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Any discrepancies discovered or items found that were not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-

Area Schedule - Based on Smaller Size Dwellings

Ground Floor

Room	Area
Lounge	13.5m2
Hall	1.9m2
W.c	1.9m2
Kitchen / Dining	16.8m2

Total Gross Ground Floor Area = **36.3m2**

First Floor

Room	Area
Landing	9m2
Bedroom 2	11.6m2
Bedroom 3	9.5m2
Bathroom	4.7m2

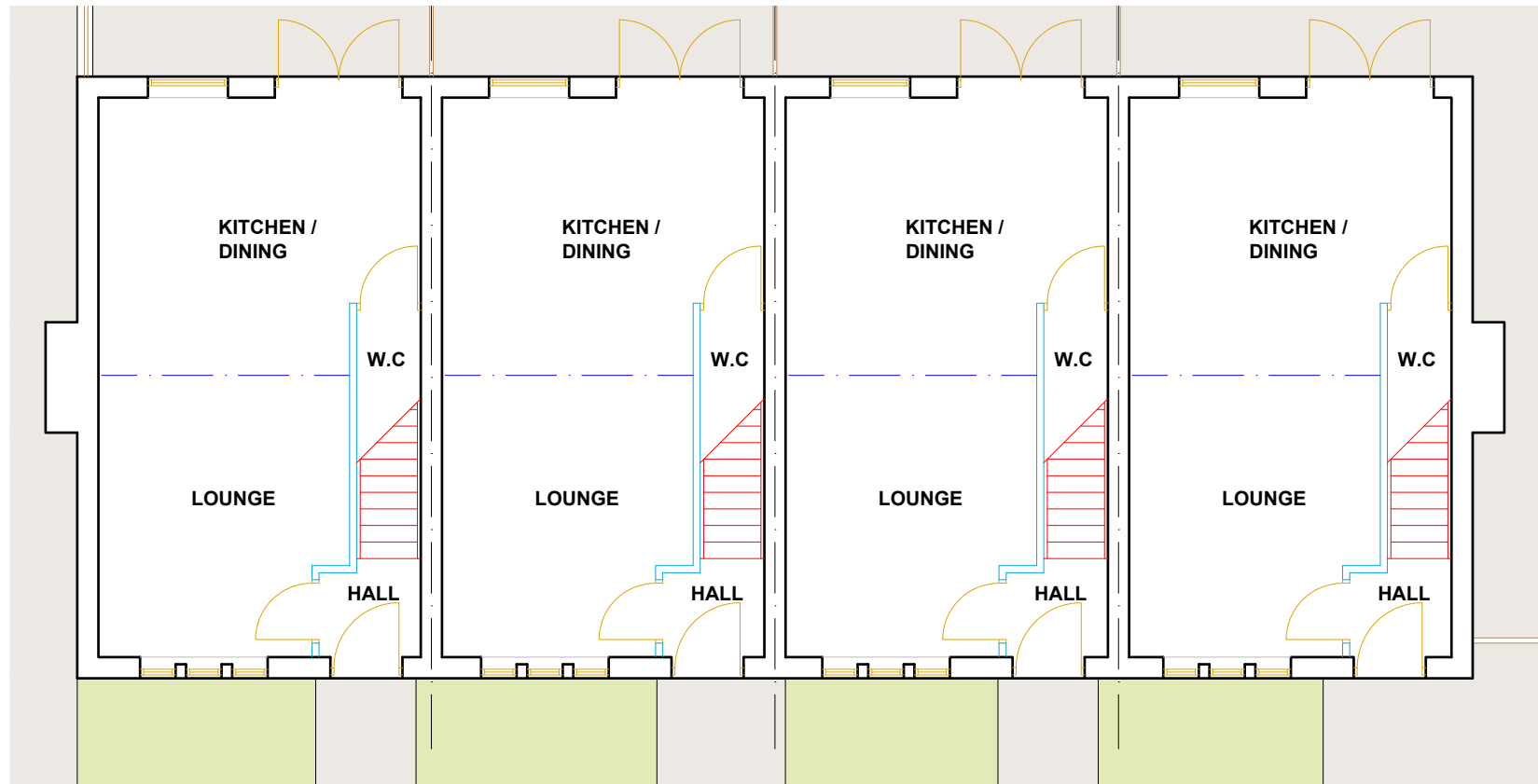
Total Gross Ground Floor Area = **36.3m2**

Second Floor

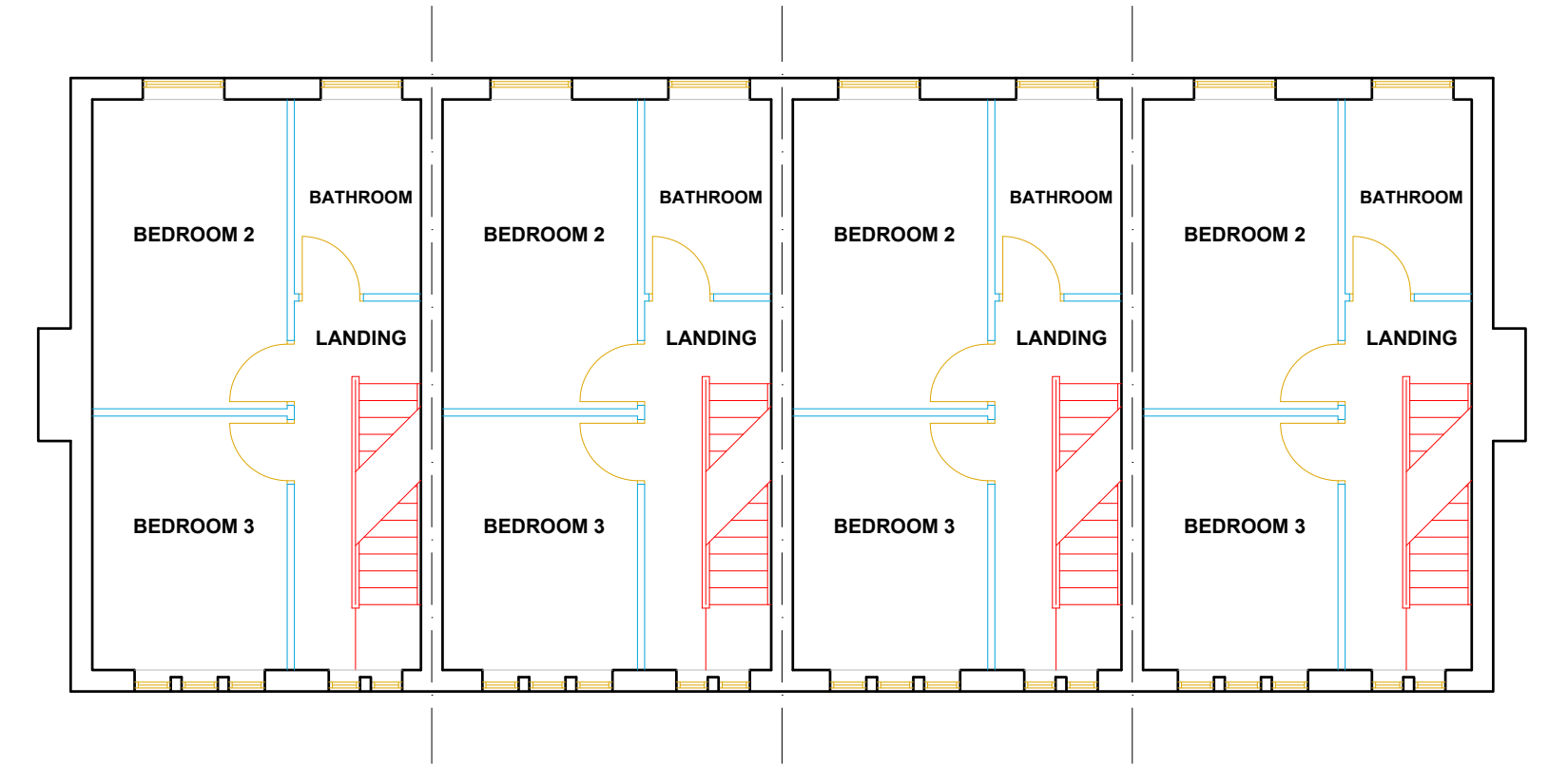
Room	Area
Landing	2.7m2
Master Bedroom	15.3m2
En Suite	3.3m2

Total Gross Second Floor Area = **21.3m2** (Min. 1.5m Height)

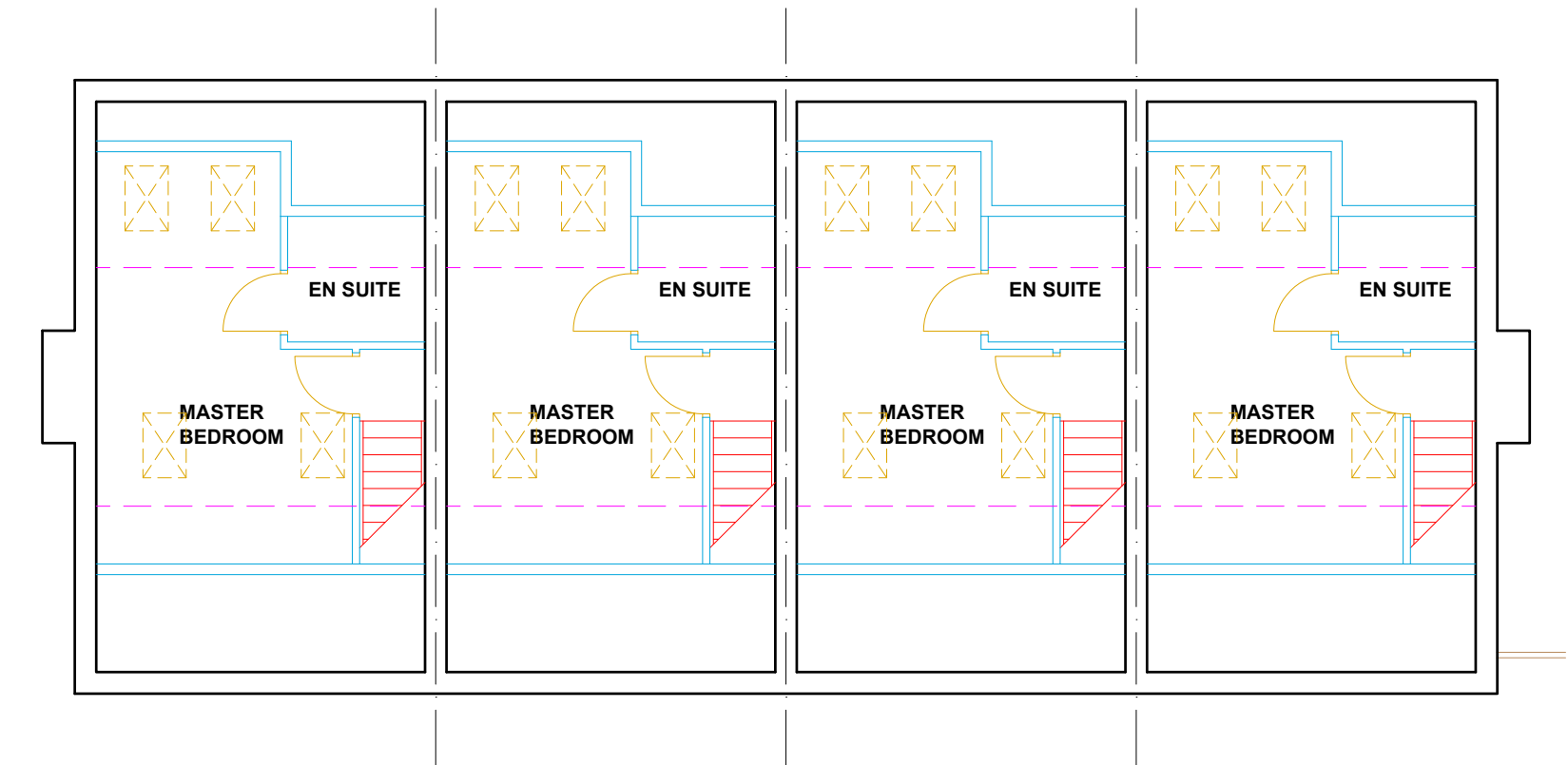
Total Gross Internal Area = 93.9m2 (3 Bed, 4 Person)



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

DRAWING TITLE

PROPOSED BLOCK 1 - FLOOR PLANS

JCA

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PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION

Former Milnrow Reform Club
Dale Street
Milnrow

DRAWN:-	Aiden Phillips-Whalley	DRAWING NUMBER:-
DATE:-	June 2025	21.2683.25B
SCALE:-	1:100 @ A1	
ISSUE:-	B	