wide x
750mm high window set at high level with head of window 2100mm above finished floor level.
Provide and install a new aluminium window, with two top hung opening casements, Colour
coated to RAL 7021 Make good all brickwork disturbed

N20 Cut out the existing brickwork. Insert lintol and create opening under for a 1200mm wide x 750mm high window set at high level with head of window 2100mm above finished floor level.
Provide and install a new aluminium window, with one top hung opening casement, Colour coated to RAL 7021 Make good all brickwork disturbed

N21 Cut out the existing brickwork. Insert lintol and create opening under for a 1010mm wide x 2100mm high steel doorset set with head of doorset 2100mm above finished floor level. Door to incorporate a glazed vision panel. Level threshold. Make good all finishes

N22 Cut out opening in the original external wall. Insert solid wall heavy duty lintol at 5200mm above finished floor level to underside lintol. Create full height opening under. Supply and install insulated hi-rise sectional up and over door in Anthracite Grey to RAL 7016. Make good brick jambs and make good concrete floor

N23 Create two visitor toilets. Each to be fitted with a vanity unit to accommodate a semi-recessed wash basin and a back to wall WC Pan with concealed cistern. Walls to be tiled Floor to be tiled. Ceiling to be suspended ceiling

N24 Demolish store room and open area into the Reception Hall. Make good all finishes

N25 Refurbish as existing

N26 Refurbish as existing

N27 Refurbish as existing

N28 Refurbish as existing

N29 Refurbish as existing

Applicant:

Kelproperties Ltd

Location:

Midland Distribution Centre,
Markfield Road
Groby
Leicestershire
LE6 0TS

Proposal:

Proposed Extension to create covered storage area with overhead crane, for loading and unloading of goods

Drawing Title:

Westermans International Ltd
Proposed Ground Floor Plan

Drawn by: GW

Date: September 2025

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Job No. ATC 1120

Drg No. ATC 1120.56

Status: Planning Application: