

NOTE:
 The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.
 This drawing must be read with and checked against any structural or other specialist drawings provided.
 The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.
 This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON AN ACT SURVEY EXACT LOCATION OF PROPOSED PLANT AREA TBC
 DO NOT SCALE FROM THIS DRAWING

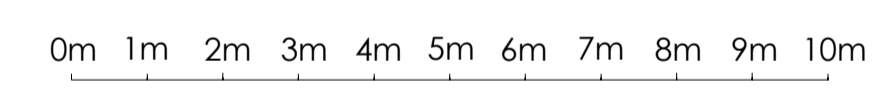
KEY

- Kitchen deliveries
- Beer deliveries
- DAYLIGHT
- FIXED SEATING
- HIGH SEATING
- CUTLERY & CONDIMENTS
- DRINKS SHELVES
- CUSTOMER AREA (hatched)
- EXTERNAL AREA (hatched)
- STORE
- VDA(34%)

N.B. Both bottle store and cellar to have insulated walls, ceiling and floors to 'U' value as specified by APL mechanical

Drawing Status	Construction Status	Notes	By	Date
J		Notes added	EJ	25.04.18
H		Minor alterations in line with grd flr plan	DJB	05.04.18
G		Switch room moved.	AW	26.02.18
F		Bar increased. Lease area updated.	AW	29.01.18
E		Add table & chairs to concourse area Add remote plant area in mezzanine car park. Add high level drinks shelves & tables to exterior	DWS	23.01.18
D		Update following DAG meeting comments 10.1.18	DWS	16.01.18
C		Revised demise - final location of new BOH store TBC relocate Switch Room accordingly Update location of streetlights/signs following survey Remove 2 no. high tables @ concourse entrance Add 2 no. single Emergency Exit doors along St Pancras Road elevation	DWS	08.01.18
B		Updated to DAG review.	AW	27.11.17
A		Ext. seating, plant room & bin store.	AW	13.11.17
Rev			By	Date

Proposed Ground Floor scale 1 : 100



ELEMENT	Y	COMMENTS
CUSTOMER AREA		
OPEN KITCHEN	Y	
2nd BAR 1st FLOOR KITCHEN	n/a	
2nd GLASS WASHER FOR COFFEE	n/a	
REAL FIRE		
FUEL STORE		
NO DOORS ON LIFT HOIST AREA	n/a	
3No. FOOD HOISTS	n/a	
SUFFICIENT NO. OF BOOTH SEATING	Y	
OPEN CELLAR	Y	
VDA		
DRINK SHELVES TO PERIMETER & COLUMNS	Y	
HIGH/LOW TABLES IN DIFFERING COLOURS	Y	
VERTICAL DRINKING AREA HIGHLIGHTED	Y	
BAR AREA		
STANDARD BAR LAYOUT	Y	
OVER BAR	Y	
WINES & SPIRITS SIZE AND LOCATION	Y	
REAR LOADING FRIDGES	Y	
2 ENTRANCES TO BAR	Y	to maximise space
W.C.'s		
4 URINALS MINIMUM		limited provision as in station
ENTRANCE DOORS TO TOILETS	Y	
T.V.'s/A.W.P.'s/SMOKE SCREENS		
PLASMA/DROP DOWN & POSITION	n/a	
No. OF A.W.P.'s	n/a	
A.W.P.'s POSITION	n/a	
No. OF SMOKE CLOAKS	n/a	

ELEMENT	Y	COMMENTS
DELIVERIES		
DELIVERIES TO KITCHEN UN-COMPROMISED	Y	
DELIVERIES TO CELLAR UN-COMPROMISED	Y	
BINS		
STANDARD BIN STORE	n/a	tbc with landlord
EXTERNAL AREAS		
PAVEMENT LICENSE NEEDED/OBTAINED	Y	
CANOPY/COVERED AREA TO GARDEN		
FRONT GARDEN NON-SMOKING	Y	
LOBBY ON EXIT TO SMOKING AREAS	Y	
STAFF/OFFICE/B.O.H.		
OFFICE WITH 1 YEARS FILING SPACE	Y	
MALE CHANGING CUBICLE		
FEMALE CHANGING CUBICLE		
MALE W.C. CUBICLE		
FEMALE W.C. CUBICLE		
ADEQUATE STORAGE	Y	
ACCESS/D.D.A.		
UNAIDED DISABLED ACCESS TO ALL AREAS	Y	
HOTEL		
SHOWERS TO ALL BED ROOMS	n/a	
DISABLED ACCESSIBLE BED ROOM	n/a	

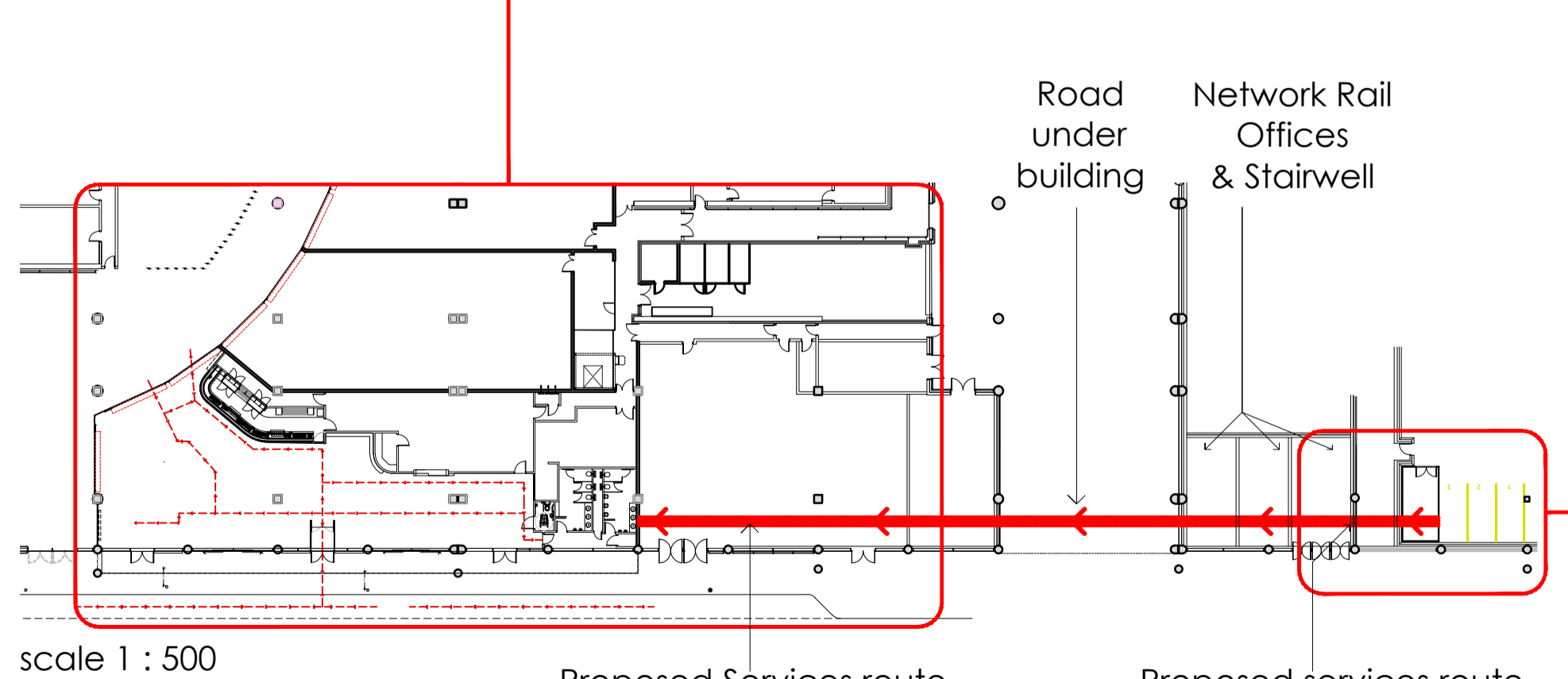
FIRE OCCUPANCY CALCS

Internal Customer Area = 341sqm - 3670sqft
 x 4/3 = 455 people

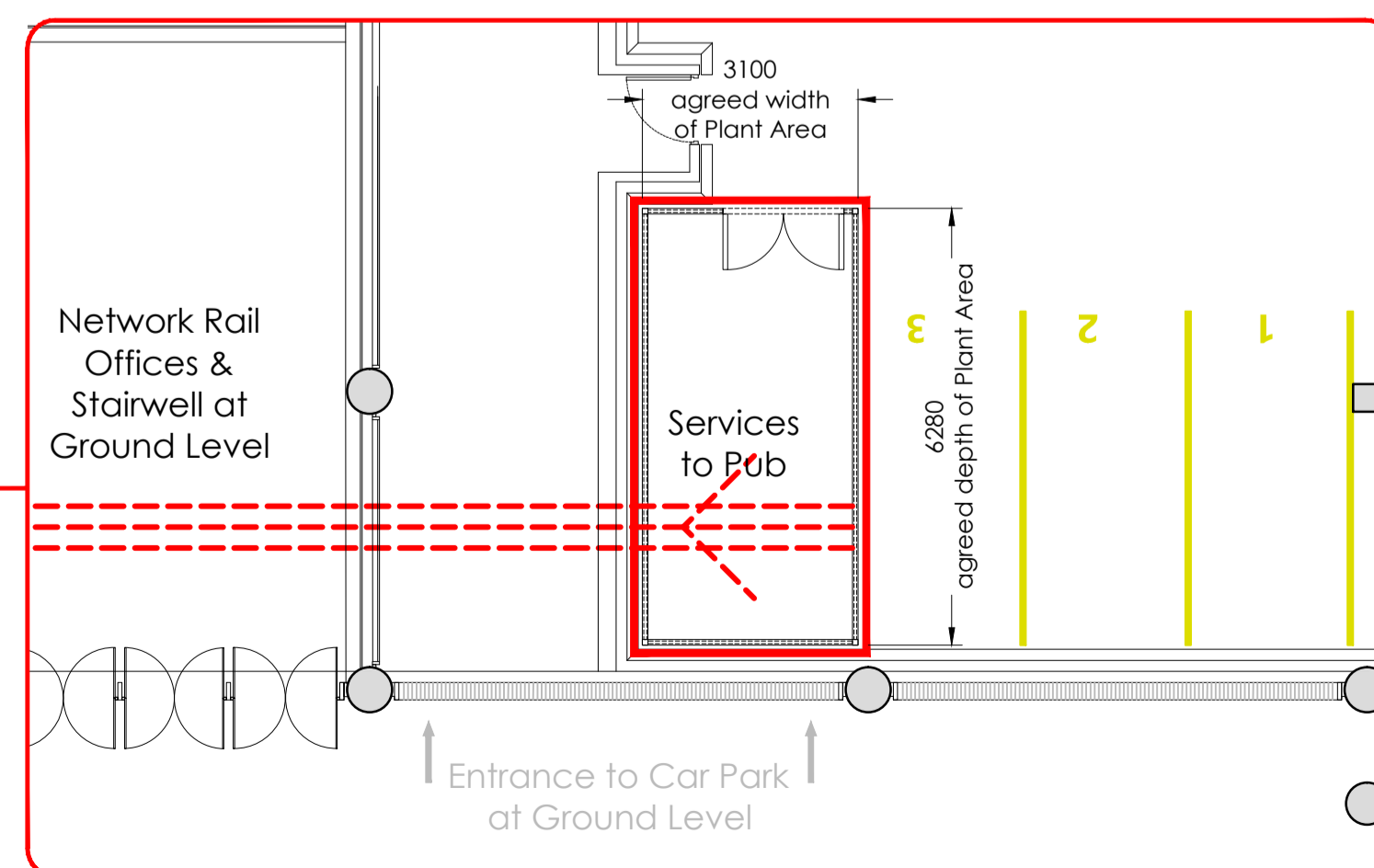
- Discounted Main Entrance to concourse → 330 people
- Side pavement exit 1 = 850mm clear → 110 people
- Side pavement exit 2 = 850mm clear → 110 people

Total = 550 people

Customer trading area
 338m² (3642sqft)
 approx. 196 covers
 External seating area
 79.8 m² (859 ft²)
 56 external covers



scale 1 : 500
 Proposed Services route from car park plant area
 M&E Consultant to confirm feasibility of route
 Proposed services route change of level from Mezzanine to Ground Level



Proposed Plant Area at Mezzanine Car Park Level
 scale 1 : 100
 Exact location TBC

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Cypress House
 3 Grove Avenue
 Wilmslow
 Cheshire
 SK9 5EG



Site
 Unit 23,
 St Pancras Station, The Circle,
 London N1C 4QL

Title
 Proposed DAG Plan

Project Manager/Checked	Drawn By	Scale	Date
	LMC	1:100 @A1	Aug 2017
Arch./Des.	Drawing Number	Rev.	
	F1948/02	J	