

## Application to vary a premises licence 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 **LM Windemere 1 Ltd**

*(Insert name(s) of applicant)*

**being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below**

<b>Premises licence number</b> <b>PL(A)0215</b>
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#### Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
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The Ro Hotel Helm Road			
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Post town	Bowness on Windemere	Postcode	LA23 3BA
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Telephone number at premises (if any)	
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Non-domestic rateable value of premises	£115,500
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#### Part 2 – Applicant details

Daytime contact telephone number	01254 686211
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E-mail address (optional)	Gill.sherratt@napthens.co.uk
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Current postal address if different from premises address	
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Post town		Postcode	
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### Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes

☐  
No

If not, from what date do you want the variation to take effect?

DD		MM		YYYY			
1	8	0	9	2	0	2	5

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☒ No

#### Please describe briefly the nature of the proposed variation

The variation is required to update the premises licence as follows:

1. To increase the sale of alcohol to 24 hours, Monday to Sunday (hotel only).
2. To increase Late Night Refreshment to 23:00 to 05:00 Monday to Sunday (hotel only).
3. To increase the licensed area to include the gym and grounds (the floorplan for the hotel is as existing).
4. To licence the gym & grounds for the sale of alcohol 08:00 to 23:00, Monday to Sunday.
5. Except for the Mandatory Conditions relevant to the Licensing Act 2003, to remove ALL conditions at Annex 1.
6. To add appropriate conditions to Annex 2.

Note: regulated entertainment already permitted by the premises licence is to remain for the hotel only.

The purpose of licensing the grounds is for rare occasions where an event is held, and a bar might be located in the outside area.

The gym is to be licensed for alcohol sales to customers having treatments.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

#### Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

<b>Provision of regulated entertainment (Please see guidance note 3)</b>	<b>Please tick all that apply</b>
a) plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b) films (if ticking yes, fill in box B)	<input type="checkbox"/>
c) indoor sporting events (if ticking yes, fill in box C)	<input type="checkbox"/>
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	<input type="checkbox"/>
e) live music (if ticking yes, fill in box E)	<input type="checkbox"/>
f) recorded music (if ticking yes, fill in box F)	<input type="checkbox"/>
g) performances of dance (if ticking yes, fill in box G)	<input type="checkbox"/>
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	<input type="checkbox"/>

**Provision of late night refreshment** (if ticking yes, fill in box I) ☒

**Supply of alcohol** (if ticking yes, fill in box J) ☒

**In all cases complete boxes K, L and M**

A

Plays Standard days and timings (please read guidance note 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
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 7)		
Sat					
Sun					

# B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur					
Fri			<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 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please <u>give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			
			State any seasonal variations for indoor sporting events (please read guidance note 6)
Tue			
Wed			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 (please read guidance note 7)
Thur			
Fri			
Sat			
Sun			

# D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
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 7)		
Sat					
Sun					

# E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
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 7)		
Sat					
Sun					



## F

Recorded music Standard days and timings (please read guidance note 8)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)		
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 7)		
Sat					
Sun					

## G

<b>Performances of dance</b> Standard days and timings (please read guidance note 8)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 5)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 6)		
Thur					
Fri			<b><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></b> (please read guidance note 7)		
Sat					
Sun					

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 6)		
Fri					
Sat			<b><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></b> (please read guidance note 7)		
Sun					

# I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 8)			<b><u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 5)		
Mon	2300	0500			
Tue	2300	0500			
			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 6)		
Wed	2300	0500			
Thur	2300	0500			
			<b><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></b> (please read guidance note 7)		
Fri	2300	0500			
Sat	2300	0500			
Sun	2300	0500			

# J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 8)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b><u>State any seasonal variations for the supply of alcohol</u></b> (please read guidance note 6)		
Mon	0000 ----- 2400	2400 ----- 			
Tue	0000 ----- 2400	2400 ----- 	<b><u>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</u></b> (please read guidance note 7)		
Wed	0000 ----- 2400	2400 ----- 			
Thur	0000 ----- 2400	2400 ----- 			
Fri	0000 ----- 2400	2400 ----- 			
Sat	0000 ----- 2400	2400 ----- 			
Sun	0000 ----- 2400	2400 ----- 			

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 10).**

NONE

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 8)			<b><u>State any seasonal variations</u></b> (please read guidance note 6)	
Day	Start	Finish		
Mon	0000	2400		
Tue	0000	2400		
Wed	0000	2400		
Thur	0000	2400		<b><u>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</u></b> (please read guidance note 7)
Fri	0000	2400		
Sat	0000	2400		
Sun	0000	2400		

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Except for the Mandatory Conditions relevant to the Licensing Act 2003, to remove ALL conditions at Annex 1.

Please tick as appropriate

- I have enclosed the premises licence ☒
- I have enclosed the relevant part of the premises licence ☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

**M** Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)**

Sales of alcohol will only be permitted within the gym or grounds of the premises between 08:00 to 23:00.

Regulated entertainment from 23:00 is to take place within the hotel only.

All staff whose responsibilities include the retail sale of alcohol shall receive training on induction and thereafter annually on:

- a) the terms, conditions, and restrictions of the premises licence:
- b) the prevention of unlawful sales of alcohol, the operation of the “Challenge 25” scheme and types of acceptable ID,
- c) refusing sales of alcohol to people who may be drunk and any other relevant matters.

Such training shall be recorded, and these records shall be kept on the premises and shall, on request, be made available to any police or an authorised officer of a Responsible Authority:

- a) in the case of on-line training: within 48 hours.
- b) in all other cases: immediately upon request.

**b) The prevention of crime and disorder**

A CCTV system will be in operation at the premises and recorded images shall be retained for a period of 31 days. CCTV images will be provided to the police and other responsible authorities as soon as practicable and in any case within 48 hours of a request for such images, subject of the provisions of the DPA.

Any retention, use, production to third parties or disclosure of personal information captured on CCTV must be carried out in line with data protection principles which shall override any conflicting element of these conditions.

**c) Public safety**

An incident register will be maintained at the premises and made available to the authorities on request.

**d) The prevention of public nuisance**



Noise from the premises will be monitored by staff and remedial action taken if appropriate.

**e) The protection of children from harm**

The premises will adopt a 'Challenge 25' policy. This means that if a customer purchasing alcohol appears to be under the age of 25, they will be asked for proof of their age, to prove that they are 18 years or older.

Acceptable identification will include their photograph, date of birth and a holographic mark and/or ultraviolet feature. Examples of appropriate identification include a passport, photocard driving licence, military ID, and ID cards bearing the PASS hologram. This condition shall accommodate changes to acceptable identification in digital form as authorised by the Home Office.

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee; or ☐
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☐
- I understand that I must now advertise my application. ☐
- I have enclosed the premises licence or relevant part of it or explanation. ☐
- I understand that if I do not comply with the above requirements my application will be rejected. ☐

**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.**

**Part 5 – Signatures** (please read guidance note 12)

**Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	G Sherratt
Date	20.08.25

Capacity	Authorised agent
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**Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

**Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)**

**Napthens LLP  
Darwen House  
Walker Office Park  
Walker Road**

<b>Post town</b>	<b>Blackburn</b>	<b>Post code</b>	<b>BB1 2QE</b>
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<b>Telephone number (if any)</b>	<b>01254 686211</b>
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**If you would prefer us to correspond with you by e-mail, your e-mail address (optional)**  
**Gill.sherratt@napthens.co.uk**



Westmorland  
& Furness  
Council

THE RO HOTEL

Licensing Act 2003

Premises Licence

Licence Valid From: 8 November 2024

PL(A)0215

Annex 4 – plan of the premises and licensable area

I, Kenneth Lees, of Windermere, do hereby declare that I have signed this licence for the premises described below.

K. Lees 27.8.04

KEY TO LICENSABLE AREAS

- Sale and Supply of Alcohol – on and off sales
- Regulated entertainment
- Hot food after 23.00
- Areas made available for consumption outside the premises
- Children excluded

WINDERMERE HYDRO HOTEL  
HELM ROAD  
BOWNESS ON WINDERMERE  
CUMBRIA  
LA23 3BA

ADDRESS

WINDERMERE HYDRO HOTEL  
HELM ROAD  
BOWNESS ON WINDERMERE  
CUMBRIA  
LA23 3BA

DRAWN BY  
PLAN NO.  
PROP. REF. NO.  
DATE  
DPS/INTL. NO.

CPIR  
GLDCAT1845  
CP&D1845  
18/05/04  
N/A

NOT-REGULATED 1.2m  
SHEET 1 OF 5

GROUND FLOOR



Westmorland  
& Furness  
Council

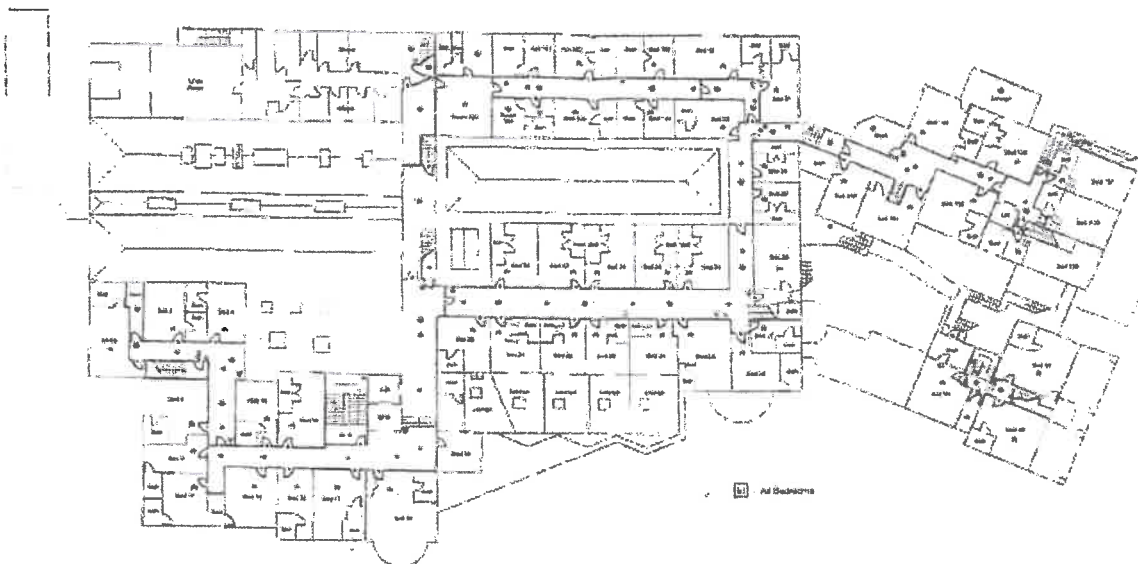
Licensing Act 2003

Premises Licence

Licence Valid From: 8 November 2024

PL(A)0215

I, ~~William John Graham~~, THE LICENCEE CERTIFY THAT I HAVE USED THE SAME PLANT ON THIS PLAN AS 1:2000  
N.L. 20/10/10



CUMBRIA FIRE  
SERVICE

ADDRESS  
WINDERMERE HYDRO HOTEL  
HELM ROAD  
BOWNESS ON WINDERMERE  
CUMBRIA  
LA23 3BA

DRAWN BY  
PLAN NO.  
PROP. REF. NO.  
DATE  
OPS/INTEL NO.

CP/IF  
SLD/CN01845  
CF8001845  
18/08/04  
N/A

NOT TO SCALE 1:200  
SHEET 3 OF 5

FIRST FLOOR



Westmorland  
& Furness  
Council

Licensing Act 2003

Premises Licence

Licence Valid From: 8 November 2024

PL(A)0215

1. KENNETH LLOYD JONES, THE WINDERMERE HYDRO HOTEL, HAVE VISITED THE SCENE ON THE 10/11/04  
M. LLOYD JONES 27/11/05

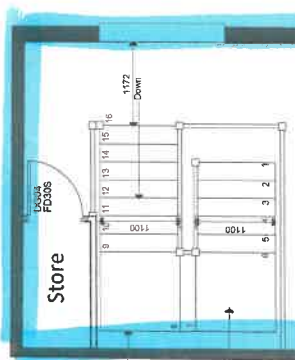
AC Balcony

	<b>CUMBRIA FIRE SERVICE</b>	ADDRESS	DRAWN BY	CP/F	
		WINDERMERE HYDRO HOTEL	PLAN NO	SLDC/01845	
		HELM ROAD	PROP. REF. NO	CFS/01845	
		BOWNESS ON WINDERMERE	DATE	18/08/04	
		CUMBRIA	OPS INTEL NO.	N/A	
LA23 3BA					NOTIFICATION NO.
					SHEET 5 OF 5

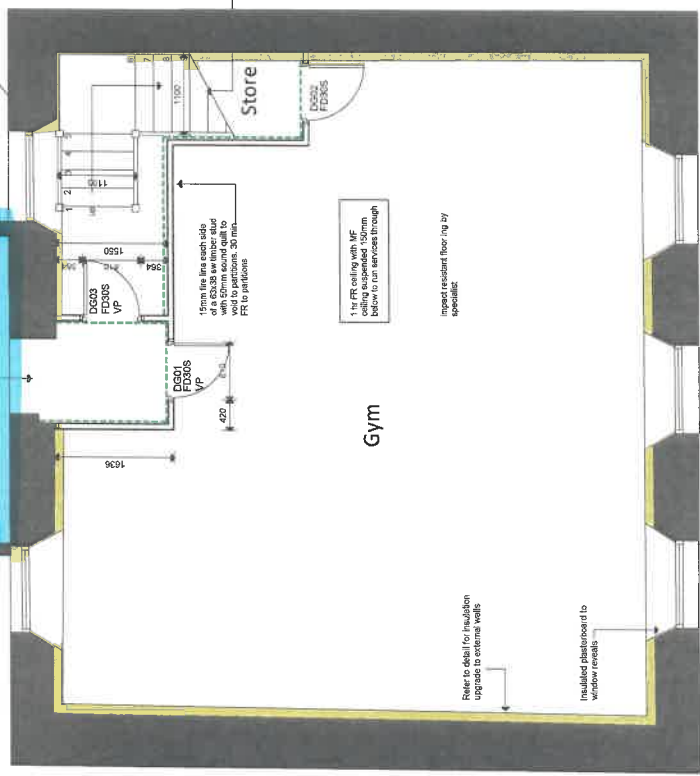
SECOND FLOOR

Note  
All information drawn has been reproduced from third party survey drawings and information. Studio KWA are not responsible for any inaccuracies generated from the supplied survey drawings

63.38 CLS timber studs at 400mm c/c with 15mm mineral wool insulation between studs to achieve a 50mm fire rating throughout.  
30 Mtr protected escape route

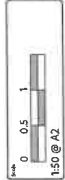


AREA FOR SALE OF ALCOHOL



Ground Floor Plan -  
Scale 1:50

GYM - GROUND FLOOR



Notes  
1. Plans are drawn to a scale of 1:50.  
2. All dimensions are in millimeters unless otherwise stated.  
3. All work is to be carried out in accordance with the Building Regulations and the relevant parts of the Building Code of Practice.  
4. The drawings are to be used as a guide only and do not constitute a contract.  
5. The drawings are to be used in conjunction with the Bill of Materials and the Specification.  
6. The drawings are to be used in conjunction with the Schedule of Works and the Schedule of Materials.  
7. The drawings are to be used in conjunction with the Schedule of Services and the Schedule of Materials.  
8. The drawings are to be used in conjunction with the Schedule of Equipment and the Schedule of Materials.  
9. The drawings are to be used in conjunction with the Schedule of Furniture and the Schedule of Materials.  
10. The drawings are to be used in conjunction with the Schedule of Lighting and the Schedule of Materials.  
11. The drawings are to be used in conjunction with the Schedule of Heating and the Schedule of Materials.  
12. The drawings are to be used in conjunction with the Schedule of Ventilation and the Schedule of Materials.  
13. The drawings are to be used in conjunction with the Schedule of Sound and the Schedule of Materials.  
14. The drawings are to be used in conjunction with the Schedule of Security and the Schedule of Materials.  
15. The drawings are to be used in conjunction with the Schedule of Access and the Schedule of Materials.  
16. The drawings are to be used in conjunction with the Schedule of Egress and the Schedule of Materials.  
17. The drawings are to be used in conjunction with the Schedule of Fire and the Schedule of Materials.  
18. The drawings are to be used in conjunction with the Schedule of Protection and the Schedule of Materials.  
19. The drawings are to be used in conjunction with the Schedule of Maintenance and the Schedule of Materials.  
20. The drawings are to be used in conjunction with the Schedule of Repair and the Schedule of Materials.  
21. The drawings are to be used in conjunction with the Schedule of Replacement and the Schedule of Materials.  
22. The drawings are to be used in conjunction with the Schedule of Removal and the Schedule of Materials.  
23. The drawings are to be used in conjunction with the Schedule of Installation and the Schedule of Materials.  
24. The drawings are to be used in conjunction with the Schedule of Commissioning and the Schedule of Materials.  
25. The drawings are to be used in conjunction with the Schedule of Handover and the Schedule of Materials.  
26. The drawings are to be used in conjunction with the Schedule of Closeout and the Schedule of Materials.  
27. The drawings are to be used in conjunction with the Schedule of Project Closeout and the Schedule of Materials.  
28. The drawings are to be used in conjunction with the Schedule of Project Handover and the Schedule of Materials.  
29. The drawings are to be used in conjunction with the Schedule of Project Completion and the Schedule of Materials.  
30. The drawings are to be used in conjunction with the Schedule of Project Closeout and the Schedule of Materials.

Revision	Description	By	Check
01	Issue for tender	AK	AK
02	Issue for construction	AK	AK

Scale 1:50

Wall lining detail  
SCALE 1:10

**GENERAL:**  
The copyright of this specification and the associated drawings is held by Studio KWA and no reproduction is allowed without prior permission.  
Copyright:  
The copyright of this specification and the associated drawings is held by Studio KWA and no reproduction is allowed without prior permission.  
Workmanship, Materials and Components:  
In accordance with Approved Document Regulations 7 - All workmanship and materials must comply with British Standard Codes of Practice, Building Regulations and any other statutory regulations or standards. All products and materials are to be fixed in strict accordance with the manufacturer's instructions, specifications and be suitable for their purpose. If anything is not stated in the specification or the drawings, the contractor is to ensure that the work is carried out in accordance with the associated drawings.  
Discrepancies:  
This specification and its associated drawings must be checked and verified by you and any discrepancies shall be reported immediately and resolved prior to work commencing on site. Liability shall not be taken for any defects relating to this specification or its associated drawings; should you not address this prior to commencing on site. All dimensions are measured in millimetres and taken to wall structure unless otherwise noted. Please DO NOT SCALE.

**Construction Design and Management Regulations:**  
The developer/contractor must adhere with the current Construction Design and Management Regulations. As 'Principal designer/contractor', this role requires the contractor to ensure that the project is managed in accordance with the regulations and to ensure compliance with these regulations and Codes of Practice, and any requirements shall be addressed for the purposes of the above regulations.  
General  
All dimensions to be checked on site by main Contractor. Any discrepancies to be reported to the Architect before work commences. All structural concrete work and structural steelwork to comply with relevant British Standards and Codes of Practice latest revisions. Structural calculations and details to be submitted to Local Authority for checking and approval before work commences. All drainage to comply with Local Authority requirements.

**EXTERNAL WALLS**  
63.38 CLS treated studs at 400 c/c and a minimum of 10mm off the face of the ex wall, spanning floor to ceiling, braced back to wall as required with 60mm Cavity G4000 between studs with VCL across face of studs and 12.5mm plaster board and skin finish.  
**GENERAL PARTITIONING**  
63.38 CLS treated studs at 400mm c/c with 15mm (gypsum) board each side and skin finish with 50mm mineral wool insulation between studs to achieve a minimum sound attenuation of 40dB throughout.  
30 mtr Fire rating  
Allow for pty patrolling where applicable for fixings  
**Ceilings**  
First floor soffit ceiling to be 1 hr construction with 150mm void below for services. Sub ceiling to be 12.5mm plasterboard on a BG MF suspended ceiling  
Circulation areas to be class 0 spread of flame  
**FIRE STOPPING:-**  
Any penetrations through compartment lines should be appropriately fire stopped to 60mins.  
(EG. Spotlights, drainage, extraction ducts etc.)  
Allow for sub ceiling, if spotlights are to be used  
**STAIRCASE:-**  
New timber stairs with a width of 1100mm, equal risers over each flight with a min 250mm going and a max 170 rise, 2000mm clear vertical headroom, handrail at 1000-900mm above nosings to flights and 1100mm to landings, no opening to allow a 100mm dia sphere to pass through and not easily climbable

**VENTILATION**  
Shower rooms and WCs to have extractor unit capable of extracting at least 15litres per second and should be capable of achieving a rate of at least 4hr, air changes per hour, operated intermittently by switch control. Vents to be ducted through external wall with careful attention to sealing and weatherproofing of the extraction route.  
**DRAINAGE AND PLUMBING**  
All drains to connect to the existing to the satisfaction of the Building Control Officer.  
All internal wastes to have 75mm deep seal traps with min diameters as follows:  
Shower: 40mm dia. Basin: 25mm dia. WC: 100mm dia.  
All new PVC wastes and sub stacks to have access for cleaning  
Soil pipe and accessories to BS 4545. Soil pipe to extend min 150mm above any opening into building and discharge via vent bend to drain through roof.  
Refer to SE details for underground drainage

**HEATING SYSTEMS**  
Refer to specialists drawings  
**ELECTRICS**  
All electrical works to be carried out in accordance with the current IEE Regulations. All fittings to comply with British Standards. All work and installations to comply with the regulation and recommendations of the respective Board or Authority to the satisfaction of the Inspector.  
All new light switches and sockets to be installed in accordance with Part M2, Section 8 of the Building Regulations.  
All light fittings including external lights to have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-Watt.  
Switches and sockets to be 450-1200 above ffl. Consumer unit switches 1350-1450 above ffl  
Fire exit signage to be compliant with BS5499  
Break glass call points are required at all exits and at each floor level adjacent stair  
Refer to M+E engineers drawings for fire detection and emergency lighting etc.  
Fire alarms within flats should be designed and installed to BS5839.



Project Name:  
The Ro Hotel Spa

Proposed:  
Ground Floor Plan

Client Name:  
BRH-KWA-XX-XX-DE-A-3000

Project Number:  
T1203

Project Name:  
A4

Project Name:  
AT

Project Name:  
30.05.24

Project Name:  
Studio KWA

Project Name:  
Contact: 01246 616161

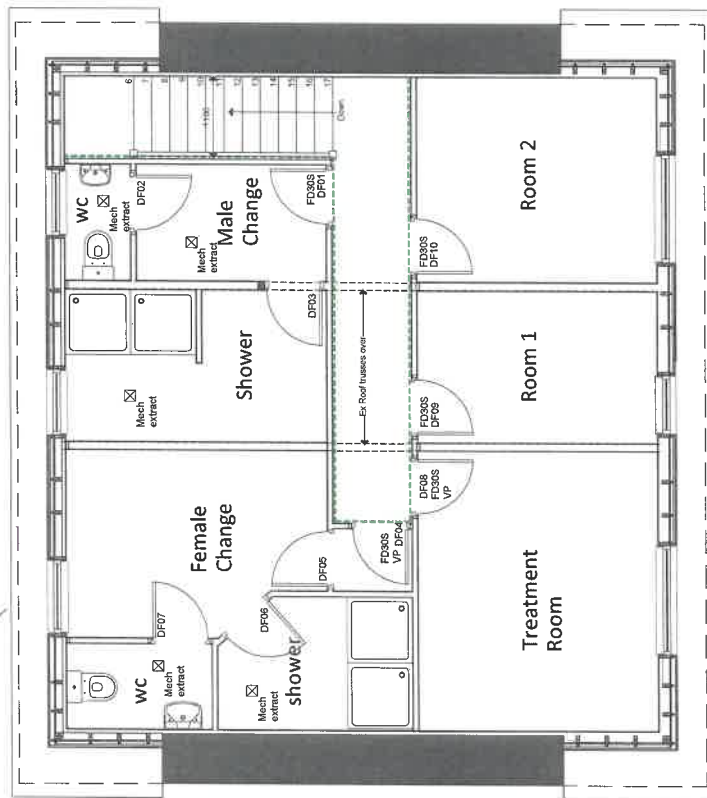
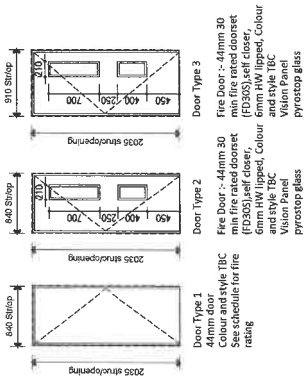


Conservatory

**Door Schedule**  
Ground and First Floor

Door Reference	Location	Door Type	Structural Opening (height x width)	Door Leaf (height x width)	Comments
DLG01	Lobby	3	2035 x 910	181x1638	FD305 SC
DLG02	Reception	By Office			
DG01	Gym	2	2035 x 640	181x1764	FD305 SC
DG02	Storage	2	2035 x 640	181x1764	FD305 SC
DG03	Storage	2	2035 x 640	181x1764	FD305 SC - Keep locked
DG04	Store	2	2035 x 640	181x1764	FD305 SC - Keep locked
DF01	Male Change	1	2035 x 640	181x1764	FD305 SC
DF02	Male change shower	1	2035 x 640	181x1764	-
DF03	Gym/Male shower	1	2035 x 640	181x1764	FD305 SC
DF04	Female Change	2	2035 x 640	181x1764	FD305 SC
DF05	Female shower	1	2035 x 640	181x1764	FD305 SC
DF06	Female shower	1	2035 x 640	181x1764	FD305 SC
DF07	Female shower	1	2035 x 640	181x1764	FD305 SC
DF08	Room 1 room	2	2035 x 640	181x1764	FD305 SC
DF09	Room 2	1	2035 x 640	181x1764	FD305 SC
DF10	Room 2	1	2035 x 640	181x1764	FD305 SC

## Internal Door Elevations



**First Floor Plan -**



0 1m 2 3

Scale 1:50

**Application Key:**

633-38 CLS lumber studs at 400mm cts with 150mm  
triflange board each side and skin finish with 50mm  
mineral wool insulation between studs to achieve a  
minimum sound attenuation of 40dB throughout.  
30 mm Fire rating

note

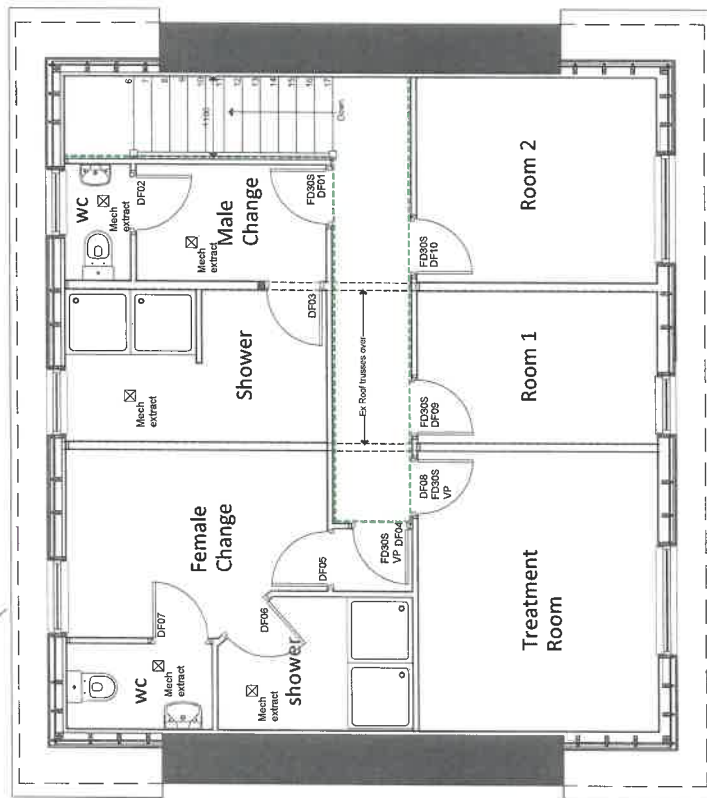
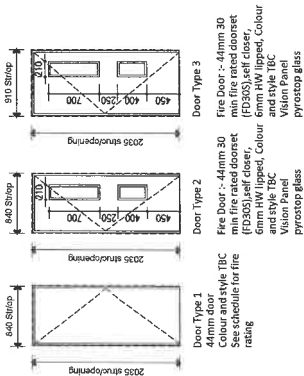
QW- FIRST FLOOR

## Door Schedule

## Ground and First Floor

Door Reference	Location	Door Type	Structural Opening (height x width)	Door Leaf (height x width)	Comments
DLG01	Lobby	3	2035 x 910	181x1638	FD305 SC
DLG02	Reception	By Office			
DG01	Gym	2	2035 x 640	181x1764	FD305 SC
DG02	Storage	2	2035 x 640	181x1764	FD305 SC
DG03	Storage	2	2035 x 640	181x1764	FD305 SC - Keep locked
DG04	Store	2	2035 x 640	181x1764	FD305 SC - Keep locked
DF01	Male Change	1	2035 x 640	181x1764	FD305 SC
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DF10	Room 2	1	2035 x 640	181x1764	FD305 SC

## Internal Door Elevations



**First Floor Plan -**



0 1m 2 3

Scale 1:50

**Application Key:**

633-38 CLS lumber studs at 400mm cts with 150mm  
triflange board each side and skin finish with 50mm  
mineral wool insulation between studs to achieve a  
minimum sound attenuation of 40dB throughout.  
30 mm Fire rating

note

QW- FIRST FLOOR

Project Name  
**Bowness**  
**The Ro Hotel Spa**

Proposed  
First Floor Plan

Ordering Number  
BRH-KMA-XX-XX-DR-A-3001

Project Number <b>T1203</b>	Status <b>A4</b> <b>LABC</b>	Revision <b>P2</b>
Drawn by <b>DP</b>	Authorized by <b>AT</b>	Date <b>30.05.24</b>

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NO WORKS TO COMMENCE UNTIL APPROVED BY  
CLIENT AND PROJECT MANAGER AND  
DIRECTED BY CONTRACT ADMINISTRATOR

CAR PARK

GYM

CAR  
PARK

HOTEL

GROUNDS  
 OF HOTEL  
 AREA FOR SALE  
 OF ALCOHOL

## THE HYDRO HOTEL

**MASON GILLIB**

MASON GILLIBF