


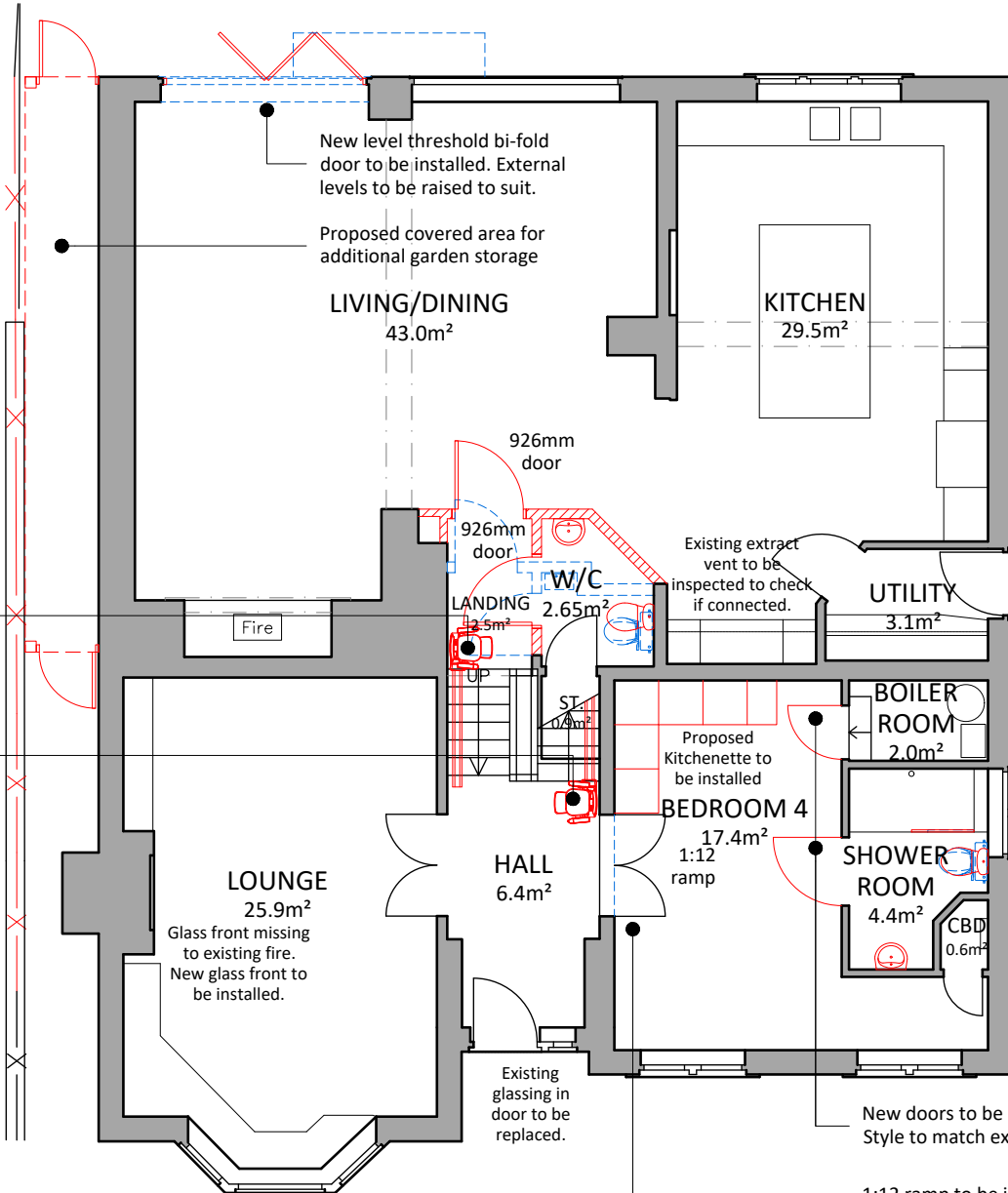


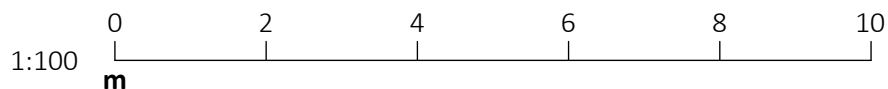
NET INTERNAL AREA	
GROUND FLOOR	136.85m ²
FIRST FLOOR	114.60m ²
SECOND	49.30m ²

TOTAL 300.75m²

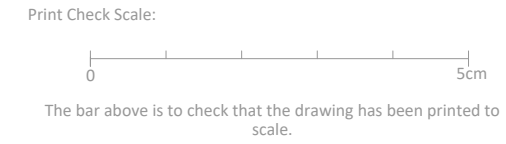
- Key:
-  Existing
 -  Proposed
 -  Removed



PROPOSED GROUND FLOOR PLAN -
Scale 1:100



- Disclaimer:
- Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey.
 - Contractors must verify all dimensions on site before commencing any workshop drawings. Contractors must satisfy themselves with regards to sizing and measurements onsite.
 - France and Associates Ltd accept no liability where a user scales from this drawing.
 - If the user needs to scale from this drawing, we politely request for further information to be sought from the designer on the needed dimensions. All planning and construction information should be taken from figured dimensions only and where not available should be requested.
 - Ensure digital versions are plotted at 'Actual Size' – see "print check" scale bar below.
 - Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments.
 - The drawing is subject to statutory approvals and survey.



Proposed stair lift to be installed between Ground and Lower Ground floor. Lift size to be assessed for suitability.

Proposed stair lift to be installed between Ground and First floor. Lift size to be assessed for suitability.

Rev A Design amendments to the layout 09.02.26 MC following site visit

Status **Planning**

Project **2 The Paddock, Mirfield, WF14 8JQ**

Client **Chadwick Lawrence on behalf of SK**

Drawing **Ground Floor Plan as Proposed**

Project No AR-0795	Drawing Number PL200	Revision A
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Date Dec '25	Scale (A4 Sheet) 1:100	Checked ~	Drawn MC
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New sink, toilet with bidet seat and glass shower panel to be installed

New doors to be installed. Style to match existing.

1:12 ramp to be installed due to step at door threshold.

Existing glassing in door to be replaced.

Existing extract vent to be inspected to check if connected.

New level threshold bi-fold door to be installed. External levels to be raised to suit.

Proposed covered area for additional garden storage

Glass front missing to existing fire. New glass front to be installed.

Fire