



GROUND FLOOR

FIRST FLOOR

BROOKE ST
recently approved dwelling
2016/91631

<p>Client MR M HINCHLIFFE</p>		<p>Address BROOKE ST CLECKHEATON</p>	
<p>Drawing Title PROPOSED HOUSING</p>			
<p>scale 1:100 1:200</p>		<p>date APR 16 drawn by</p>	
<p>Dwg No 16 5 1</p>		<p>Rev 9</p>	

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Notes
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS
- STARTING
- DO NOT SCALE
- THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF J.A. OLDROYD & SONS LTD. NO PART OF THIS DRAWING OR DESIGN IS TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF J.A. OLDROYD & SONS LTD.
- BUILDING REGULATIONS, CODES OF PRACTICE AND PLANNING OFFICERS REQUIREMENTS.
- ALL MATERIALS MUST COMPLY WITH CURRENT BRITISH STANDARDS IN FORCE.
- THIS IS A NOTIFIABLE PROJECT UNDER THE CONSTRUCTION (NOTIFICATION) REGULATIONS 2006. THE DEVELOPER MUST BY LAW INFORM THE LOCAL HEALTH & SAFETY EXECUTIVE AND ALSO OBTAIN THE SERVICES OF A C.D.M. CO-ORDINATOR.
- Party Wall Act 1999 came into effect on 1st July 1997. If the proposed work involves work on a party wall shared with another property, or new building on the boundary with a neighbouring property, or excavating near a neighbouring building, they should find out whether the work involves an adjacent owner. The government has produced an explanatory booklet which is available from planning services.
- **Principal Entrances to have a 1:12 ramped approach & level threshold with level landing.**

9 16.4.18 gable windows removed
E 29.9.18 roof lights & gable windows added
E 21.2.18 minor window amendments
D 10.11.17 parking bays to front altered
C 17.10.17 reduced to 3 bays
B 09.8.17 amended following planning discussions
A 11.4.17 omit rear & front setbacks
also positions altered due to trees