

Note:
Structural works as
landlord's engineers
specification

Refer to kitchen designers
layouts for:
-Electrics
-Fit out
-Wall linings
-Kitchen non slip Flooring
- Vent canopy position and size

Grid ceiling to the
kitchen area

White marble
effect worktop.
Sides and soffit
painted with
copper effect paint.

Existing steel
exposed and
intumescent coated
(subject to LBC).
Paint finish to
exposed flange.

Low level panelling
formed with MR MDF
panels, set with 6mm
joints at 600 CCRS
and MDF capping
piece.

Bespoke copper
wall lights.

Note: Party wall thickness
shown indicatively

LVT -safety floor

Copper painted upstand along
bar perimeter.

Bar front formed with 25mm
plywood on 70mm studs with
terracotta tiles nail fixed with
head and side lap.
White marble effect counter,
LED groove set below. Copper
skirting detail to front below tile
cladding.

Existing front elevation to be
redecorated with Farrow & Ball
Studio Green paint.

- Services key.
- One-way switch
 - Two-way switch
 - Double 13 amp socket at low level, recessed patress
 - External light with concealed wiring
 - Double 13 amp socket at counter level, recessed patress
 - Smoke detector
 - Downlighter emergency
 - Downlighter
 - IP Rated Downlighter
 - Extract Hood
 - Wall Mounted Track
 - Linear Recessed Luminaire
 - New distribution board
 - Bathroom extract fan
 - Shaver Socket
 - Ground Mounted IP Rated Garden Light
 - External Socket
 - LED (IP rated waterproof diffuser)
 - Electric underfloor heating 1st/2nd
 - Carbon monoxide meter
 - Pendant
 - Wall light
 - Cable route
 - Thermostat
 - Sonos speaker
 - Surface spot emergency
 - Smoke detector national position
 - AC/ heating unit

New MF studs and
moisture resistant lining
system as kitchen
designer spec, ensure
ventilation and protection
to historic timbers as
specialists
recommendations.

New enlarged
glazed roof
access hatch
by landlord.

Plastered internal
linings to MC with
timber grounds
behind fixtures.
MR plasterboard
and skim.
Tiled strips set
below/above
WHBs

Existing partitions formed
SW studs supplemented
by curved boxing with
tilebacker/curved MDF
added to accommodate
brick tiles.

Tiles: Claybrook, Villa
Teracotta 50x270.

Seat recess
with oak bench
top over tiled
MDF base.
Sides and soffit
painted with
copper effect
paint.

High level
curved
bulkhead with
tilebacker
board, tiled
cladding to the
face

Standard table with
600 x 600 oak
worktop and black
metal table base.

High level AC unit,
with integral
painted MDF
boxing.

Bench seating with
low-level MDF
panelling and paint
finish. Upholstered
seat with upholstered
back cushion.

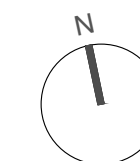
Poseur table with 600
x 600 oak worktop
and black metal table
base.

Toughened glass
wind break with
manifestation.

Recessed cupboard
housing water tank.

Notes:

- Existing timber framed windows
- Existing main entrance
- Existing 70mm step
- Existing 65mm step
- Dining area
- Toilets
- Kitchen
- New bar
- Serving hatch (heat lamps over)



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Note:

- This drawing is copyright.
- These layouts are preliminary until further surveys are undertaken.
- Scale and boundaries are indicative.
- Ownership boundary indicative based on OS data.
- Red dotted line is shown as site boundary.

Michael Collins Architect LLP

The Shack, Sun Street, Hitchin

Job No.
202 Proposed Ground
Floor Plan

Stage: Stage 2

021

REVISION: Scale
1:25 @:A1