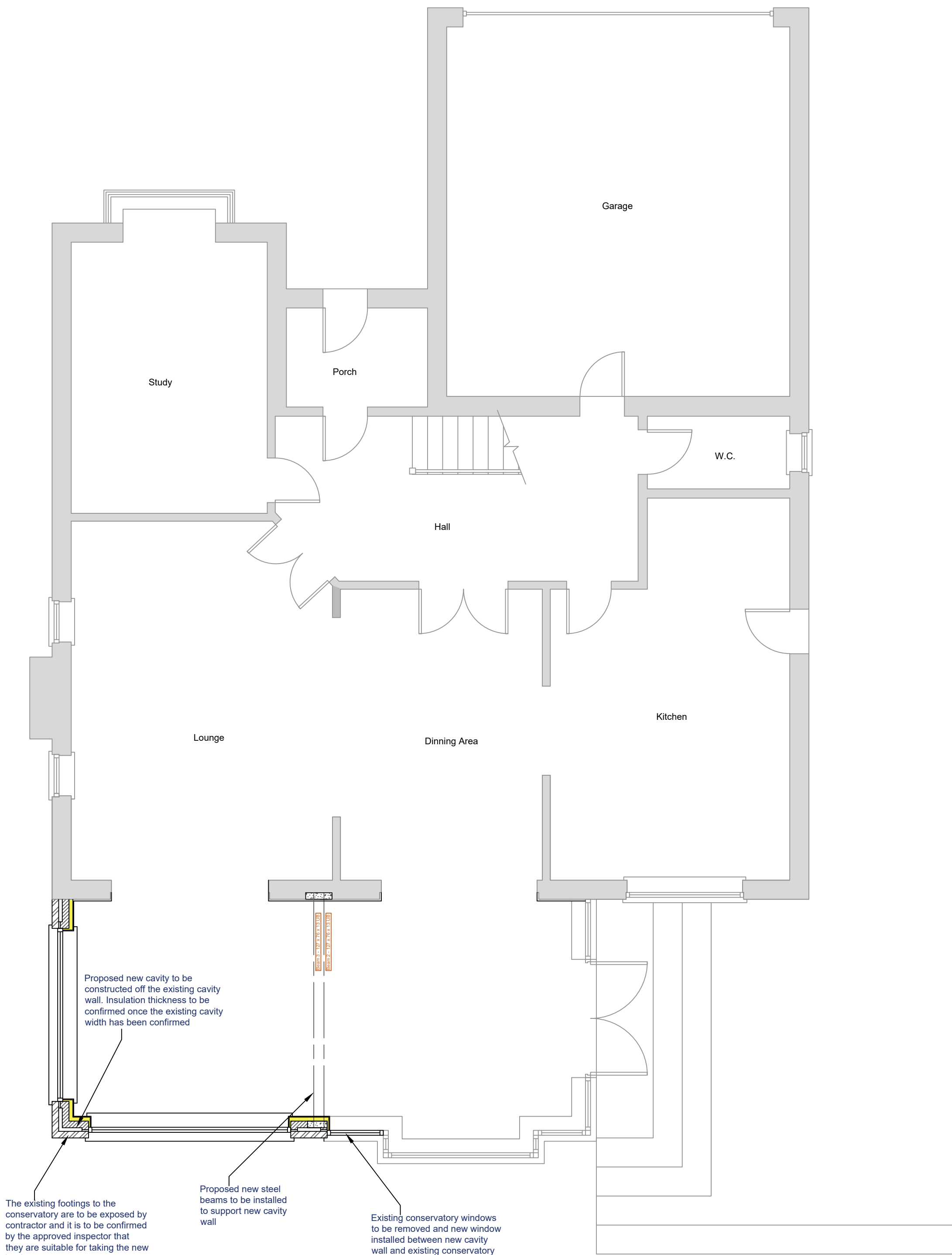
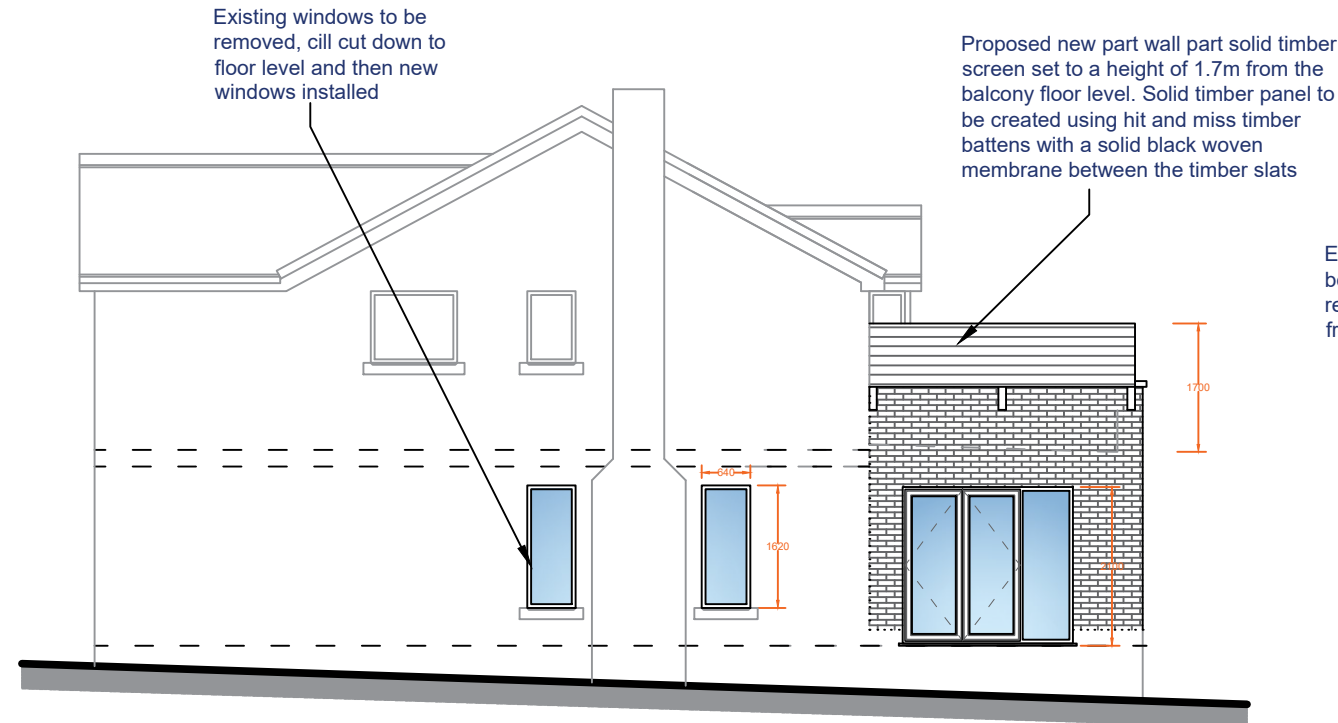


IMPORTANT NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION, ALL RELEVANT BRITISH STANDARD SPECIFICATION, CODES OF PRACTICE, LOCAL AUTHORITY BYLAWS AND IN COMPLIANCE WITH THE LOCAL AUTHORITY APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS WHERE WRITTEN DIMENSIONS ARE PROVIDED THESE SHOULD BE TAKEN IN PREFERENCE TO SCALED OFF MEASUREMENTS BUT THEY MUST BE STILL CHECKED ON SITE OR BY REFERENCE TO THE AGENT.
THE PARTY WALL ACT CAN APPLY TO CERTAIN KINDS OF DEVELOPMENT WHERE YOU ARE BUILDING EXTENSIONS OR ALTERING BUILDINGS CLOSE TO YOUR NEIGHBOUR'S PROPERTY.
PLEASE NOTE THAT IN CERTAIN SITUATIONS YOU WILL NEED TO ENGAGE A PARTY WALL SURVEYOR. FOR FURTHER INFORMATION AS TO WHETHER THE PARTY WALL ACT WOULD APPLY TO THE WORKS DESCRIBED ON THESE PLANS YOU CAN VISIT THE OFFICE OF THE DEPUTY PRIME MINISTER WEBSITE AT: [WWW.DPM.GOV.UK](http://www.dpm.gov.uk). PLEASE NOTE THAT THIS LEGISLATION IS NOT ENFORCED BY THE LOCAL AUTHORITY AND/OR THE BUILDING INSPECTOR AND UNLESS SEPARATELY INSTRUCTED, WE DO NOT GET INVOLVED WITH PARTY WALL MATTERS.
IF THE PROPOSED WORKS ARE TO BE CARRIED OUT BY MORE THAN ONE CONTRACTOR THEN THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 WILL APPLY. FOR FURTHER INFORMATION PLEASE SPEAK TO THE AGENT OR LOOK ON [WWW.HSE.GOV.UK](http://www.hse.gov.uk).



Proposed Ground Floor Plan
Scale (1 : 5 0)



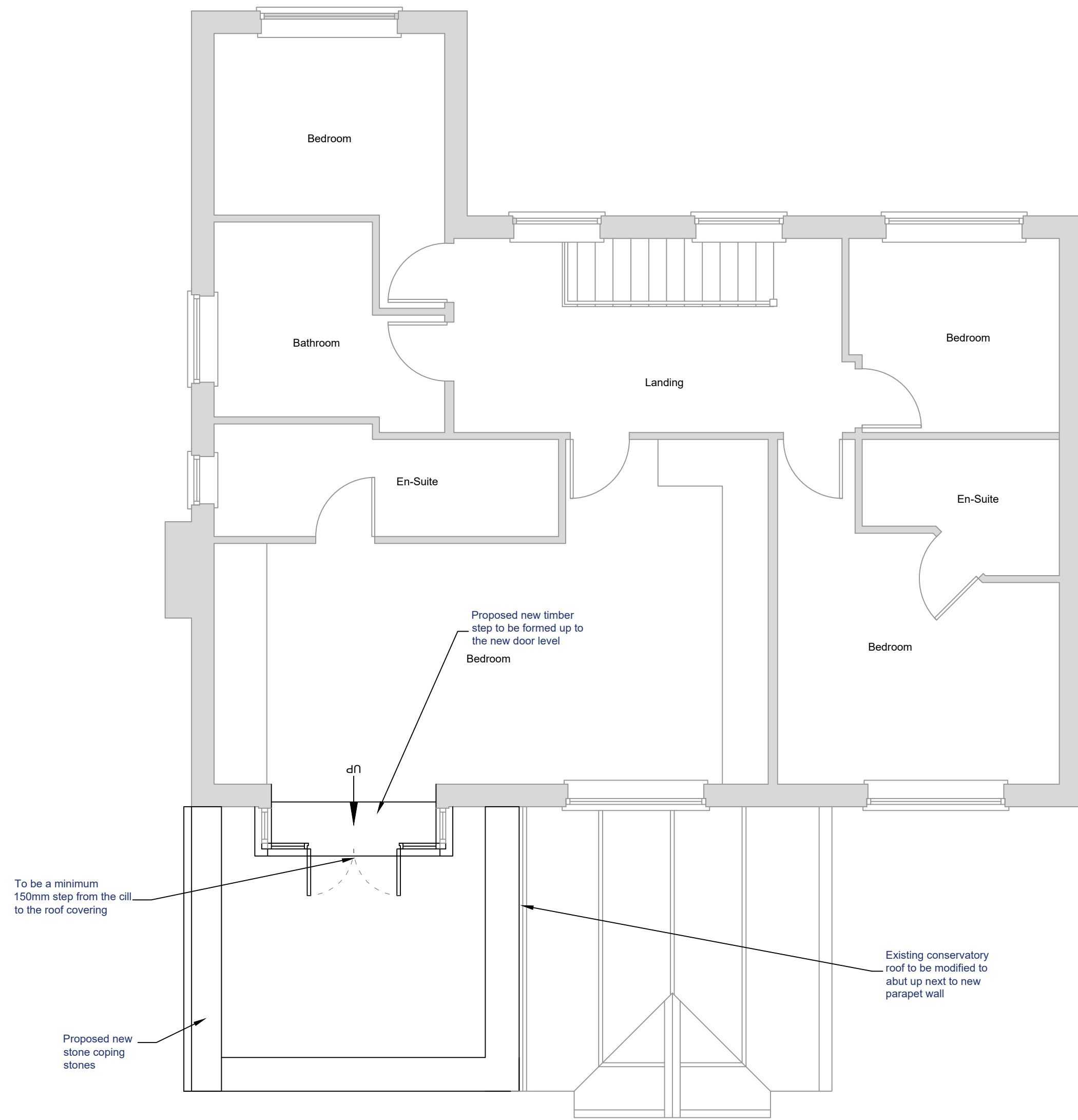
Proposed Side Elevation
Scale (1 : 1 0 0)

Existing windows to be removed, sill level reduced and new french doors installed.

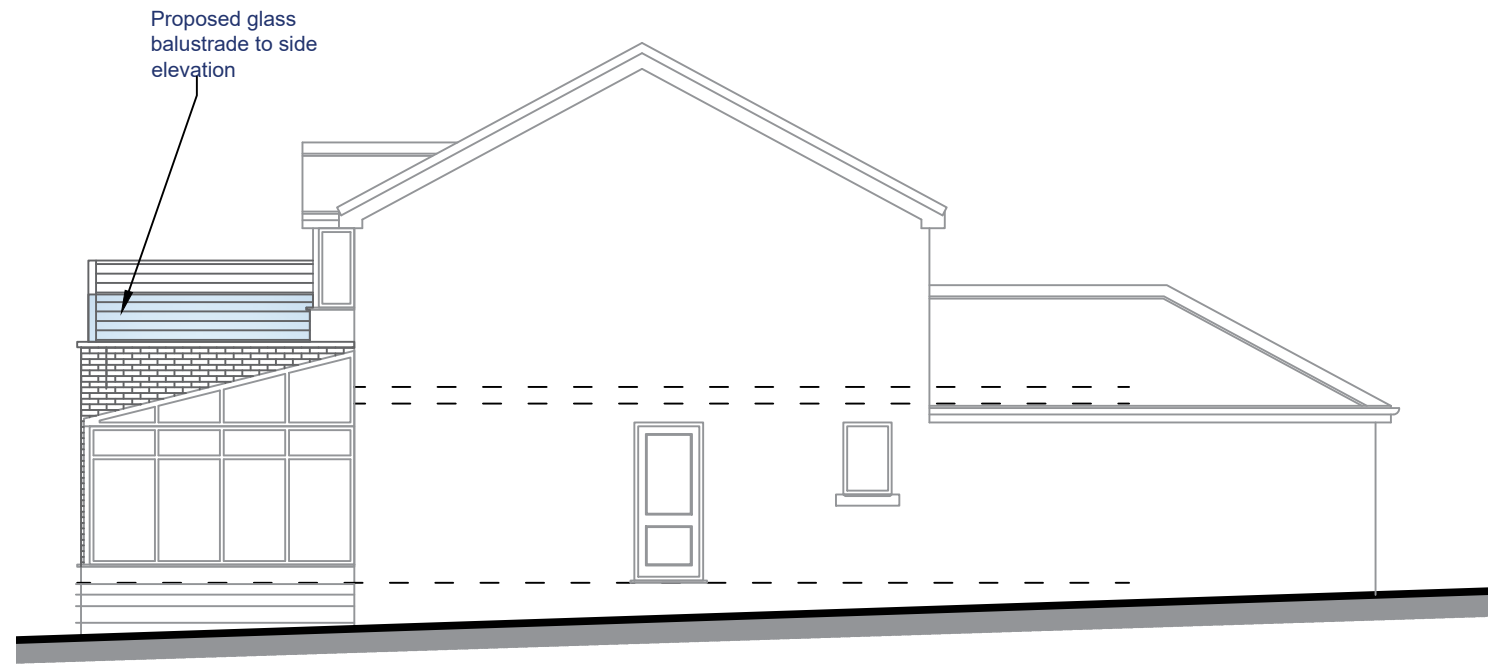
Proposed external finish to be facing brick to match the existing.



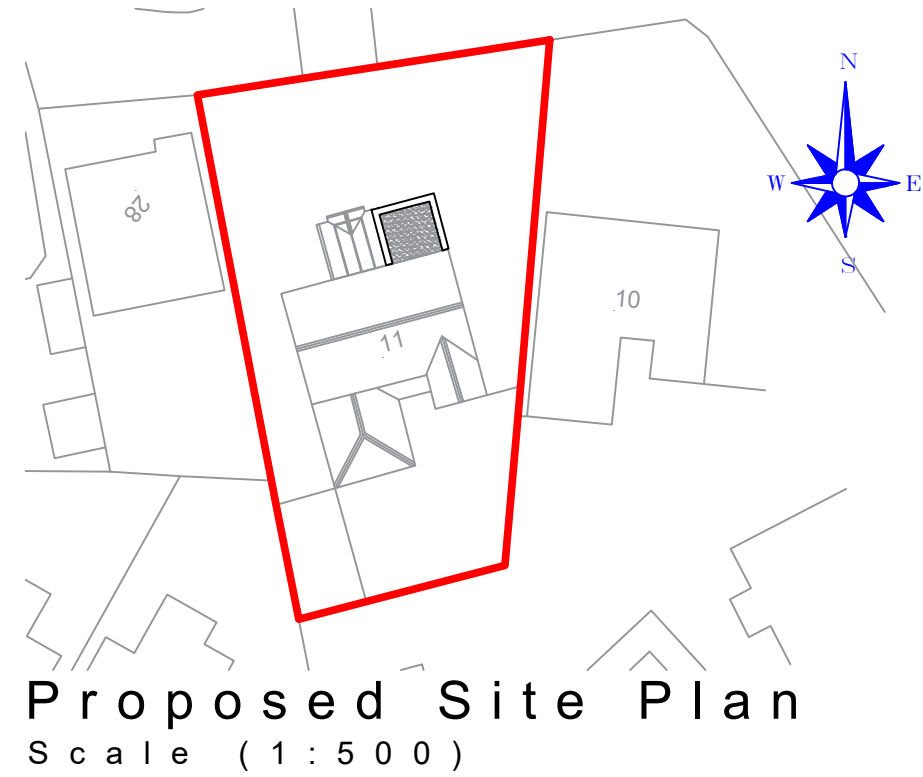
Proposed Rear Elevation
Scale (1 : 1 0 0)



Proposed First Floor Plan
Scale (1 : 5 0)



Proposed Side Elevation
Scale (1 : 1 0 0)



G.	Amended at the request of the L.A.	09/11/23
F.	Amended at the request of the L.A.	09/11/23
E.	Amended at the request of the L.A.	01/10/23
D.	Amended at the request of the L.A.	30/04/21
C.	Amended at the request of the L.A.	30/04/21
B.	Amended at the request of the L.A.	19/04/21
A.	Additional information added to floor plans and elevations at the request of the L.A.	06/03/21

Revision	Date
----------	------



83 Blackburn Road, Rishton, BB1 4ER. Mob: 07738162386
Email: james@holdenlancs.com Web: www.holdenlancs.com

Drawing Title:

Proposed Alterations to Existing Conservatory and Creation of Balcony

Site Location:

11 Oakley Close, Radcliffe

Drawing Status: Proposed Plan

Date: 09/02/2021 Drawn by: JHolden

Scale: 1:50/1:100@ A1 Ref: 002 Revision: G.

Client: Mr & Mrs Roberts