

**GENERAL**  
All wall finishes are to have a minimum class O surface spread of flame (European Class B-s3,d2). Ceiling finishes are to have a class O spread of flame (European Class B-s3,d2).  
All structural timber to be DRICON treated achieving class O (European class B - s3, d2) and to be hot branded and colour coded.  
For references to standard details refer to the Greggs Contractor Guide and to be read in conjunction with TFL sub surface technical guides and standards.

**SHOP FRONTS**  
Replace all white vinyl to external shopfront arch windows with grey vinyl finished nail 7011 as per approved planning drawings. External Shopfront and Doors to be retained as existing All glazing works to be in accordance with safety glass BS 6206.  
Locks and hardware to be replaced in line with listed planning consent. Internal glass shopfront to be retained, glass door to be removed and replaced with glass matching existing TFL specification, second door to be retained, local lock to be changed in line with Greggs specification.

**FASCIA SIGN**  
Install 2 no non illuminated greggs signage. 20mm metal letters fixed on brass locators. Letters to be powder coated white and quadrotted to match organic pantone 1235c. 1555 x 215mm

**WINDOW GRAPHICS, WANTY SCREENS AND WINDOW OBSCURES**  
Nominated contractor to supply and internally installed window graphics, wanty screens and obscures as per the approved planning drawings.

**WALL CONSTRUCTION INSTALLATION**  
The existing walls and retained partition(s) and party walls are to be repaired as required to maintain their fire compartmentation and structural integrity.  
Refer to GA for locations and type of wall construction.  
New fire rated partition walls are to be formed in Gyproc or similar 72mm wide 50mm deep C channel tracks with Decorative boards or free issue 15mm MFC wall boards (class 'O' spread of flame) and metal jointing strips to match wall finish. Existing party walls and retained solid partition walls to be lined, battened out with 50x50mm Dricon timber, securely fixed to walls and cross battened to receive Decorative boards or free issue 15mm MFC boards (class 'O' spread of flame) and metal jointing strips powder coated with fire resistant paint compliant to section 12, maintaining a 50mm cavity as above.  
Walls to be lined with Decorative or free issue MFC wall boards. 2800x922x15mm (Class 'O' spread of flame) complete with coloured metal jointing strips powder coated with fire resistant paint compliant to section 12. See Greggs Contractor Guide and Wallboard finishes drawing.

**BUMP-RAIL**  
Shopfitter to provide and install low level Yeoman Shield Protection Rail & Stop End, from counter gate to adjacent partition, refer to contractor drawings for exact locations. Ref: Yeoman Shield Protection Rail, Colour: Dark Grey RAL 7015 with Yeoman Shield Protection Rail Stop End, Colour: Dark Grey RAL 7015.

**SANDBWICH SELF SELECTORS**  
Self selectors to be Argus type To be delivered and installed by Greggs nominated approved supplier.

**GRAPHICS**  
All free issue sales floor graphics to be installed by shopfitter. Fireproof frames to be installed by Novograt as shown on contractors drawings.

**OAK SHELVING UNIT**  
Shopfitter to supply and install Oak Shelving unit as indicated on Back Bar drawing.

**NEW DOORS**  
Unless otherwise stated internal flush faced doors to comply with BS476, BSEN 1634, to have a laminate finish, ref: U26/6 RM PEARL GREY, to both faces. All new doors to be TFL compliant metal 60min FR doors supplied by Bradburys and installed by a nominated TFL compliant and approved contractor. TFL to advise if the station fire plan is to be amended and if SID numbers are required and the doors.

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**COUNTERS / EPOS**  
The shop counters, refrigerated, stainless and till pods are to be manufactured, supplied and installed by Greggs specialist contractor, and to be positioned as shown on drawings, chip and pin units to be pre mounted to counters by specialist. The principal contractor is to allow for installations an Epos system to the counters include for all Cat 5 cabling, connections and junctions between hub unit and computers. Chip and pin on long lead for wheelchair users.

**OFFICE**  
Worktop & secretaire to be supplied and installed by shopfitter. New safe to be supplied and bolted down by nominated contractor. Install free issue 1200 x 900mm notice board.

**LOCKERS**  
Free issue locker to be installed by shopfitter 150mm from F.F.L.

**RACKING**  
Free issue racking to be assembled by shopfitter.

**STAFFROOM FIXTURES/FITTINGS**  
Shopfitter to supply & install worktop, base units (site dependent), wall cupboard & 1200 x 900mm mirror within a Beech frame. FR 3 No. Free issue 1200 x 900mm notice boards and 1 No. 1200 x 900mm White board. Assemble free issue table & chairs.

**SHELF OVER TOILET CISTERN**  
If not existing; Shopfitter to supply and install 1 No. White laminated shelf above toilet cistern.

**CLEANERS AREA / SINK**  
Shopfitter to provide and install 3 No. rows of shelving above cleaners sink. Install brushed Stainless Steel sheet behind hanging mops to 200mm high off top of skirting. Stainless Steel sheet to have 10mm lip at bottom to prevent hanging mops dripping onto 'J' section.

**GRAPHICS**  
All free issue sales floor graphics to be installed by shopfitter. Fireproof frames to be installed by Novograt as shown on contractors drawings.

**Thermal insulation is to be installed in accordance with BS5422 and BS 5730. Pipework thermal insulation must be applied to chilled, heating refrigeration, hot and cold water pipework.**

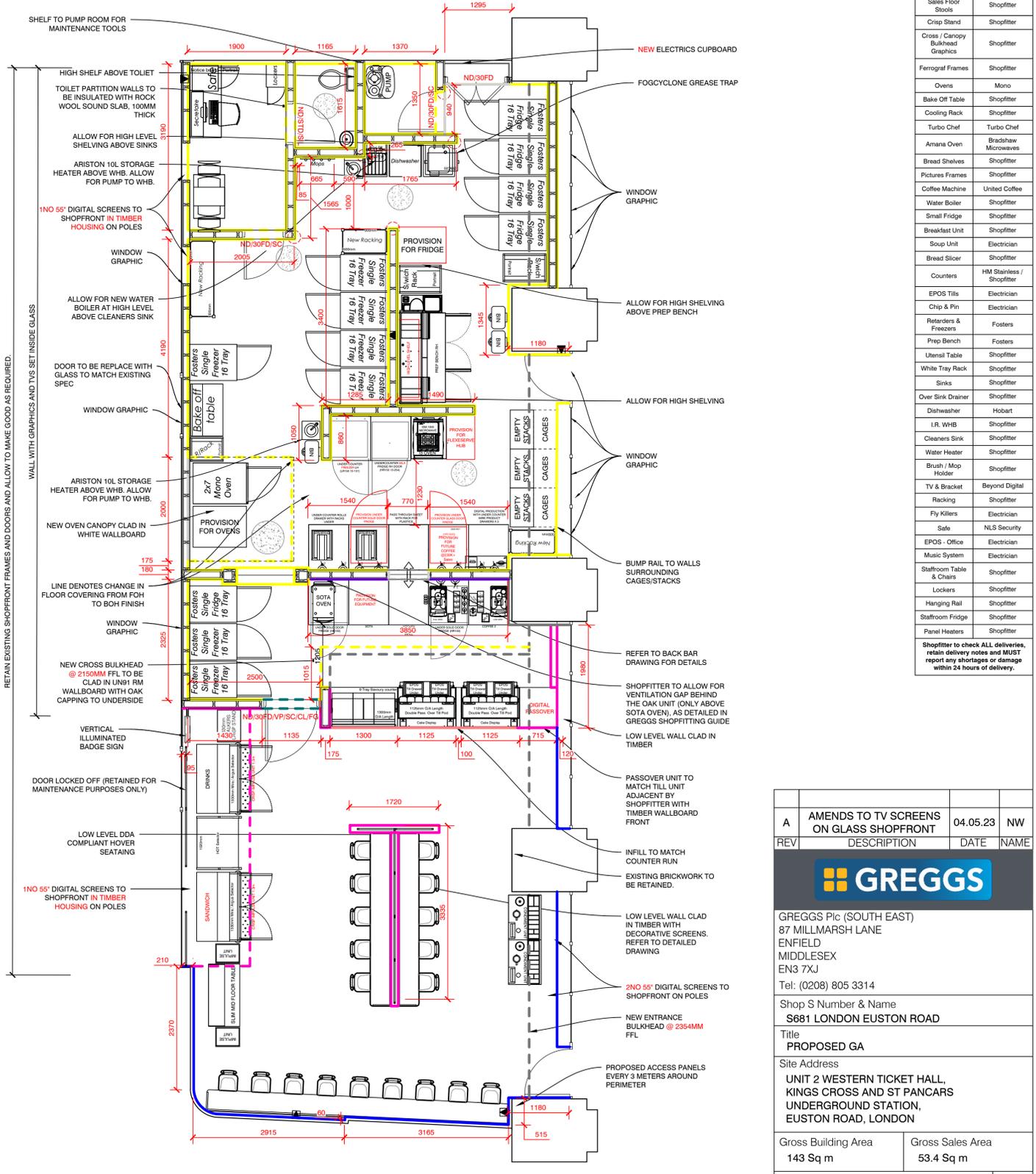
All waste pipe to be taken via pump or gravity fed to pump at rear of the unit that will connect to station pumped waste system.

| WALL FINISHES SCHEDULE |  |
|------------------------|--|
| LEGEND                 | DESCRIPTION  |
| ---                    | DASHED LINES INDICATE HIGH LEVEL FINISHES.   |
| ---                    | WALLS FINISHED IN FREE ISSUE WHITE WALLBOARDS REF: 3009957, SIZE: 2800mm x 920mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 9010. ALLOW FOR 150MM SIT-ON STAINLESS STEEL SKIRTING.  |
| ---                    | WALLS AND BULKHEADS FINISHED WITH GREY WALL BOARDS REF: UN91 RM, SIZE: 2800mm x 920mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 7016. 150MM SIT-ON STAINLESS STEEL SKIRTING.   |
| ---                    | METAL DOORS FINISHED IN U26/6 RM PEARL GREY BY BRADBERRYS  |
| ---                    | WALLS FINISHED WITH TIMBER WALLBOARDS, BISCUIT JOINTED, SIZE: 2800mm x 920mm x 15mm. REF: HB403 WL. BY GEAVES TEL: 01245 329922 NICK@GEAVES.COM. ALLOW FOR 150MM SIT-ON STAINLESS STEEL SKIRTING. ALLOW FOR MATCHING TIMBER BEADING EDGING STRIPS.   |
| ---                    | INSTALL FREE ISSUE 15mm MFC STANDARD WALLBOARD FACED WITH STAINLESS STEEL 150MM SIT-ON STAINLESS STEEL SKIRTING.   |
| ---                    | COUNTER RUN FRONTS FINISHED IN LIGHT GREY TILE GRAPHIC FINISHED SUPPLIED BY NOVOGRAF. TEL: (01355) 900100 MARGARET NELSON M.NELSON@NOVOGRAF.CO.UK  |
| ---                    | BACK BAR WALL NEW BLUE TILE GRAPHIC FINISHED SUPPLIED BY NOVOGRAF. TEL: (01355) 900100 MARGARET NELSON M.NELSON@NOVOGRAF.CO.UK   |
| ---                    | BELOW COUNTER LEVEL INSTALL FREE ISSUE 15mm MFC STANDARD WALLBOARD FACED WITH STAINLESS STEEL 150MM SIT-ON STAINLESS STEEL SKIRTING.   |
| ---                    | ABOVE DADO RAIL, FINISHED WITH GREY WALL BOARDS REF: UN91 RM, SIZE: 2800mm x 920mm x 15mm. BY GEAVES. TEL: 01245 329922 NICK@GEAVES.COM. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 7016. DADO RAIL 25mm x 50mm REF: HB403 WL. TIMBER WALL BOARD. BELOW DADO RAIL FINISHED TIMBER WALLBOARDS REF: HB403 WL BY GEAVES. SIZE: 2800mm x 920mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED TO MATCH. ALLOW FOR 150MM SIT-ON STAINLESS STEEL SKIRTING. DADO RAIL TO BE 25MM X 50MM FLAT WALLBOARD WITH LAMINATED FINISHED HB403 WL BY GEAVES LIPPED AROUND ALL SEEN EDGES.   |
| ---                    | ABOVE DADO RAIL, FINISHED WITH U26/6 WOODLINE V GROOVE BLACK CORE WALL BOARD 100MM VERTICAL PLANKS & 15MM HORIZONTAL 100MM PLANK ON TOP AND BOTTOM LIPPED ALL SEEN EDGES. SIZE: 2800mm x 920mm x 15mm. BY GEAVES. TEL: 01245 329922 NICK@GEAVES.COM. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 7035. DADO RAIL 25mm x 50mm REF: HB403 WL. TIMBER WALL BOARD. BELOW DADO RAIL FINISHED TIMBER WALLBOARDS REF: HB403 WL BY GEAVES. SIZE: 2800mm x 920mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED TO MATCH. ALLOW FOR 150MM SIT-ON STAINLESS STEEL SKIRTING. DADO RAIL TO BE 25MM X 50MM FLAT WALLBOARD WITH LAMINATED FINISHED HB403 WL BY GEAVES LIPPED AROUND ALL SEEN EDGES. |
| ---                    | ABOVE DADO RAIL WALL FINISHED IN 15mm V-TEC BRICK EFFECT WALLBOARD, REF: LONDON BRICK DISTRESSED WHITE, Tel: 0845 347 0025. DADO RAIL 25mm x 50mm REF: HB403 WL. TIMBER WALL BOARD. BELOW DADO RAIL FINISHED TIMBER WALLBOARDS REF: HB403 WL BY GEAVES. SIZE: 2800mm x 920mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED TO MATCH. ALLOW FOR 150MM SIT-ON STAINLESS STEEL SKIRTING. DADO RAIL TO BE 25MM X 50MM FLAT WALLBOARD WITH LAMINATED FINISHED HB403 WL BY GEAVES LIPPED AROUND ALL SEEN EDGES.  |

| FLOOR FINISHES SCHEDULE |   |
|-------------------------|---|
| LEGEND                  | DESCRIPTION   |
| ---                     | BACK OF HOUSE FLOOR VISIBLE TO CUSTOMERS, TO BE LAID WITH VINYL SHEET FLOORING, SUPPLY AND LAY 2.0MM THICK SLIP RESISTANT VINYL SHEET FLOORING COVERINGS TO CONFORM TO EN13845, ALTRO TRANSFLOR TUNGSTEN WHIRLWIND TUN20905.                          |
| ---                     | BACK OF HOUSE FLOOR NOT VISIBLE TO CUSTOMERS, TO BE LAID WITH VINYL SHEET FLOORING, SUPPLY AND LAY 2.0MM THICK SLIP RESISTANT VINYL SHEET FLOORING COVERINGS TO CONFORM TO EN13845, ALTRO TRANSFLOR TUNGSTEN WHIRLWIND TUN20910.                      |
| ---                     | FRONT OF HOUSE FLOOR, TO BE LAID WITH VINYL SHEET FLOORING, SUPPLY AND LAY 2.0MM THICK SLIP RESISTANT VINYL SHEET FLOOR COVERINGS TO CONFORM TO EN13845 ALTRO TRANSFLOR TUNGSTEN MIDNIGHT TUN203005. ALLOW FOR 150MM SIT-ON STAINLESS STEEL SKIRTING. |
| ---                     | SHOPFITTER TO ENSURE THAT ALL FLOOR JUNCTIONS AND TRIMS ARE FLUSH AND TRUE AND INSTALLED IN ACCORDANCE TO MANUFACTURERS INSTRUCTIONS.   |

- ACCESS PANEL GUIDELINES:**
- ACCESS PANELS SHOULD BE 300mm x 300mm MADE FROM GYPROC PROFILED PLASTIC, INCLUDING METAL FFL
  - ACCESS PANEL TO BE 300mm FROM LCK
  - WHERE ACCESS PANELS ARE USED IN FOH AREAS, IT IS TO BE FINISHED TO MATCH GREY, RAL 7016 WALL FINISHES.
  - WHERE ACCESS PANELS ARE USED IN BOH AREAS, IT IS TO BE FINISHED TO MATCH WHITE WALLBOARD.
  - ACCESS PANEL TO BE APPLIED IN PEST PROOF AREAS & LARGE VOID AREAS
  - ACCESS PANELS SHOULD BE USED TO ACCESS STOP TAPS
  - ACCESS PANELS SHOULD BE USED TO ACCESS SERVICE AREAS
  - ACCESS PANELS SHOULD BE USED BEHIND FRIDGES/ FREEZERS
  - ACCESS PANELS SHOULD BE INTRODUCED EVERY 3 METERS AROUND PERIMETER OF UNIT

| DOOR LEGEND                             |              |
|---|--------------|
| New Fire Door:                          | ND03FDV/PS/C |
| New Standard door:                      | ND1STDV/PS/C |
| New Standard toilet door:               | ND1STD/SIL   |
| New Electrical door on the sales floor: | ND03FD/EL    |
| New Electrical door in the BOH:         | ND03FD       |
| Existing door:                          | EXISTING     |
| ND = New Door                           |              |
| FD = Fire Door                          |              |
| VP = Vision Panel                       |              |
| SC = Self Closer                        |              |
| STD = Standard Door                     |              |
| SIL = Sliding Indicator Lock            |              |
| EL = Budget Lock                        |              |
| CL = Combination Lock                   |              |
| FG = Finger Guards (front & back)       |              |



| Free Issue Items                 |                           |
|----------------------------------|---------------------------|
| Item                             | Installed by              |
| Wallboards & Trims               | Shopfitter                |
| Sale Floor Vinyl Tiles           | Shopfitter                |
| Lighting                         | Electrician               |
| Self Selectors                   | Cool Check                |
| Frijard                          | Equipline                 |
| Bench Seating                    | Shopfitter                |
| Free Standing Customer Chairs    | Shopfitter                |
| Free Standing Customer Tables    | Shopfitter                |
| Sales Floor Stools               | Shopfitter                |
| Crisp Stand                      | Shopfitter                |
| Cross / Canopy Bulkhead Graphics | Shopfitter                |
| Ferrogat Frames                  | Shopfitter                |
| Ovens                            | Mono                      |
| Bake Off Table                   | Shopfitter                |
| Cooling Rack                     | Shopfitter                |
| Turbo Chef                       | Turbo Chef                |
| Amana Oven                       | Bradshaw Microwaves       |
| Bread Shelves                    | Shopfitter                |
| Pictures Frames                  | Shopfitter                |
| Coffee Machine                   | United Coffee             |
| Water Boiler                     | Shopfitter                |
| Small Fridge                     | Shopfitter                |
| Breakfast Unit                   | Shopfitter                |
| Soup Unit                        | Electrician               |
| Bread Slicer                     | Shopfitter                |
| Counters                         | HM Stainless / Shopfitter |
| EPOS Tills                       | Electrician               |
| Chip & Pin                       | Electrician               |
| Retarders & Freezers             | Fosters                   |
| Prep Bench                       | Fosters                   |
| Utensil Table                    | Shopfitter                |
| White Tray Rack                  | Shopfitter                |
| Sinks                            | Shopfitter                |
| Over Sink Drain                  | Shopfitter                |
| Dishwasher                       | Hobart                    |
| J.R. WHB                         | Shopfitter                |
| Cleaners Sink                    | Shopfitter                |
| Water Heater                     | Shopfitter                |
| Brush / Mop Holder               | Shopfitter                |
| TV & Bracket                     | Beyond Digital            |
| Racking                          | Shopfitter                |
| Fly Killers                      | Electrician               |
| Safe                             | NLS Security              |
| EPOS - Office                    | Electrician               |
| Music System                     | Electrician               |
| Staffroom Table & Chairs         | Shopfitter                |
| Lockers                          | Shopfitter                |
| Hanging Rail                     | Shopfitter                |
| Staffroom Fridge                 | Shopfitter                |
| Panel Heaters                    | Shopfitter                |

Shopfitter to check ALL deliveries, retain delivery notes and MUST report any shortages or damage within 24 hours of delivery.

| REV | DESCRIPTION                             | DATE     | NAME |
|-----|---|----------|------|
| A   | AMENDS TO TV SCREENS ON GLASS SHOPFRONT | 04.05.23 | NW   |

**GREGGS**

GREGGS Plc (SOUTH EAST)  
87 MILLMARSH LANE  
ENFIELD  
MIDDLESEX  
EN3 7XJ  
Tel: (0208) 805 3314

Shop S Number & Name  
5681 LONDON EUSTON ROAD

Title  
PROPOSED GA

Site Address  
UNIT 2 WESTERN TICKET HALL,  
KINGS CROSS AND ST PANCRAS  
UNDERGROUND STATION,  
EUSTON ROAD, LONDON

|                                 |                               |
|---------------------------------|-------------------------------|
| Gross Building Area<br>143 Sq m | Gross Sales Area<br>53.4 Sq m |
|---------------------------------|-------------------------------|

|                              |           |
|------------------------------|-----------|
| Drawing No.<br>RS0E/S6169/03 | Rev.<br>A |
|------------------------------|-----------|

|                  |                    |
|------------------|--------------------|
| Date<br>11/08/22 | Scale<br>1:50 @ A1 |
|------------------|--------------------|

|                    |  |
|--------------------|--|
| Drawn by<br>JB     | Scale Bar<br>0 500 1000 1500 2000 2500mm |
| Issued<br>5-May-23 | SCALE 1:50                               |

PROPOSED GA PLAN (1:50)

DO NOT RESCALE THIS DRAWING