

GARDEN EXISTING AREAS (NO CHANGES)

GROSS EXTERNAL AREA - 4,338 SQ.FT / 403 SQ.M
REAR EXTERNAL AREA - 1,981 SQ.FT / 184 SQ.M
FRONT EXTERNAL AREA - 850 SQ.FT / 79 SQ.M
ADDITIONAL SEATING - 1.507 SQ.FT / 140 SQ.M

EXISTING COVERS (NO CHANGES)

DINING - 216
VDA - 10 (4%)
TOTAL - 234 APPROX.

GARDEN EXISTING AREAS (NO CHANGES)

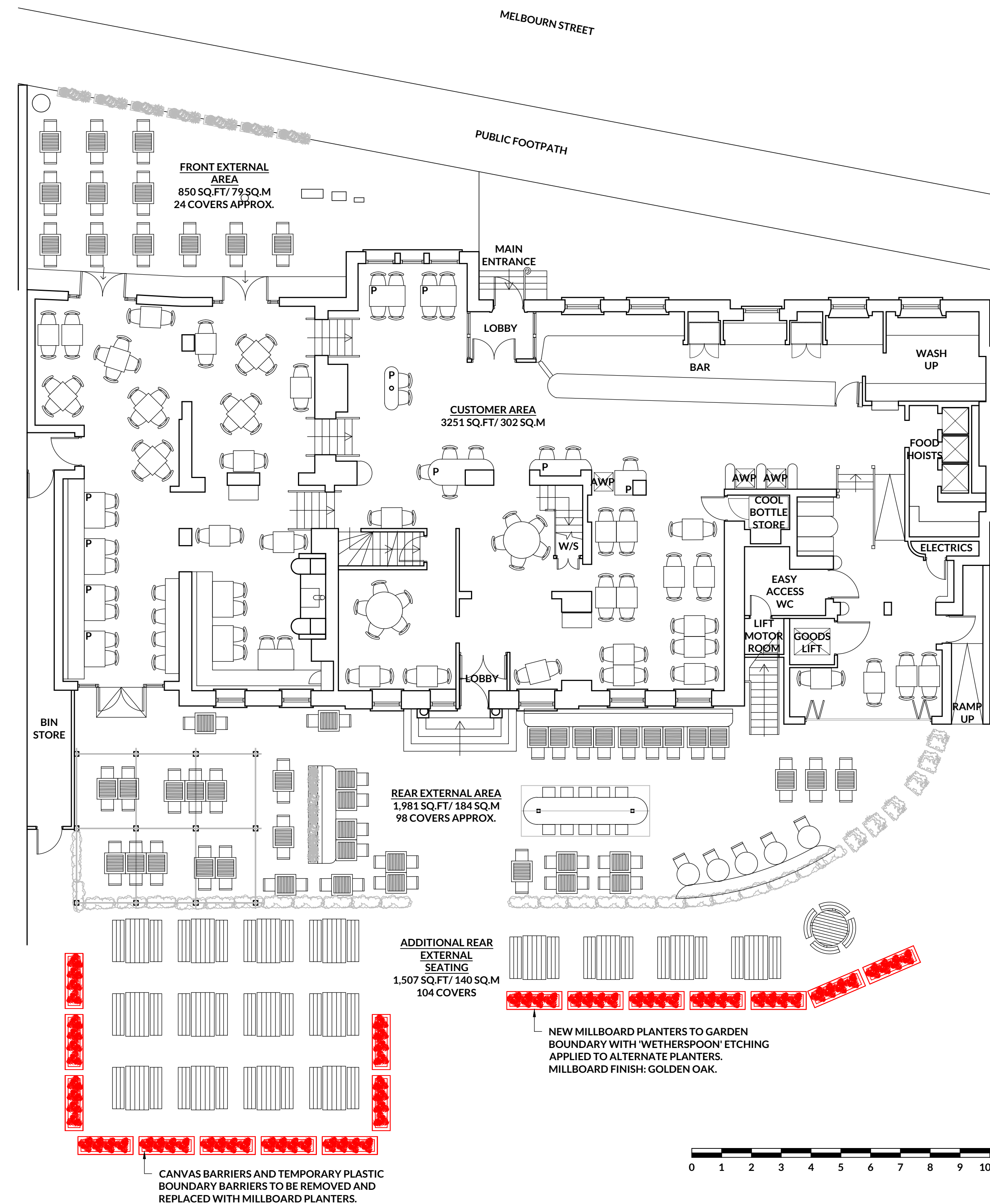
GROSS EXTERNAL AREA - 4,338 SQ.FT / 403 SQ.M
REAR EXTERNAL AREA - 1,981 SQ.FT / 184 SQ.M
FRONT EXTERNAL AREA - 850 SQ.FT / 79 SQ.M
ADDITIONAL SEATING - 1.507 SQ.FT / 140 SQ.M

EXISTING COVERS (NO CHANGES)

DINING - 216
VDA - 10 (4%)
TOTAL - 234 APPROX.

<u>EXISTING COVERS (NO CHANGES)</u> DINING - 216 VDA - 10 (4%) TOTAL - 234 APPROX.

DINING - 216
VDA - 10 (4%)
TOTAL - 234 APPROX.



GROUND FLOOR: PROPOSED FLOOR PLAN
SCALE 1:100



REFERENCE IMAGE: MILLBOARD
GOLDEN OAK



REFERENCE IMAGE: MILLBOARD PLANTERS WITH 'WETHERSPOON' ETCHING

JOB NO 3261	DWG NO 200	REV /
-----------------------	----------------------	-----------------

[illegible]

This drawing is the property of DVA Ventures Limited. Copyright and design rights are reserved by them and the drawing is issued on the condition that it is not copied either wholly or in part without the written consent of DVA Ventures Limited.

DO NOT SCALE DRAWINGS. Figured dimensions to take preference over those scaled. All dimensions to be checked on site before commencement of any work or shop drawings. This drawing is to be read in conjunction with the specification when existing. Any discrepancies should be brought to the attention of the Architect / Designer.



CLIENT _____

wetherspoon

PROJECT
**THE MANOR HOUSE
ROYSTON
PN 6849**

DRAWING TITLE

**GROUND FLOOR:
PROPOSED FLOOR PLAN**

SCALE
1:100 @ A1

DATE 02.03.26	DRAWN BY HS	CHECKED BY MA
------------------	----------------	------------------

STATUS
PRELIMINARY

JOB NO 3261	DWG NO 200	REV /
-----------------------	----------------------	-----------------