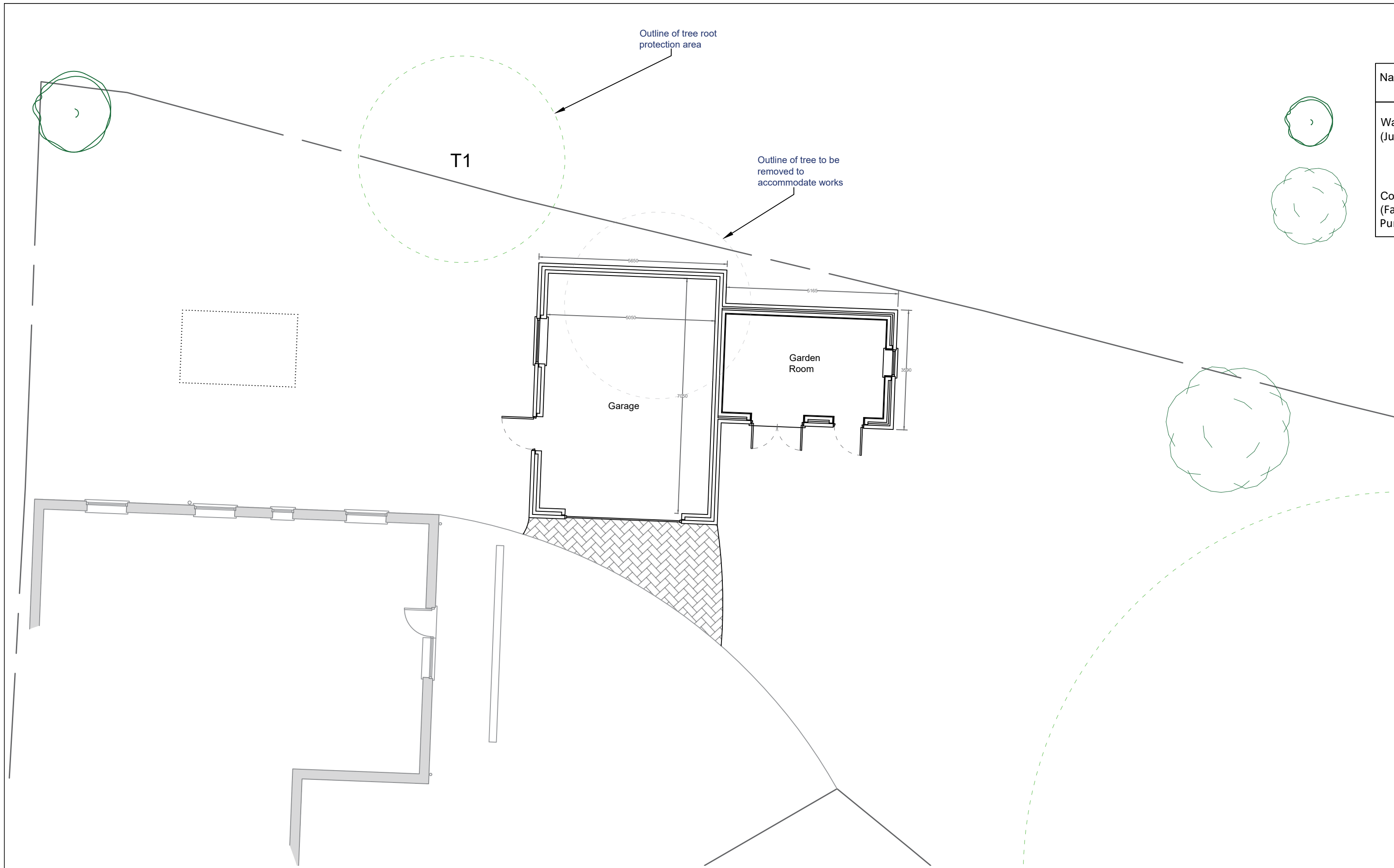
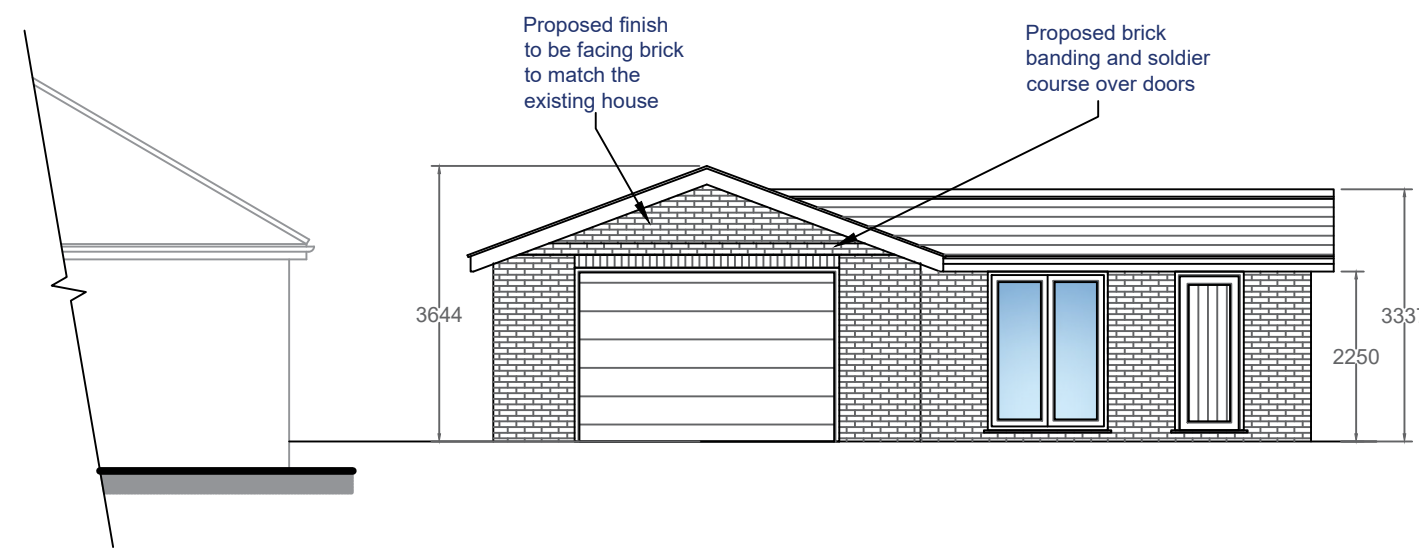
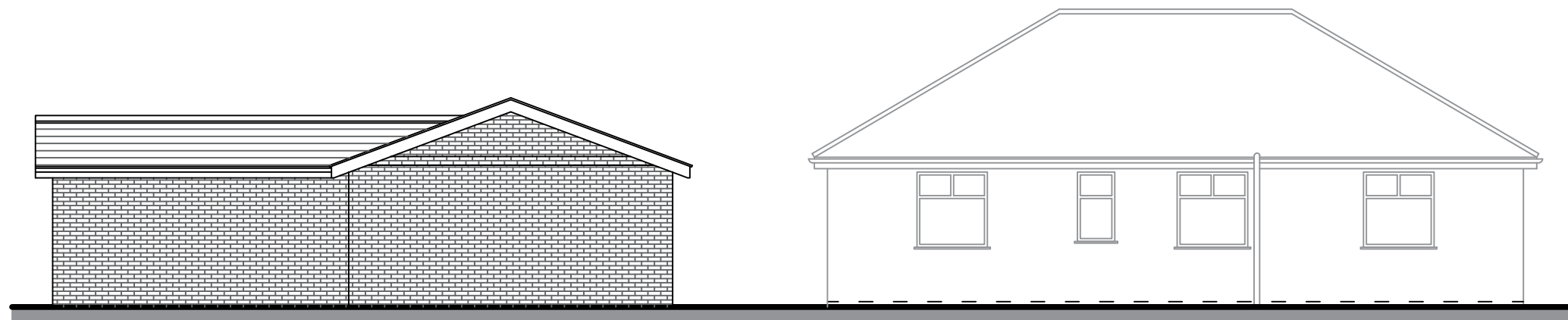




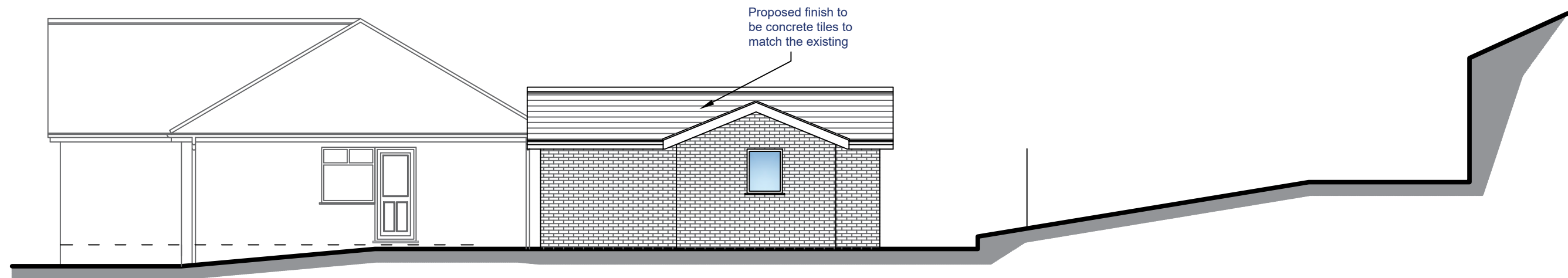
Proposed Ground Floor Plan
Scale (1 : 1 0 0)



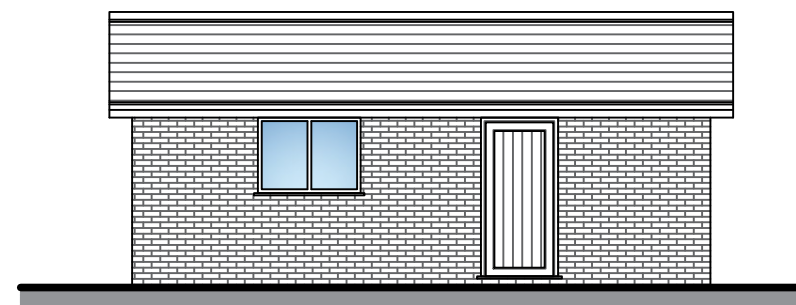
Proposed Front Elevation
Scale (1 : 1 0 0)



Proposed Rear Elevation
Scale (1 : 1 0 0)

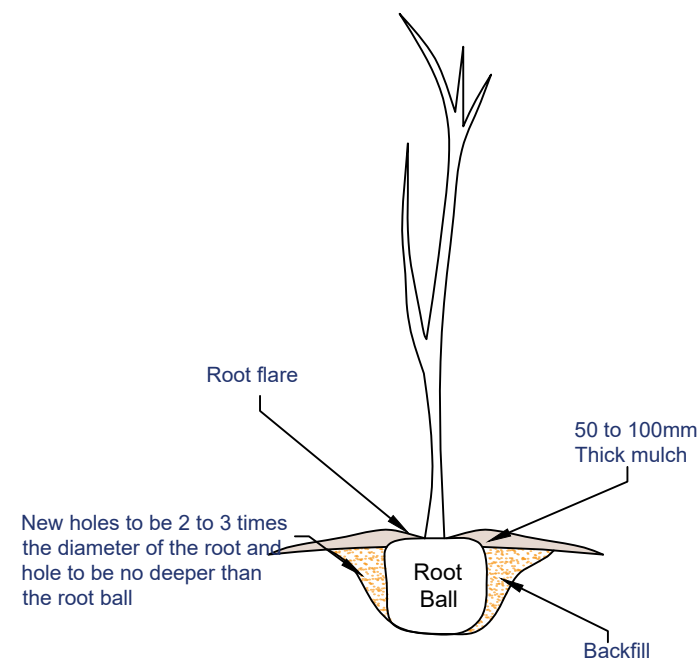


Proposed Side Elevation
Scale (1 : 1 0 0)

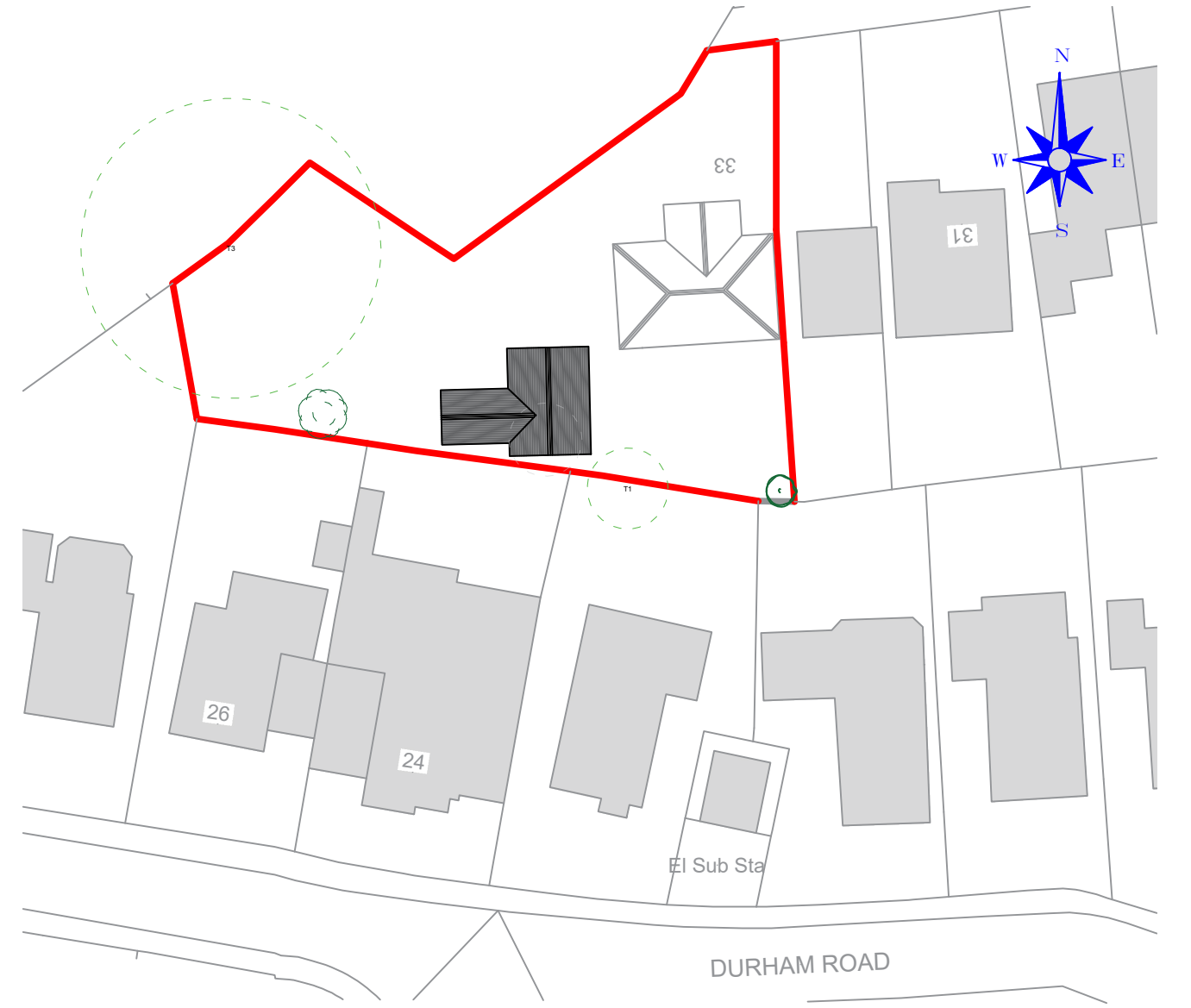


Proposed Side Elevation
Scale (1 : 1 0 0)

Name	Qty.	Height
Walnut (Juglans regia)	x 1	1.2 - 1.5 m
Copper Beech (Fagus sylvatica Purpurea group)	x 1	1.2 - 1.5 m



Planting Example



Proposed Site Plan
Scale (1 : 5 0 0)

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)

B.	Amended following tree survey	13/06/23
A.	Amended at the request of the planning officer	07/05/23
Revision		Date
HOLDEN Lancashire L I M I T E D		
83 Blackburn Road, Rishton, BB1 4ER		Mob: 07738162386 Email: james@holdenlancs.com Web: www.holdenlancs.com
Drawing Title: Proposed Detached Garage & Separate Garden Room		
Site Location: 33 Lyndale Avenue, Wilpshire, BB1 9LP		
Drawing Status: Proposed Plan		
Date: 27/02/23	Drawn by: JHolden	
Scale: 1:50/1:100 @ A1	Ref: 003	Revision: B.
Client: Mr & Mrs Cancelliere		

