



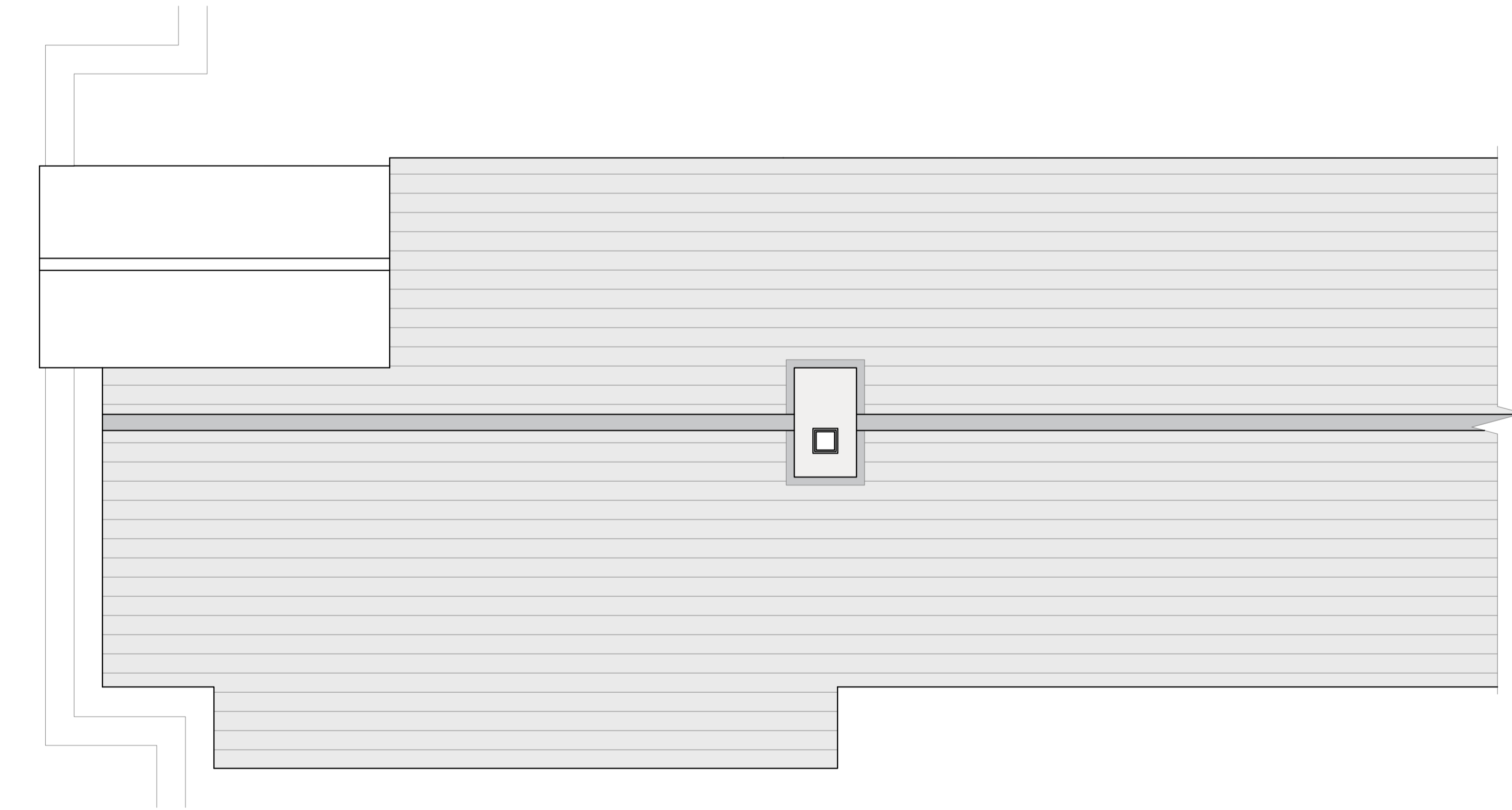
BEECHTHORPE AVENUE ELEVATION



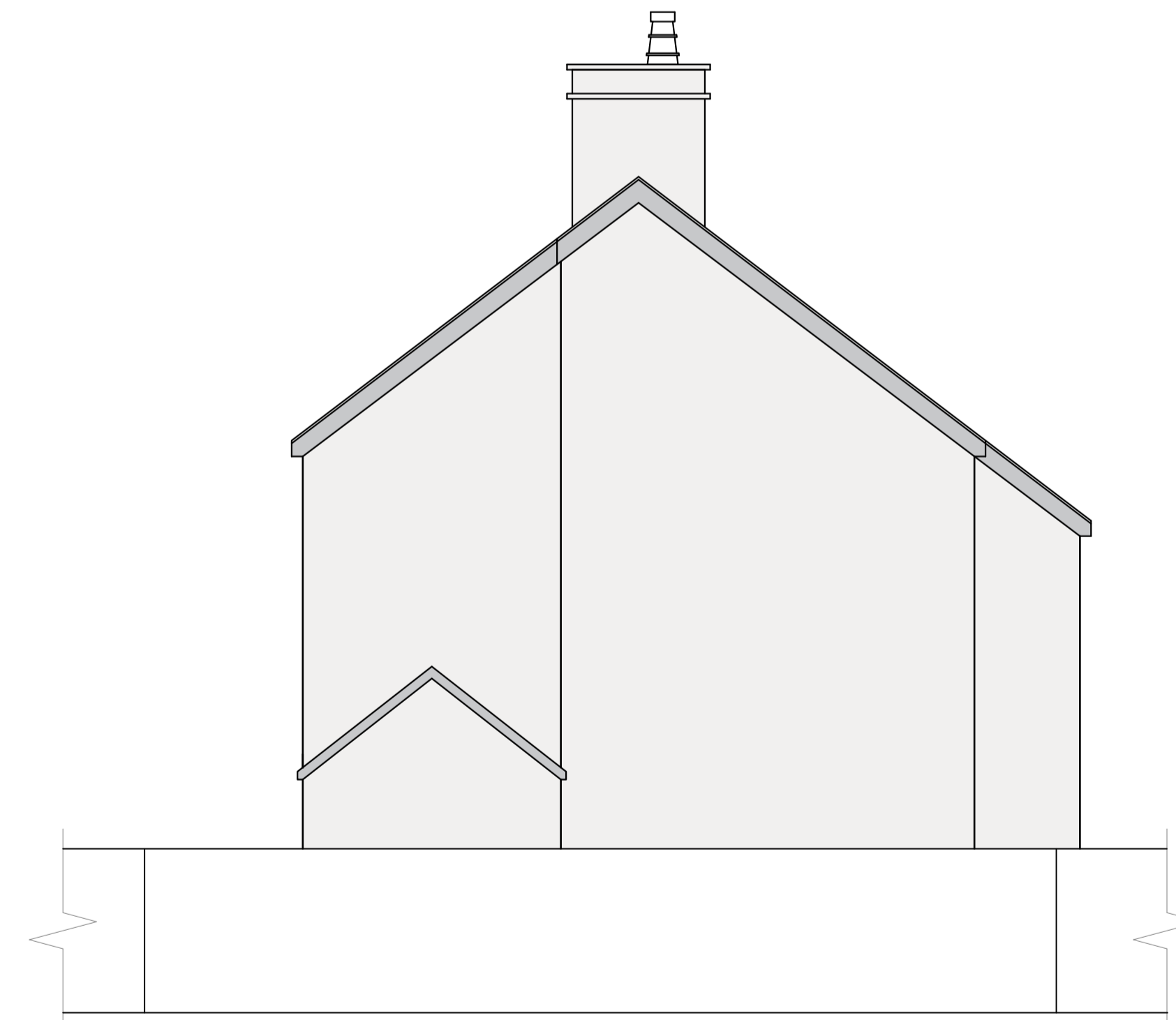
REGENT STREET ELEVATION

OG: Denotes windows fit with obscure glazing

Reinstate existing door opening as shown



ROOF PLAN



GABLE ELEVATION

**General notes:**

All external materials must be to total satisfaction of Local Authority Planning Department.  
 Client must be fully satisfied that the land to be built on is within its full ownership or control and that no legal covenants, agreements or restrictions, covenants or way leaves etc. exist which could adversely or otherwise affect the proposed development & associated works (including rights of service and drainage connections & modifications etc.). The Client's solicitors would most likely be able to research these issues. Land Registry & Title Deeds must be double checked by the Client or their solicitor prior to commencement of works on-site.

RJD Associates (North West) Limited are responsible for preparing drawings for inclusion in applications for planning permission & building regulations approval only, and as such no responsibility to other matters such as obtaining legal consents or other permissions etc. will be accepted.

This drawing has been prepared for inclusion in a planning application only. All proposed works are also subject to approval under Building Regulations.

The Client must take the appropriate steps to deal with statutory requirements imposed on them by CDM 2015. Please consult with RJD Associates (North West) Limited for further guidance on compliance with the Regulations.

CDM 2015, Regulation 9 - Design Risk Management information:  
 At the initial design stage we do not anticipate that there are any significant risks or unusual risks associated with the proposed construction works on this project which competent contractors will be unable to manage or find difficult to manage. This will be reviewed if any additional design work is undertaken e.g. if the current design is amended or if a Building Regulations application is prepared at a future date.

- External materials:**
- Walls:** External walls are to be faced in concrete block or masonry with rendered finish to all elevations to match existing dwelling. Include cast stone window and door surrounds as shown.
  - Roof:** Roof slopes to be covered with natural blue slates to match existing dwelling. Include UPVC fascia & barge boards. Colour of UPVC fascia & barge boards to match those to existing dwelling.
  - Rainwater goods:** New guttering to be in half-round or Ogee profile UPVC. New rainwater pipes to be in round section UPVC. Colour of new rainwater goods to match those on a corresponding existing elevations.
  - Windows:** New double-glazed external window units to be in UPVC or timber.
  - Doors:** New double-glazed external door units to be in UPVC or timber.

Revision:	Description:	Date:
A	Floor layouts amended to Client's requirements	19.05.2020

**RJD ASSOCIATES**

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Project:  
**PROPOSED FIRST FLOOR EXTENSION AND ASSOCIATED ALTERATIONS AT 90 REGENT STREET, WADDINGTON, CLITHEROE**

Scale(s):	Client:		
1:50 @ A1	Mr & Mrs Harrison		
Date:	Drawing No.:	Sheet:	Rev:
20/04/20	2020/20/06	1:1	A

Title:  
**PROPOSED ELEVATIONS & ROOF PLAN**

