

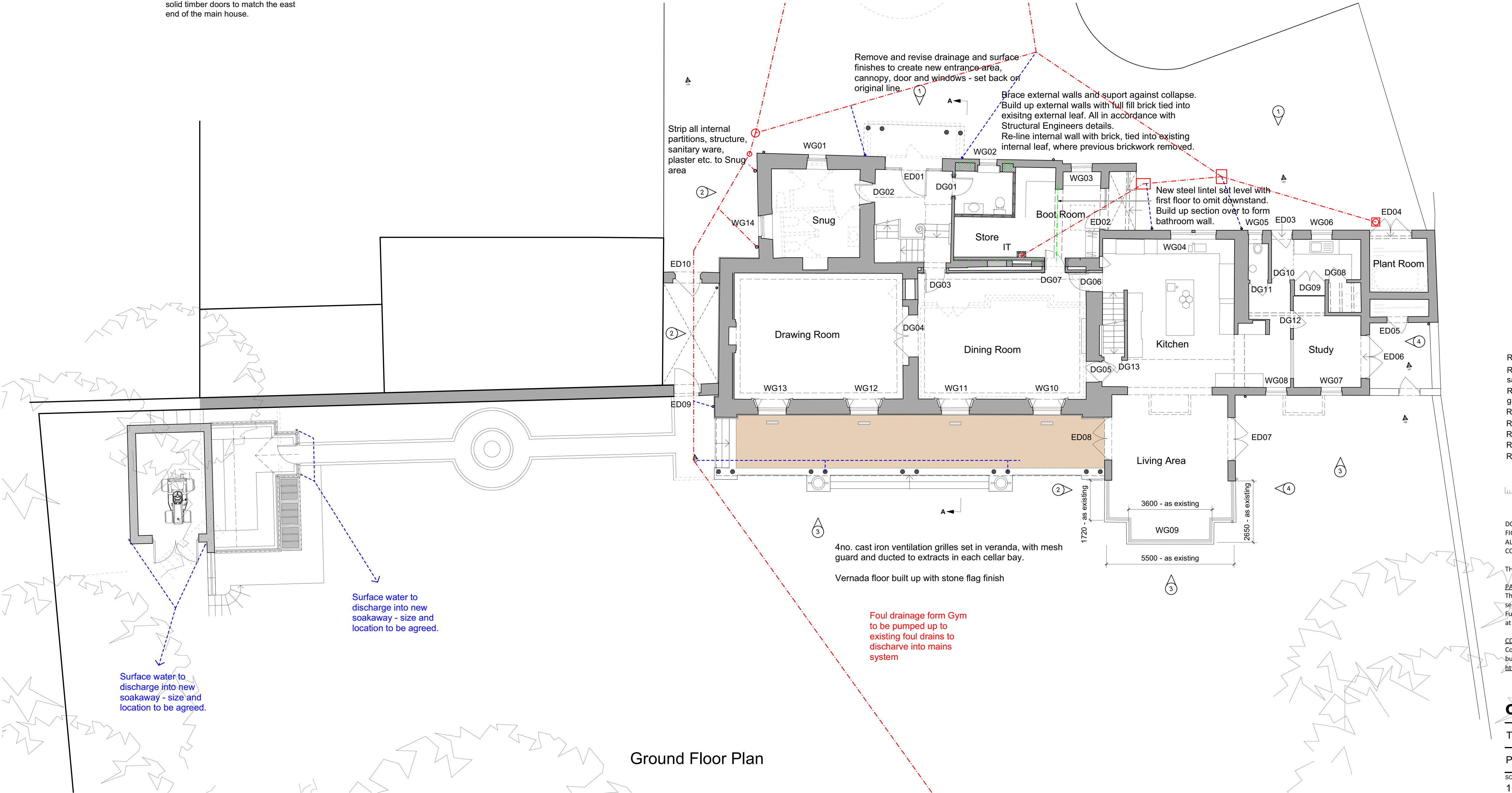


South Elevation

Construct new glass house and Lawnmower store. Detail and design from specialist glass house manufacturer. Colour to be agreed for glazing frames. New store to be constructed in brick with slate roof and solid timber doors to match the east end of the main house.

Remove iron and repair lintol with plastic repair. Remove and replace damaged stone piece below. Re-dress brick reveals to each side with reclaimed bricks to match existing to repair damaged reveal. Fit new painted timber door.

Replace existing conservatory with new to match existing design and size. Change in material from timber to aluminium. Colour to be agreed.



Ground Floor Plan

Rev:H - 02.03.26- EH - Note added for dimensions on conservatory
Rev:G - 25.02.26- EH - Note added to confirm replacement conservatory to be same size as existing.
Rev:F - 30.01.26- EH - Internal alterations / plant room. Gym, greenhouse and garden store relocated
Rev:E - 29.09.25- EH - Garden store 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

THIS DRAWING IS THE SOLE COPYRIGHT OF OVERTON ARCHITECTS

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.

overtonarchitects

IDC Valley Drive, Ilkley, West Yorkshire, LS29 8AL
Tel: 01943 601785 mail@overtonarchitects.co.uk

The Old Rectory, Bolton by Bolward

Mr and Mrs Reed

Proposed Ground Floor Plan and South Elevation

SCALE	DATE	DRWG. NO.	REV
1:50	May 2025	2594/01/08	H

DO NOT SCALE FROM THIS DRAWING. FIGURED DIMENSIONS ONLY ARE TO BE USED. THIS DRAWING IS THE SOLE COPYRIGHT OF OVERTON ARCHITECTS