

Proposed Plans for 2 Bedroom 3 Person - Holthouse Road, Bury

NOTES:

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

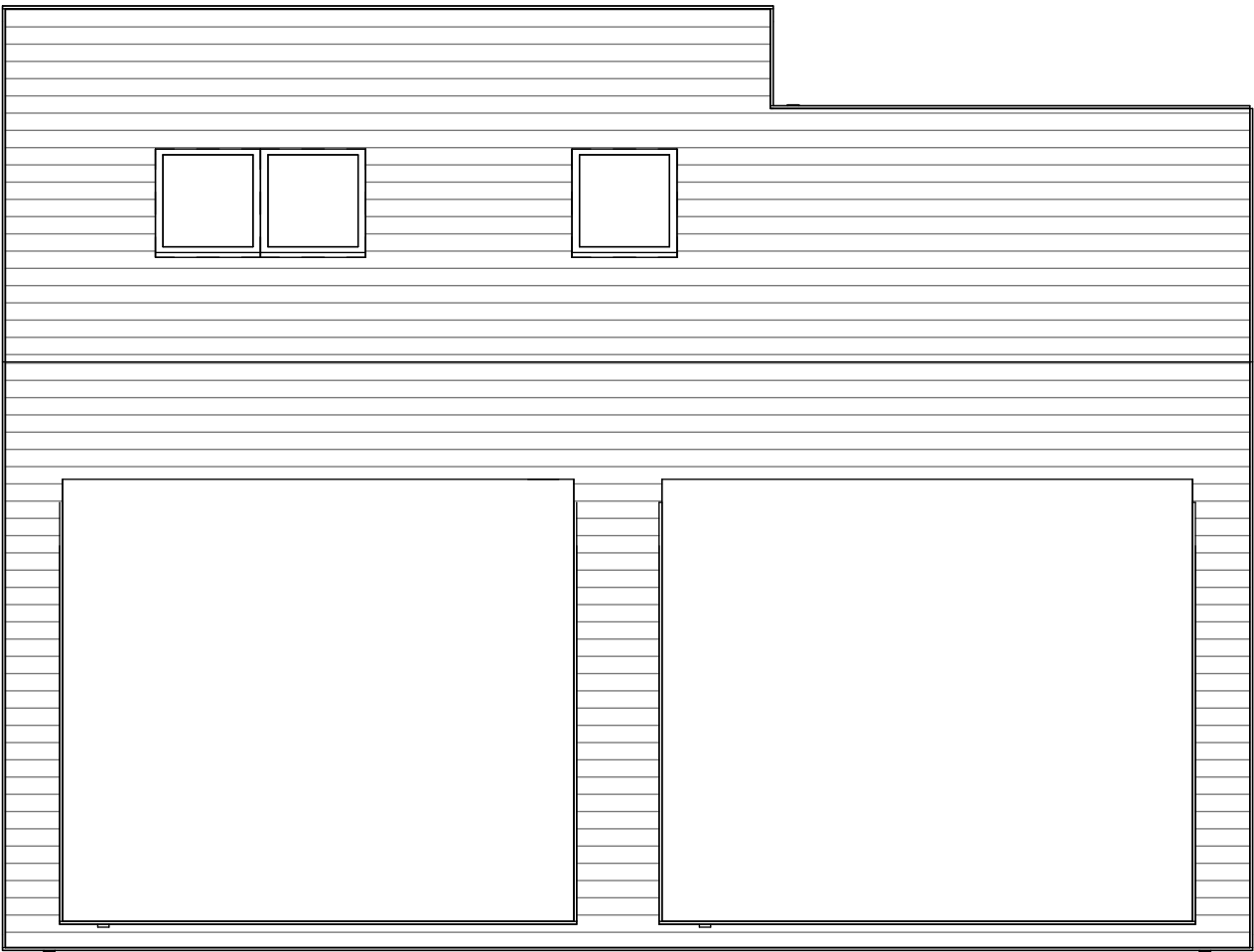
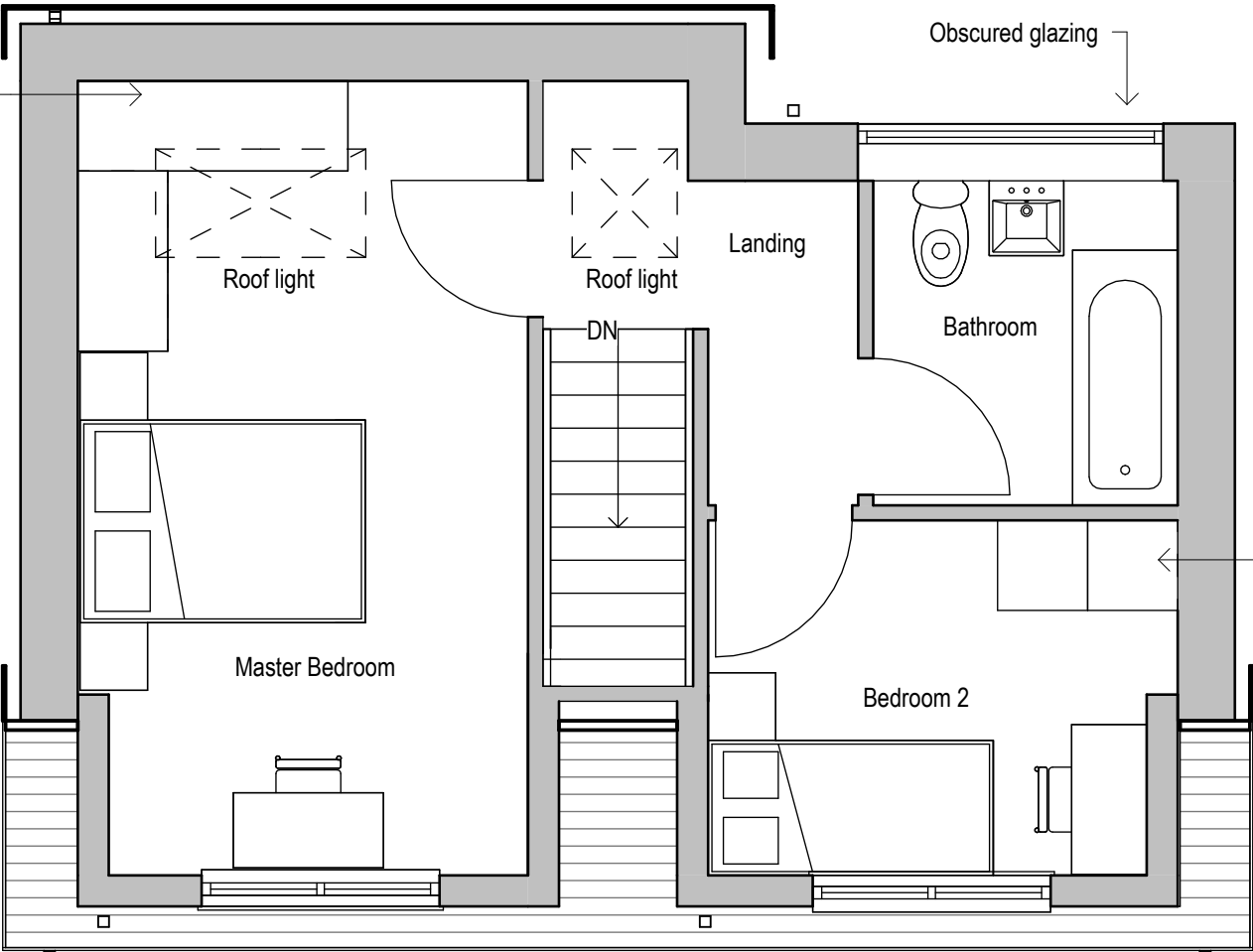
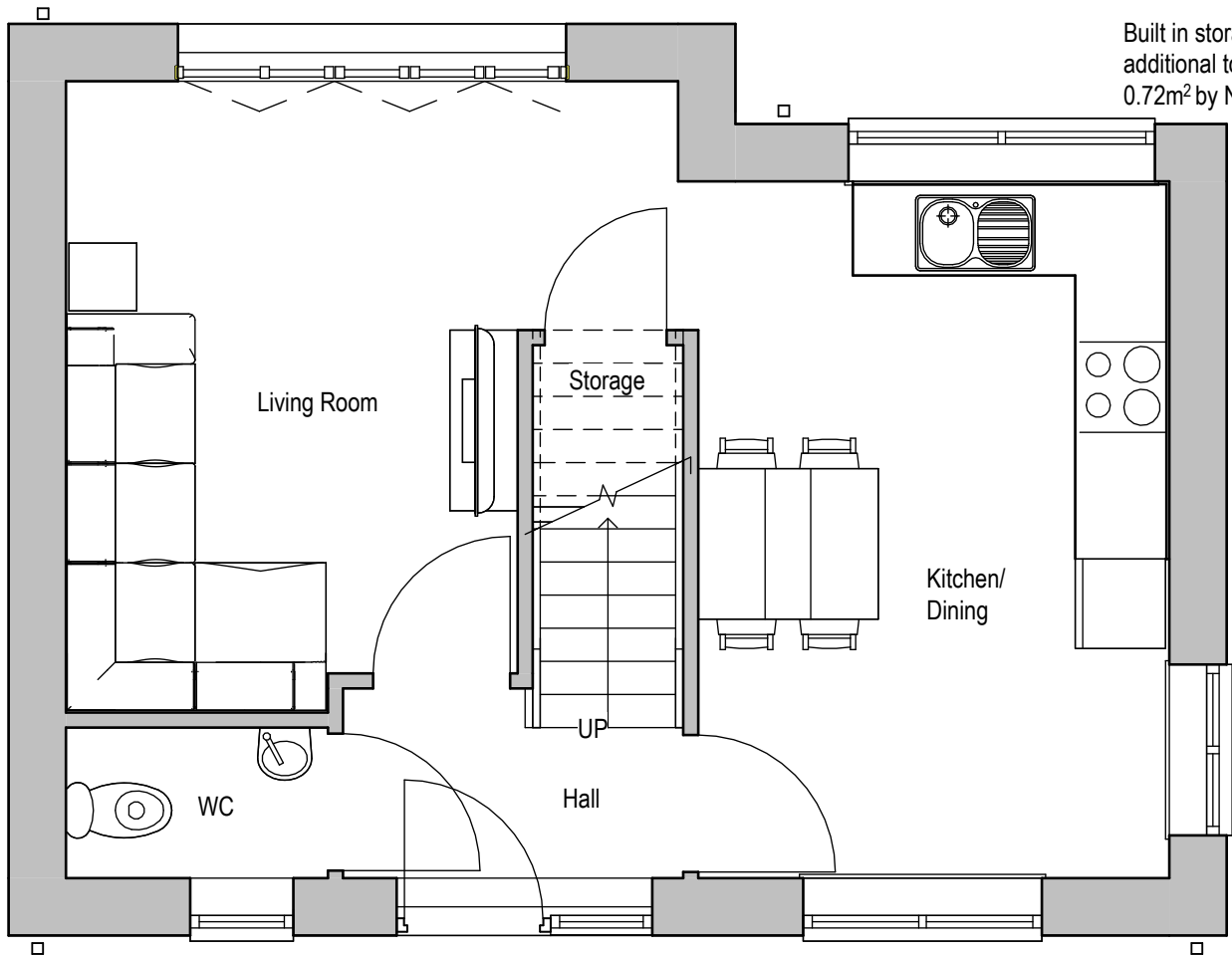
All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coorinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

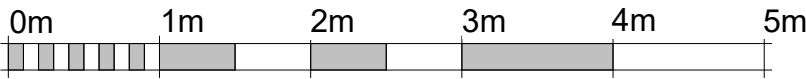
The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.



00 Ground Floor - 1:50

01 First Floor - 1:50

03 Roof Plan - 1:50



VISUAL SCALE 1:50 @ A2

2B3P - 73.79sqm - 794.26sqft
NDSS Checklist

House Type A	Required	Actual
Size	70sqm	73.739sqm
Master bedroom width	2.75m	2.99m
Master bedroom area	11.50sqm	15.62sqm
Bedroom 1 width	2.15m	3.13m
Bedroom 1 area	7.5sqm	7.93sqm
Storage	2.0sqm	2.22sqm

200% Parking

NOTE: Storage requirement has been achieved through fitted furniture in bedrooms minus the required 0.72² in a 2 person room and 0.36² in a single person room.

DRAWING STATUS:			
Rev	Description	Check	Date
A	Removed 0.5 storey		23.02.2025
B	Porch changed		05/03/2025
C	Ammendments made from feedback		31/03/2025
D	2b3p layout		10/06/2025

CLIENT:

Mr & Mrs Smith

PROJECT:

Detatched dwelling on Holthouse Road, Walshaw

DRAWING:

Proposed Plans

SCALE at A2:	DATE:	DRAWN:	CHECKED:
1 : 50	02/28/25	KAMS	RF
DRAWING NO:	CAD REFERENCE NO:	REVISION:	
R0956 09		D	

