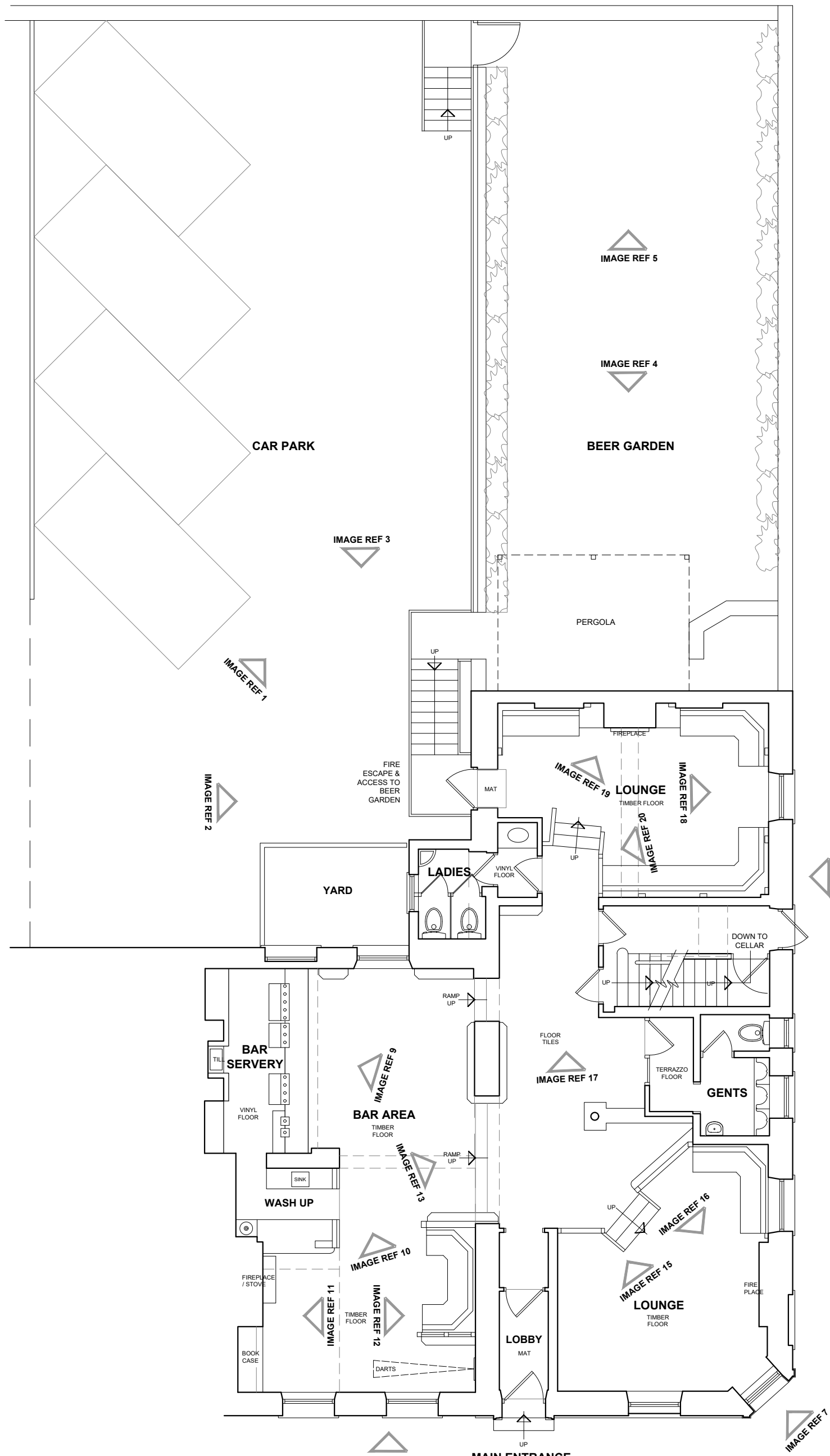
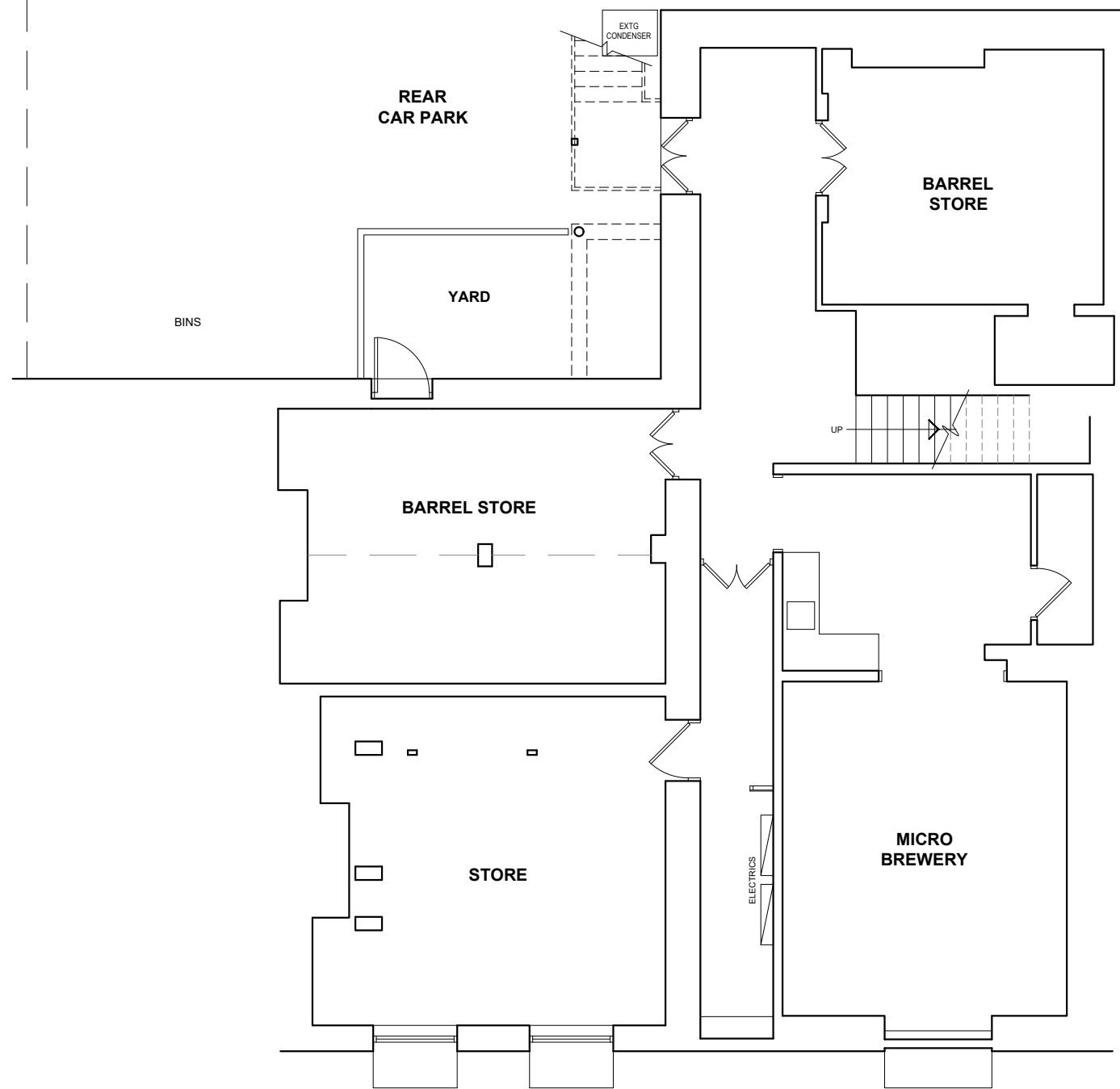
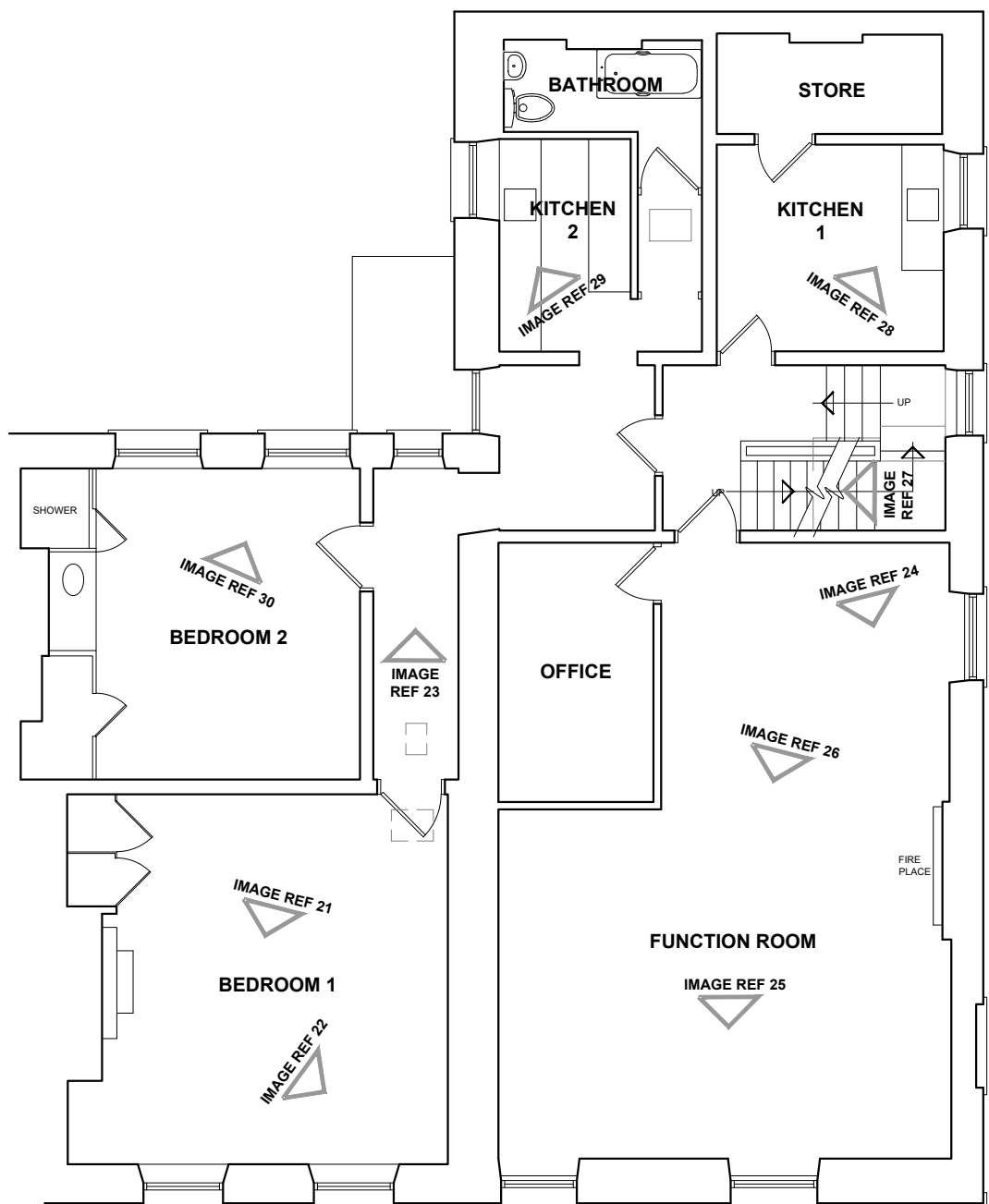
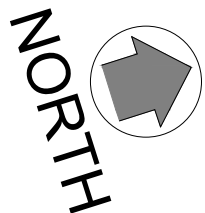




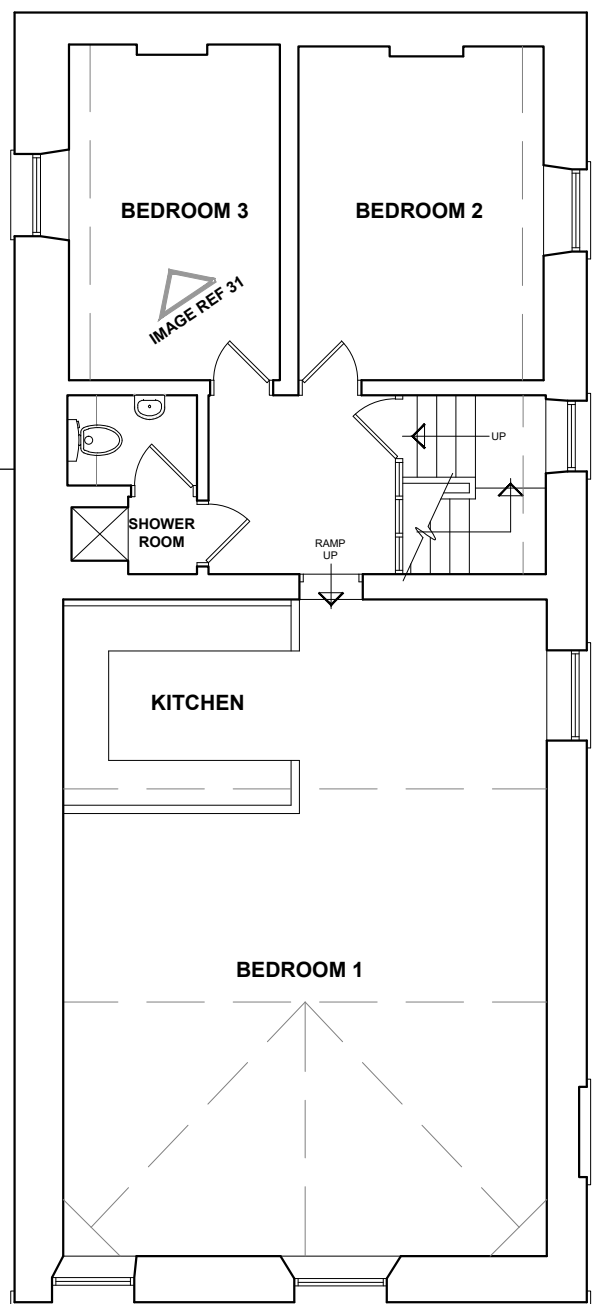
EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING BASEMENT PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING SECOND FLOOR PLAN
SCALE 1:100

PHOTO REFERENCES - EXTERIOR



IMAGE 1: SOUTH ELEVATION



IMAGE 2: SOUTH ELEVATION



IMAGE 3: WEST ELEVATION



IMAGE 4: BEER GARDEN



IMAGE 5: BEER GARDEN



IMAGE 6: EAST ELEVATION - MAIN ENTRANCE



IMAGE 7: EAST / NORTH ELEVATION



IMAGE 8: NORTH ELEVATION

PHOTO REFERENCES - GROUND FLOOR



IMAGE 9: BAR SERVICE



IMAGE 10: BAR / WASH UP



IMAGE 11: BAR FIREPLACE

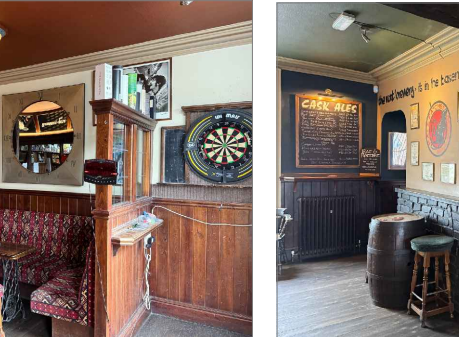


IMAGE 12: BAR SEATING



IMAGE 13: BAR / GENTS TOILET

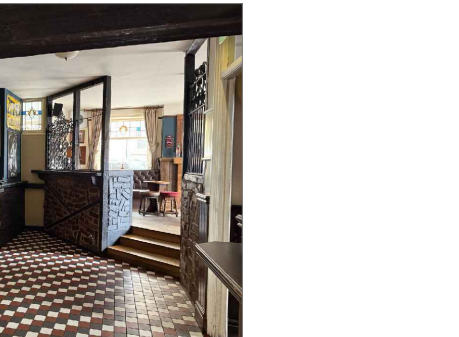


IMAGE 14: CIRCULATION AREA



IMAGE 15: FRONT RAISED FLOOR AREA



IMAGE 16: FRONT RAISED FLOOR AREA

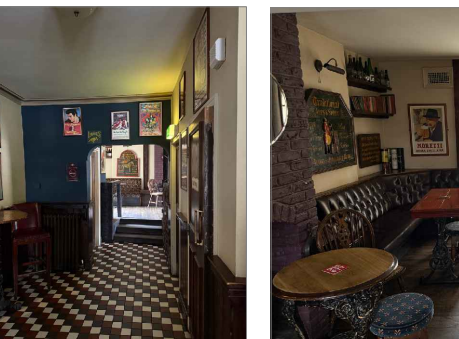


IMAGE 17: CENTRAL STAIR AREA

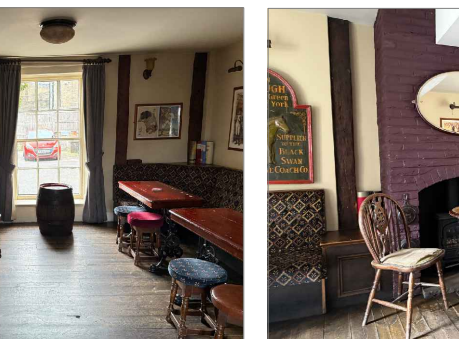


IMAGE 18: REAR RAISED FLOOR AREA



IMAGE 19: REAR RAISED FLOOR AREA

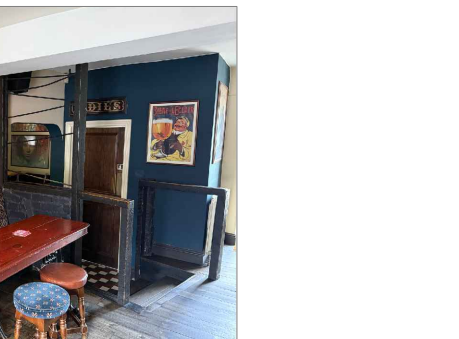


IMAGE 20: REAR RAISED FLOOR & LADIES TOILET

PHOTO REFERENCES - FIRST FLOOR



IMAGE 21: BEDROOM 1

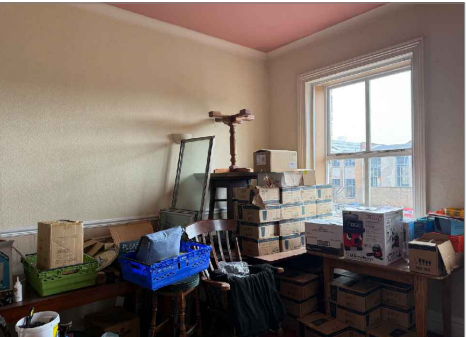


IMAGE 22: BEDROOM 1

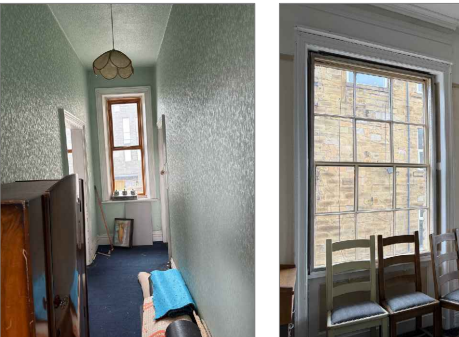


IMAGE 23: CORRIDOR



IMAGE 24: FUNCTION ROOM

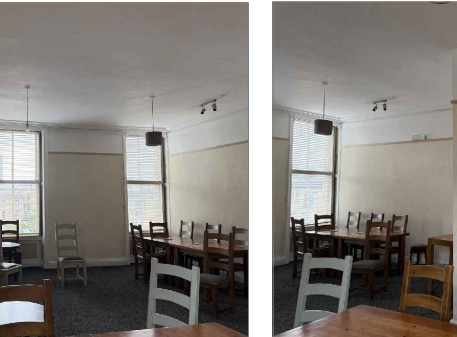


IMAGE 25: FUNCTION ROOM

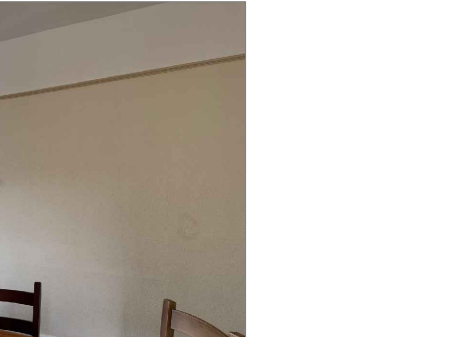


IMAGE 26: FUNCTION ROOM

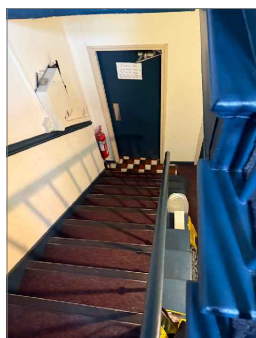


IMAGE 27: STAIRCASE AT FOOT



IMAGE 28: KITCHEN 1



IMAGE 29: KITCHEN 2

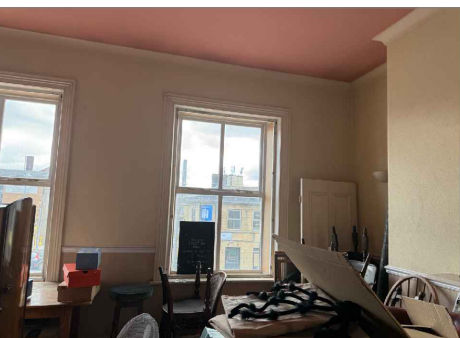


IMAGE 30: BEDROOM 2

PHOTO REFERENCE - SECOND FLOOR



IMAGE 31: BEDROOM 3

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All structural work must be carried out in strict accordance with the drawing and calculations provided by the appointed Structural Engineer. All structural work must be inspected at all relevant stages by both the Structural Engineer and Building Inspector. Any changes or alterations must have their express written approval. Any costs incurred due to either claims for damages, loss of trade, etc by failing to do so will be the sole liability of the contractor.

All works must be carried out in strict accordance with all Local Authority, British & European Standards. If in doubt, it is the responsibility of the contractor to contact all relevant parties.

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Revision

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Client OSSETT BREWERY PUB COMPANY		
Job Title THE RAT AND RATCHET 40 CHAPEL HILL HUDDERSFIELD, HD1 3EB		
Drawing Title EXISTING FLOOR PLANS & PHOTOGRAPHS		
Scale 1:100 @ A1	Drawing No 4418-PL01	Revision -
Date OCT 2025	Drawn By DL	