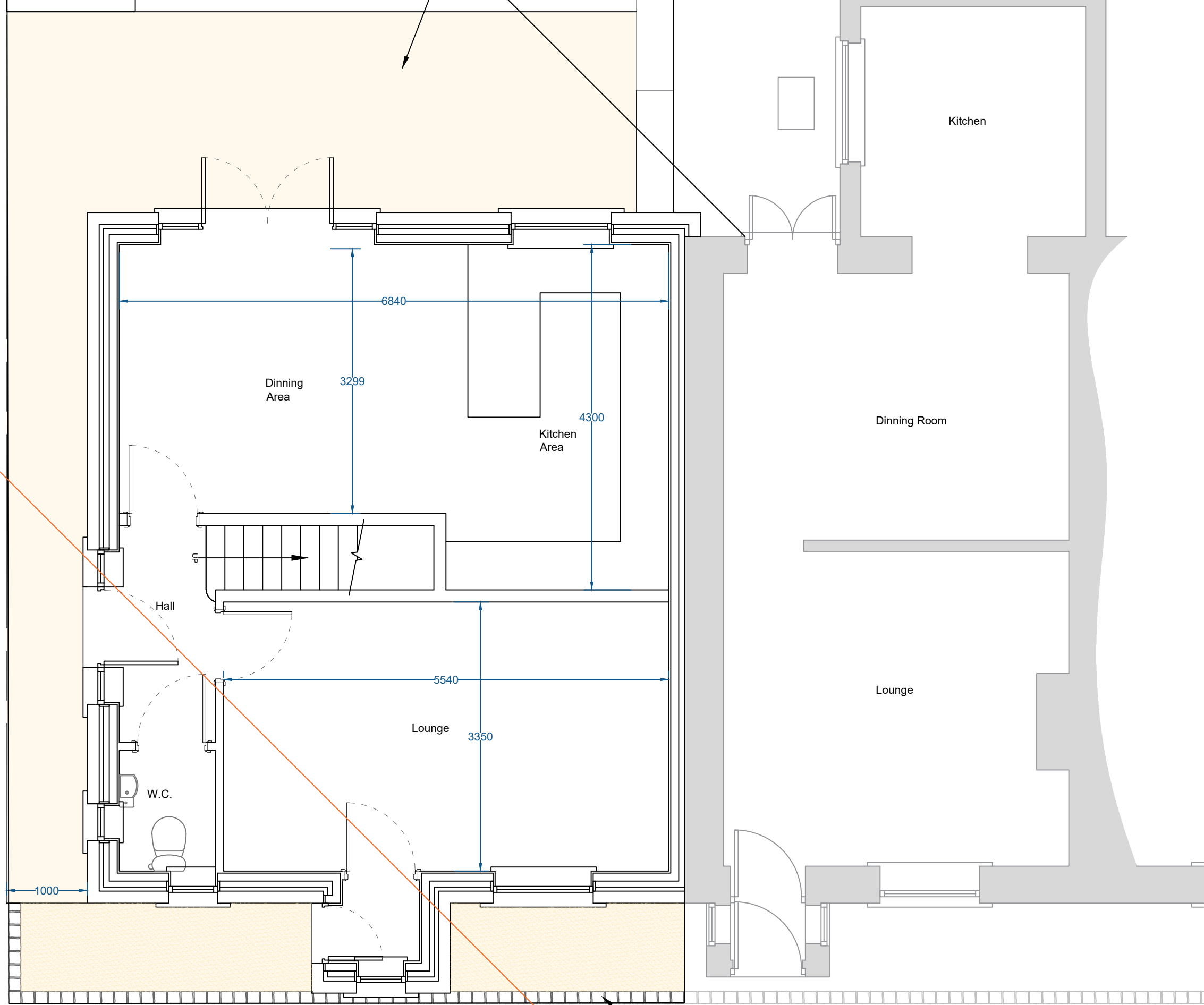




Proposed permeable resin bound stones

Bin Store

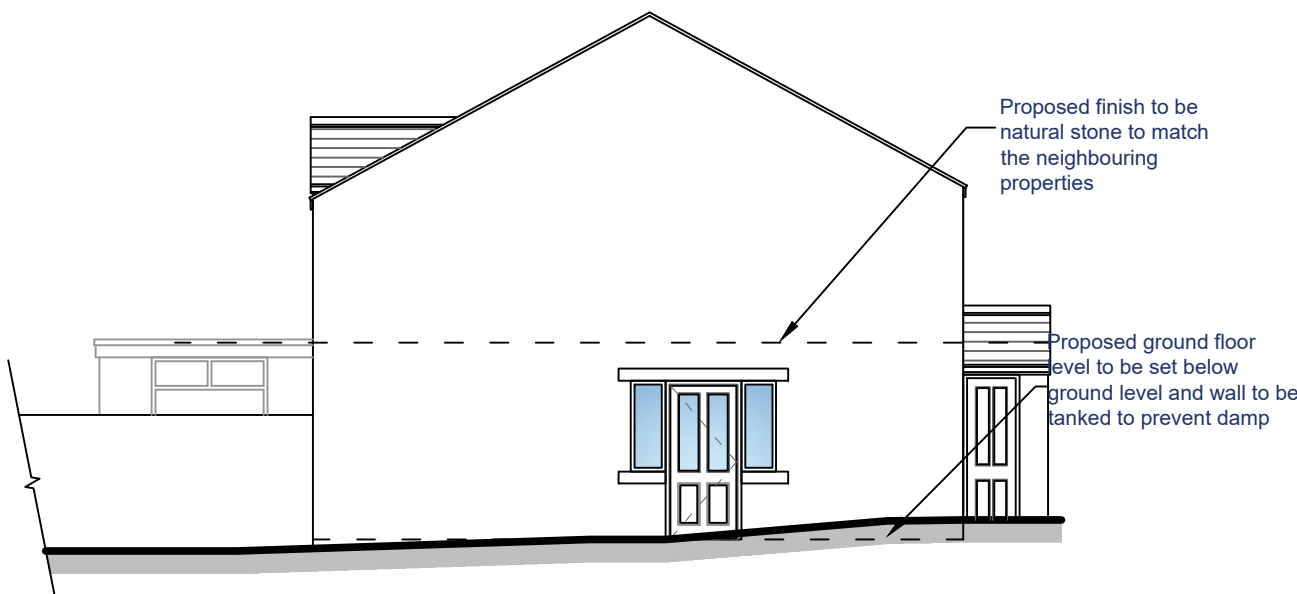


Proposed new cobble curbing to match the 88 Watling Street. New cobbles to be set flush with the road finish

Proposed Ground Floor Plan
Scale (1:50)



Proposed Front Elevation
Scale (1:100)



Proposed Side Elevation
Scale (1:100)

Proposed finish to be natural stone to match the neighbouring properties

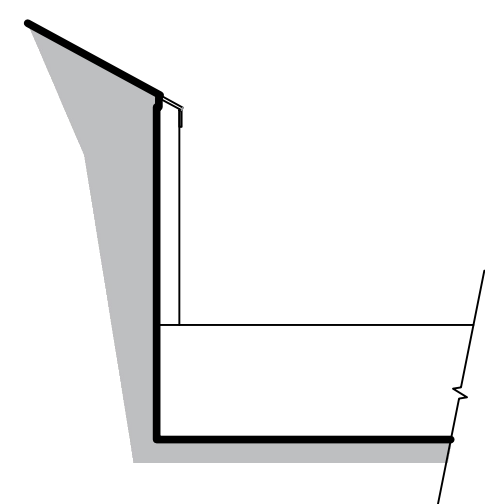
Proposed ground floor level to be set below ground level and wall to be tanked to prevent damp



Proposed Rear Elevation
Scale (1:100)

Proposed external finish to be natural slate to match No. 88

Proposed new uPVC windows to match the neighbouring properties



Proposed Side Elevation
Scale (1:100)

Proposed Street Scene
Scale (1:100)



IMPORTANT NOTES
ALL WORKS 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.ODPM.GOV.UK](http://www.odpm.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)

Farm Cottage

Hill Top

Proposed Site Plan
Scale (1:200)

J.	Amended to Site Plan at the request of L.A.	07/12/22
I.	Amended to Site Plan at the request of L.A.	05/11/22
H.	Amended at the request of L.A.	22/04/22
G.	Amended at the request of L.A.	21/04/22
F.	Amended at the request of L.A.	19/04/22
E.	Amended at the request of L.A.	07/04/22
D.	Amended at the request of L.A.	06/04/22
C.	Amended at the request of L.A.	06/04/22
B.	Amended at the request of L.A.	04/04/22
A.	Additional information noted on plan at the request of L.A.	04/01/22

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



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

Drawing Title: Proposed Single Dwelling

Site Location: Land Adjacent 88 Watling Street, Affetside

Drawing Status: Proposed Plan

Date: 22/10/2021 Drawn by: JHolden

Scale: 1:50/1:100 @ A1 Rat: 003 Revision: J.

Client: Mr & Mrs MacKenzie