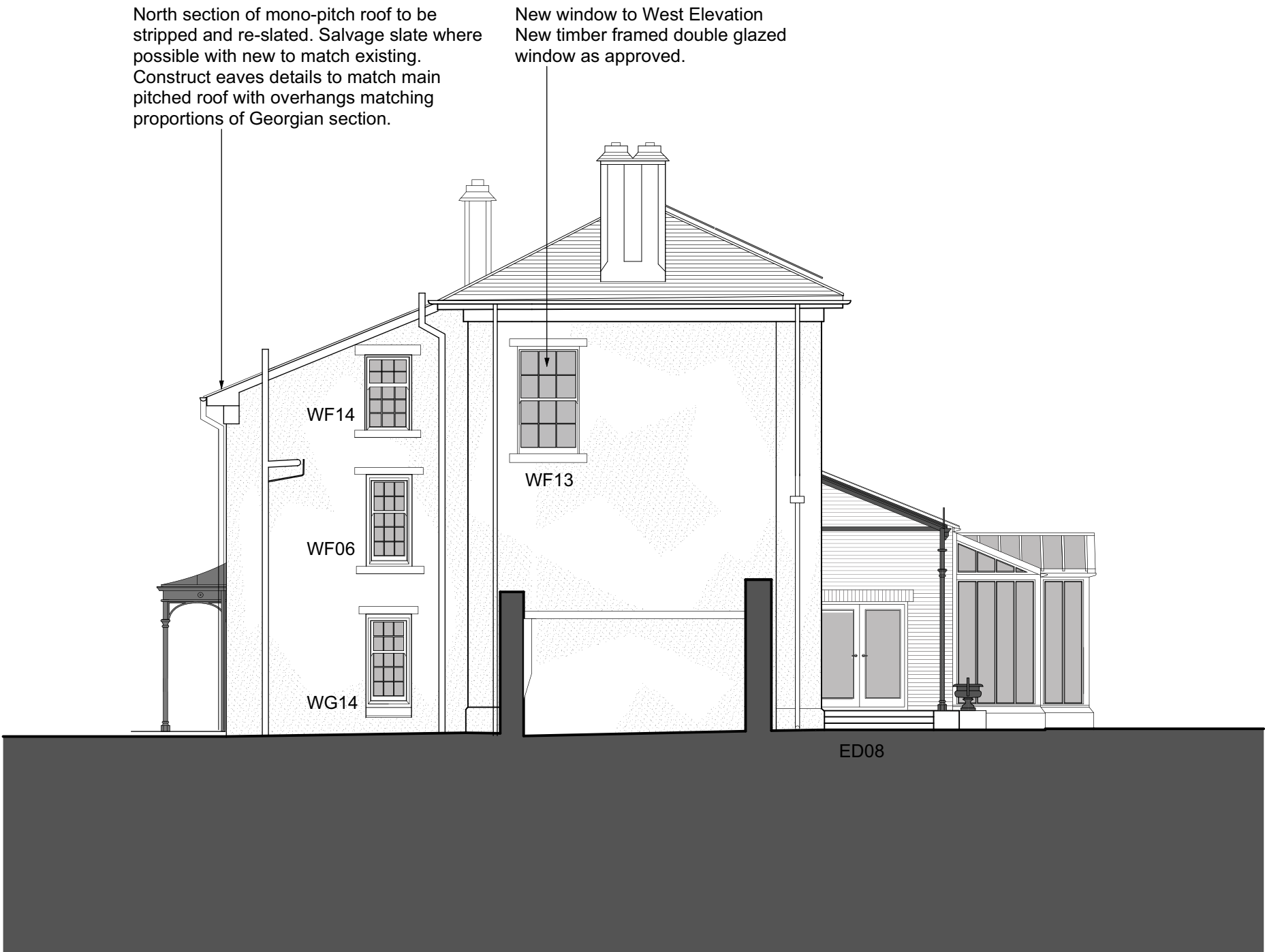
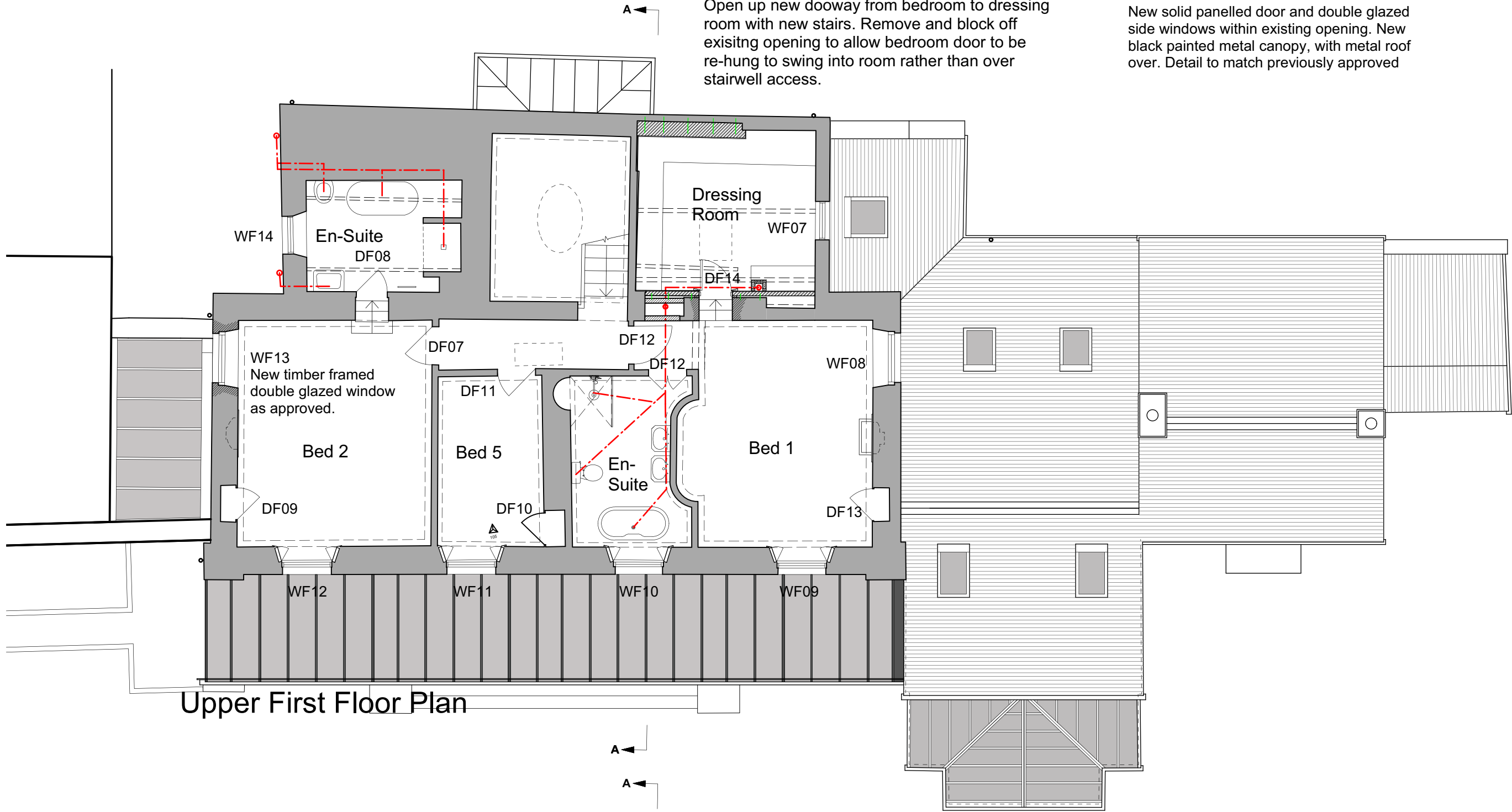




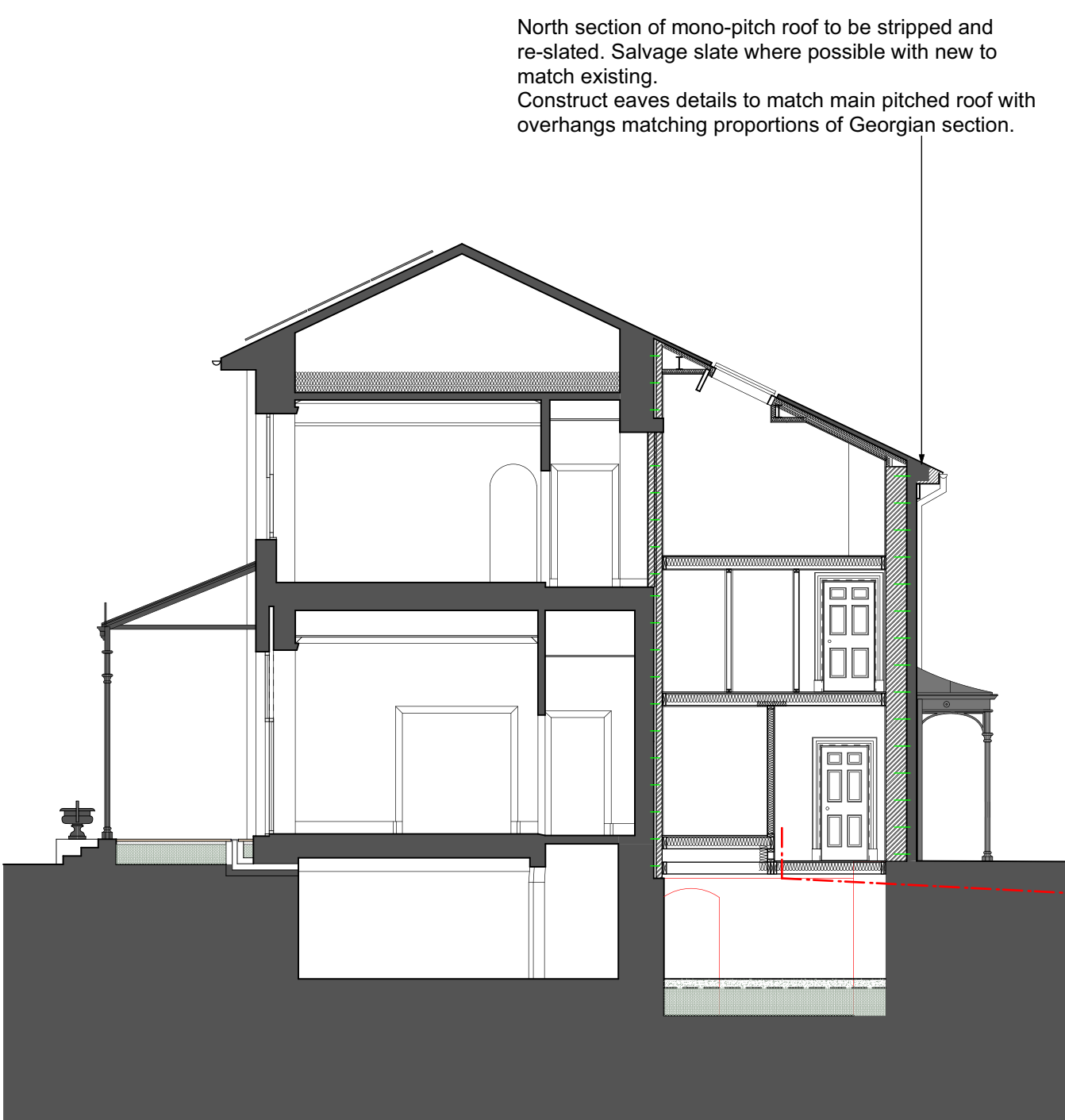
North Elevation



West Elevation



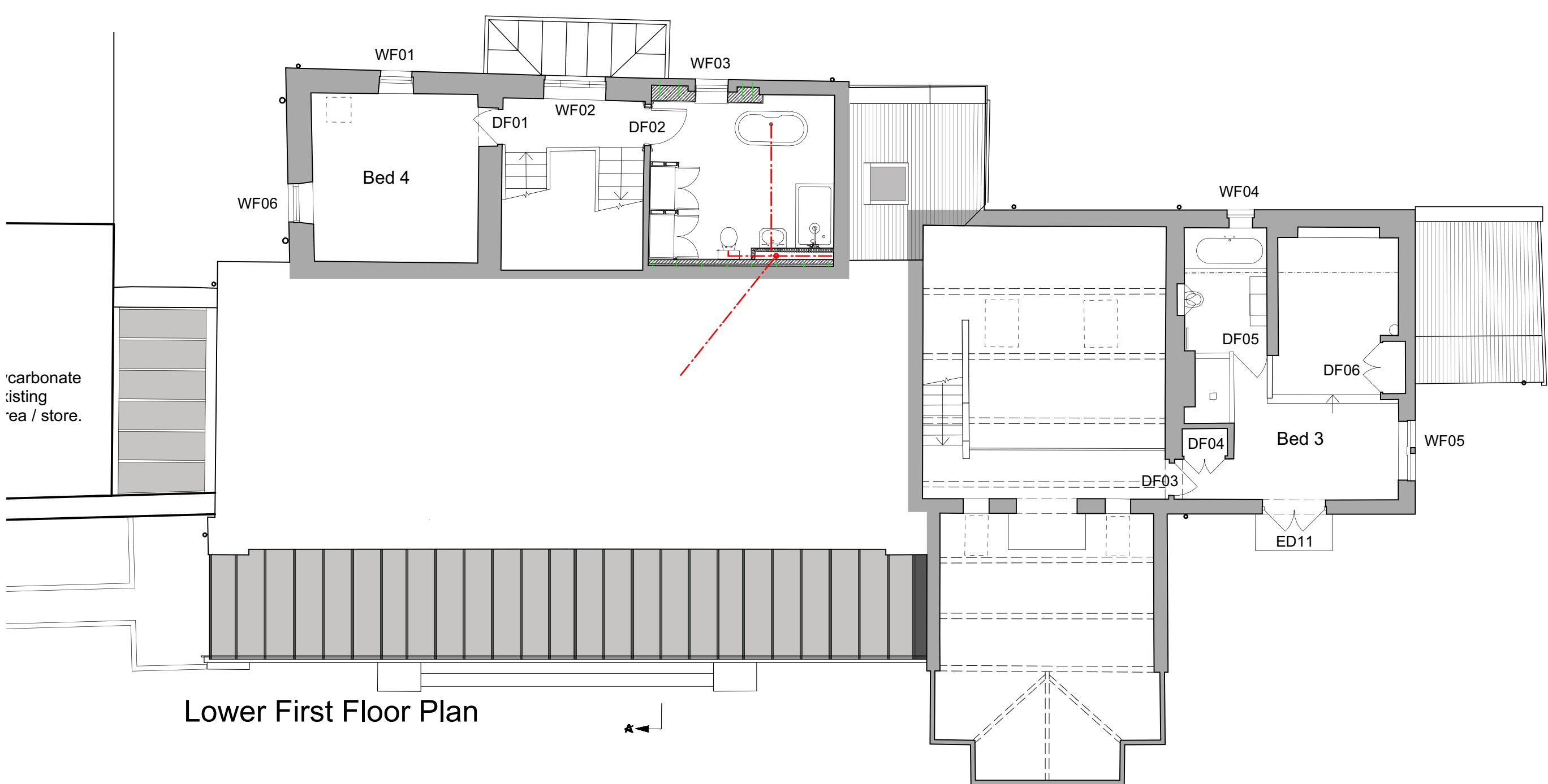
Upper First Floor Plan



Section A:A



East Elevation



Lower First Floor Plan

Red lines and hatching indicate illegal work carried out. Including - excavation of basement, underpinning of existing structure and new footings, removal of floor structures and partitions, removal of internal leaf of outer wall and the construction of new blockwork walls and floor structure. Steel beam and hoist inserted presumably to aid relocation of safe to newly excavated basement. Basement level is now below the water table and floods.

Rev:F - 30.01.26- EH - PV panels removed
Rev:E - 22.09.25- EH - Conservation rooflight and annotation added
Rev:D - 19.08.25- EH - Alteration to greenhouse and gym
Rev:C - 28.07.25- EH - Alterations to Main House Plan
Rev:B - 14.07.25- EH - Layout amended following client comments
Rev:A - 07.07.25 - EH - Layout amended following client meeting

0 1 2 3 4 5
SCALE OF METRES

DO NOT SCALE FROM THIS DRAWING
FIGURED DIMENSIONS ONLY ARE TO BE USED
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT

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PARTY WALL ACT:
The building owner / appropriate representative may be required to serve Party Wall Notices to any neighbouring properties and owners. Further information on the Party Wall Act 1996 can be found online at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

CDM:
Construction Design and Management Regulations 2015 apply to all building works. Further information can be found online at <http://www.hse.gov.uk/construction/cdm/2015/>

BUILDING CONTRACT:
A formal contract between the building owner / client and the contractor is recommended. Further information on appropriate domestic contracts can be obtained from the RIBA (<https://www.architecture.com/riba-contracts/riba-domestic-building-contract>) and the Joint Contracts Tribunal (<https://www.jcttd.co.uk/>)

GENERAL NOTES:
All work to be carried out in accordance with current Building Regulations, codes of practice and British Standards.

This drawing is for Planning Approval and does not represent a full specification or working drawing.

All work must comply with the relevant planning and listed building consents.

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Tel: 01943 601785 mail@overtonarchitects.co.uk

The Old Rectory, Bolton by Bolward

Mr and Mrs Reed

Proposed Upper Floor Plans, Section and Elevations

SCALE	DATE	DRWG. NO.	REV
1:50	May 2025	2594/01/09	F
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