

# Lock Keepers Cottage

## Standards

Number of internal covers:	26
Number of external covers ground floor:	27
Number of external covers first floor:	32
Total number of covers:	85

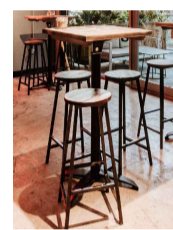
## Shop Areas

Unit shell size:	109.9m <sup>2</sup> - 1183.0sq ft
Retail area (inc. counters):	46.8m <sup>2</sup> - 503.3sq ft
Seating areas:	24.4m <sup>2</sup> - 262.6sq ft
Back of house areas:	21.62m <sup>2</sup> - 232.7sq ft
Fallow undeveloped areas:	N/A
Shop front length:	1.6 m - 5.2 ft

## General

Council:	Camden Council
Building listing:	Grade II
Site within conservation area:	Regent's Canal
Structural works required:	No
New shopfront required:	No

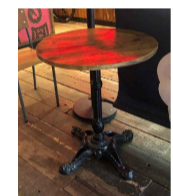
## Furniture Legend



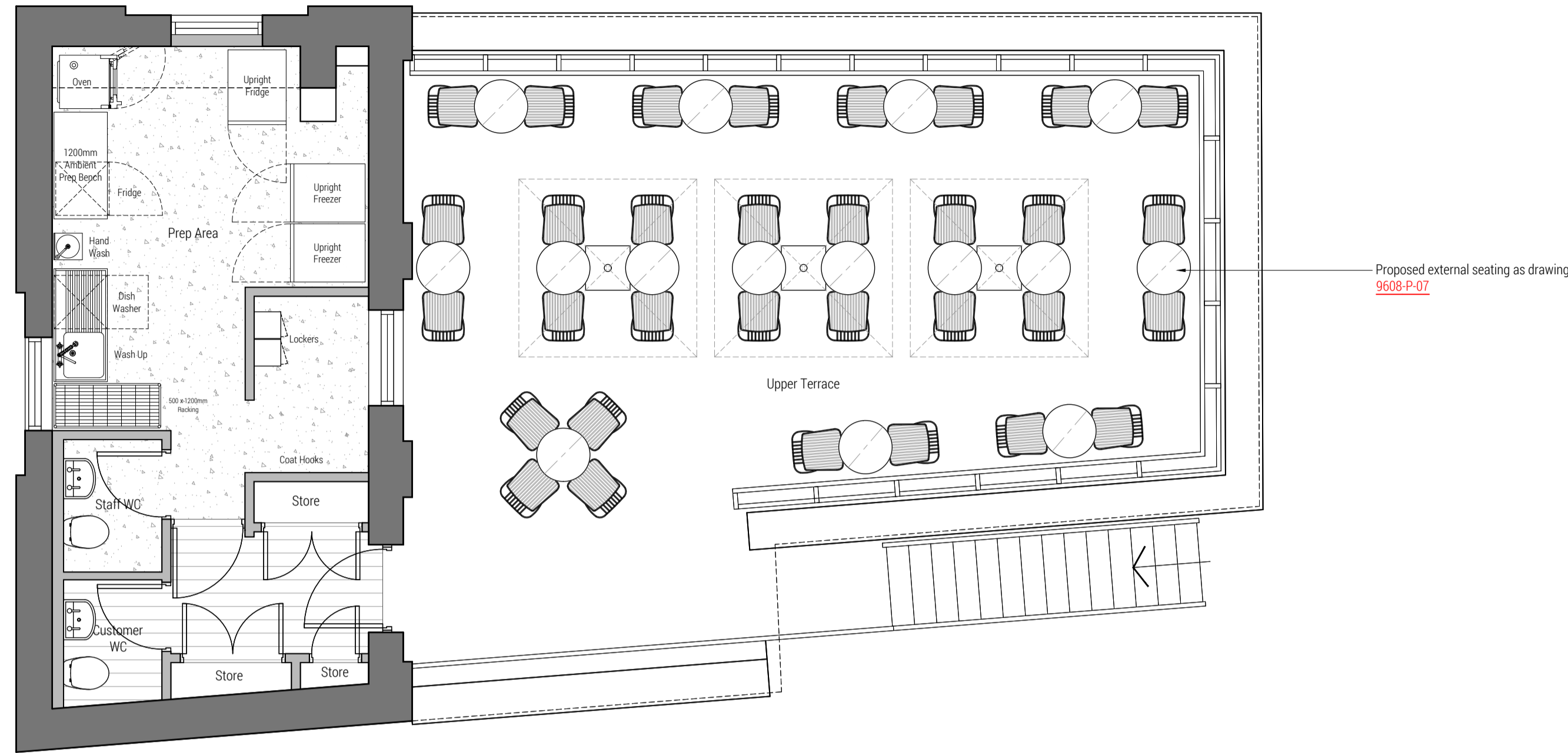
**Bar Stools and Tables:**  
 Stools - Timber seat and black mild steel frames  
 Tables - Timber top with black steel frames  
 8no. stools, 1no. communal bench



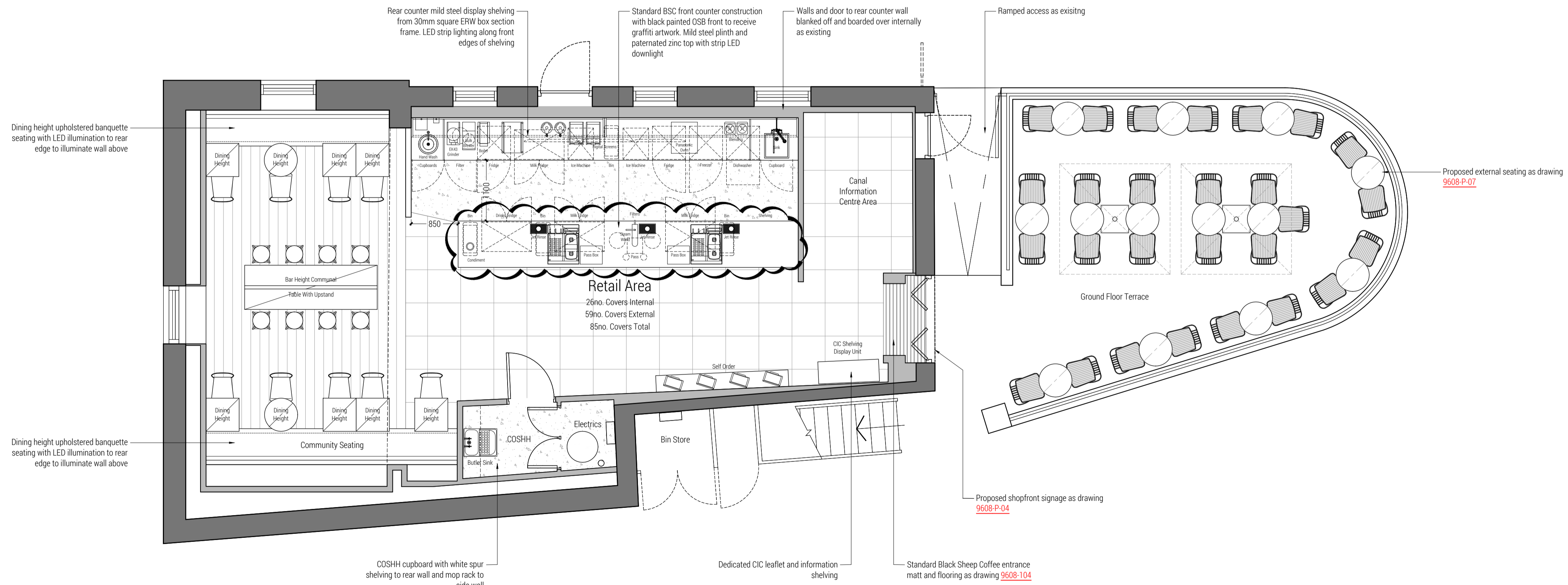
**Dining Chair:**  
 Timber seat and back rest on black metal frames  
 9no. total



**Dining Tables:**  
 Black metal powder coated frame with timber top  
 600mm square and round, 750mm high  
 9no. tables



Proposed First Floor General Arrangement Plan



### 101 General Arrangement Construction Notes:

- It is the contractors responsibility to ensure that all elements of the project build are installed as per the layouts, designs and details within this and the accompanying drawing pack including all relevant specialist contractors drawings. Any site variations or technical restrictions preventing this must be highlighted to RML Architecture or Black Sheep Coffee as a matter of urgency prior to relevant works commencing. Refer to the RML Architecture drawing issue register for the full list of RML Architecture drawings within this projects drawing pack.

- The contractor shall note that all drawings have been prepared from digital survey details or 'as existing' drawings provided by others and as such accuracy cannot be assumed. It is the main contractor's responsibility to perform all necessary checks to ensure accuracy of construction drawings and actual construction.

- Approval of any variations or design changes to be made by Black Sheep Coffee in writing. Any changes made without the express authorisation of the Black Sheep Coffee Design Team will be deemed to be errors and should be rectified without cost to Black Sheep Coffee. In all instances, if in doubt ask for clarification.

- All specialist and main contractor construction drawings require written approval by the Black Sheep Coffee design team prior to procurement / installation.

Proposed Ground Floor General Arrangement Plan

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACT DRAWINGS, SCHEDULES AND SPECIFICATIONS.

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REV	DESCRIPTION	DATE	BY
A	Layout amended to suit updates on E-01 drawing. Notes added. Drawing status amended on title block.	07-09-22	AA
B	Legend and notes amended to Construction standards. Communal table made bigger.	17-11-22	AA
C	Amended front and rear counter to latest standards, added butter sink to COSHH and amended legends. Bar height bench replaced with self order screens	25-05-23	AA
D	Amended coffee machines to 2no. Eversys models.	07-06-23	EA

0mm 100mm  
 PRINTED SIZE @ A1

CLIENT



PROJECT  
 CAMDEN LOCK KEEPERS COTTAGE  
 CAMDEN LOCK  
 289 CAMDEN HIGH STREET  
 LONDON NW1 7BX

DRAWING TITLE  
 PROPOSED GENERAL ARRANGEMENT PLANS

PROJECT NUMBER DATE  
 9608 MAY '22

SCALE DRAWN BY  
 1:50 @ A1 / 1:100 @ A3 RML

DRAWING NUMBER REVISION  
 9608-101 D

DRAWING STATUS  
 APPROVAL