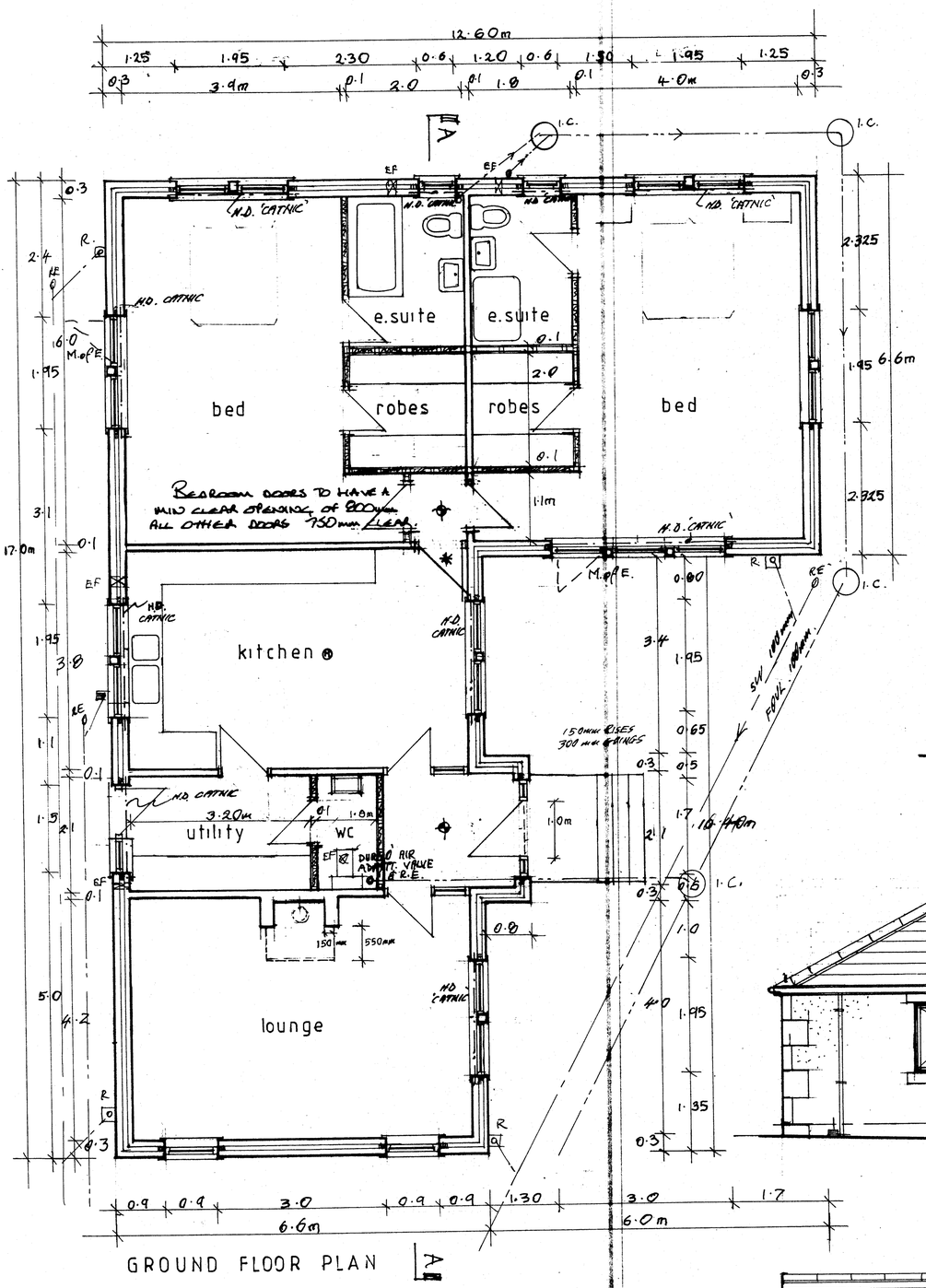
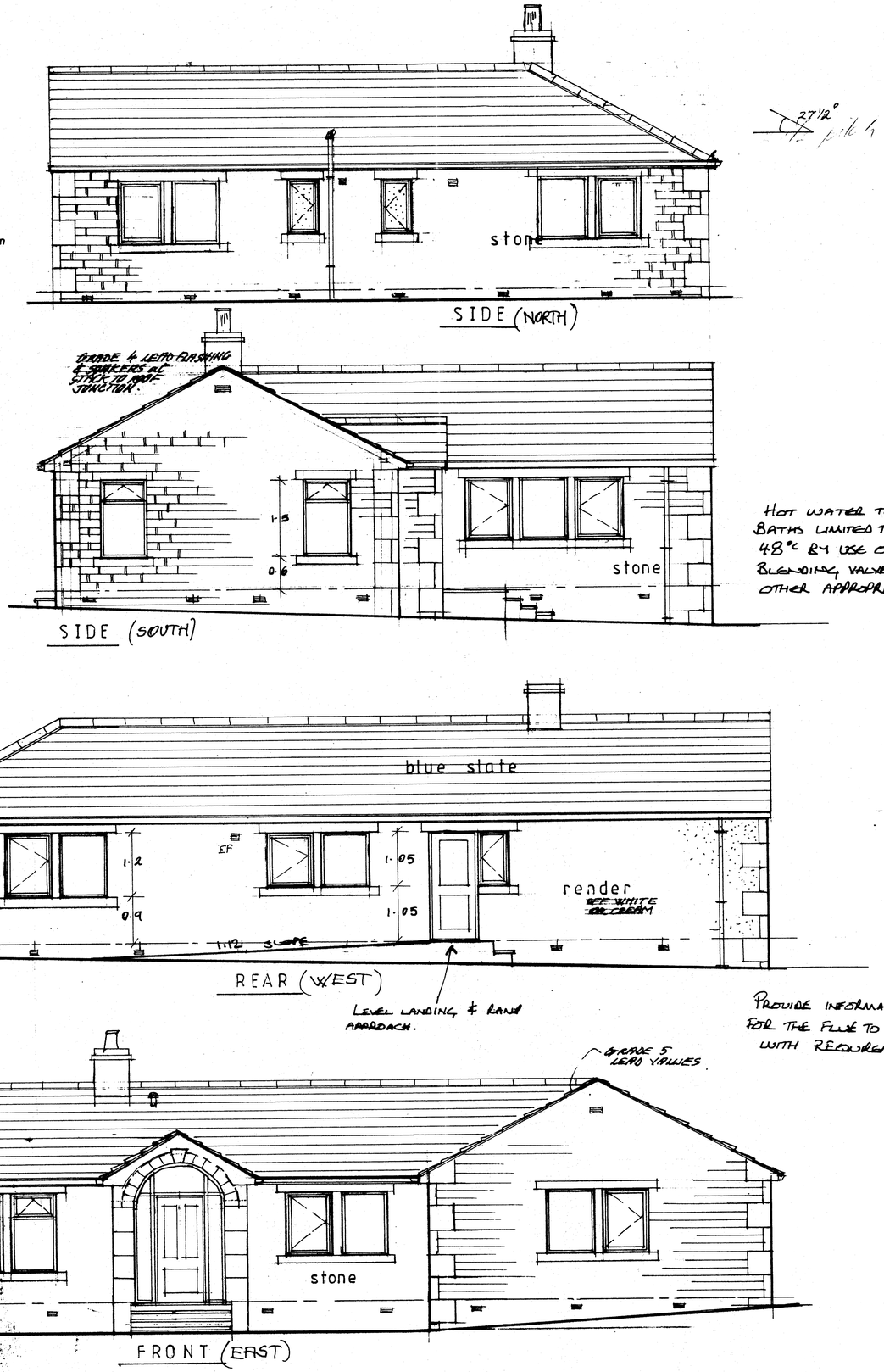


GROUND FLOOR PLAN



Hot water temp to baths limited to max 48°c by use of in line blending valve or other appropriate device

Provide information plate for the flue to comply with requirement J4.

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 M.R.I.C.S AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.
- ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, CODES OF PRACTICE, AND PLANNING OFFICER'S REQUIREMENTS.
- ALL MATERIALS MUST COMPLY WITH CURRENT BRITISH STANDARDS IN SITUATION USED.

THIS IS A NOTIFIABLE PROJECT UNDER THE CONSTRUCTION & DESIGN REGULATIONS 2007. THE DEVELOPER MUST BY LAW INFORM THE LOCAL HEALTH & SAFETY EXECUTIVE AND ALSO OBTAIN THE SERVICES OF A C.D.M. CO-ORDINATOR.

Party Walls
The Part Wall Act etc. Act 1996 came into effect on 1st July 1997. If someone is planning to carry out building work which involves: work on an existing 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 that work falls within the scope of the Act. If it does, they must serve the statutory notice on all affected owners. The government has produced an explanatory leaflet which is available from planning services.

E.F. - EXTRACT FAN
TO EN-SUITE - EXTRACT RATE 30L/SEC.
- KITCHEN - " " 60L/SEC.
- UTILITY - " " 30L/SEC.
- W.C. (INT.) DUCT UP THRU' ROOF TO EXT. AIR - 4 AIR CHANGES PER HOUR, LINK TO PULL CORD LIGHT SWITCH - 15 MINS OVERRUN.

MEANS OF ESCAPE :-
* - HALF-HOUR FD 30S FIRE DOORS & FRAMES.
⊕ MAINS WIRED SMOKE DETECTOR
Ⓗ MAINS " HEAT " BOTH ABOVE INTER-LINKED.
R.o.P.E. MEANS OF ESCAPE WINDOW.

CLASS I APPLIANCE TO BE INSTALLED IN FULL ACCORDANCE WITH 'SOLID FUEL ADVISORY COUNCIL REGS.'
225mm RE-BATED & SOCKETED CLAY FLUE LINERS, SOCKETS UPPERMOST.
COMBUSTION AIR VIA 2 N° 150x200mm AIR BRICKS @ SKIRTING LEVEL.

Date	Revisions
B 8/9/25	2 N° new windows to North Elev.
A 24.10.19	addit B.rg windows added.

J.A. OLDROYD & SONS LTD
CHARTERED BUILDING SURVEYOR
THE BARN, 3 PRIMROSE LANE
HIGHTOWN, LIVERSEDGE
WEST YORKSHIRE, WF15 6NS
TEL : 01274 865127
email: mr.oldroyd@yahoo.co.uk

Client
MR. R. WILSON

Address
913 HALIFAX ROAD
HARTSHEAD MOOR
CLECKHEATON BD19 6PH

Drawing Title
NEW DWELLING
FLOOR PLANS & ELEVATIONS

scale 1:50
date JUNE '19 | drawn by
Drg No 18/158/B. | Rev B