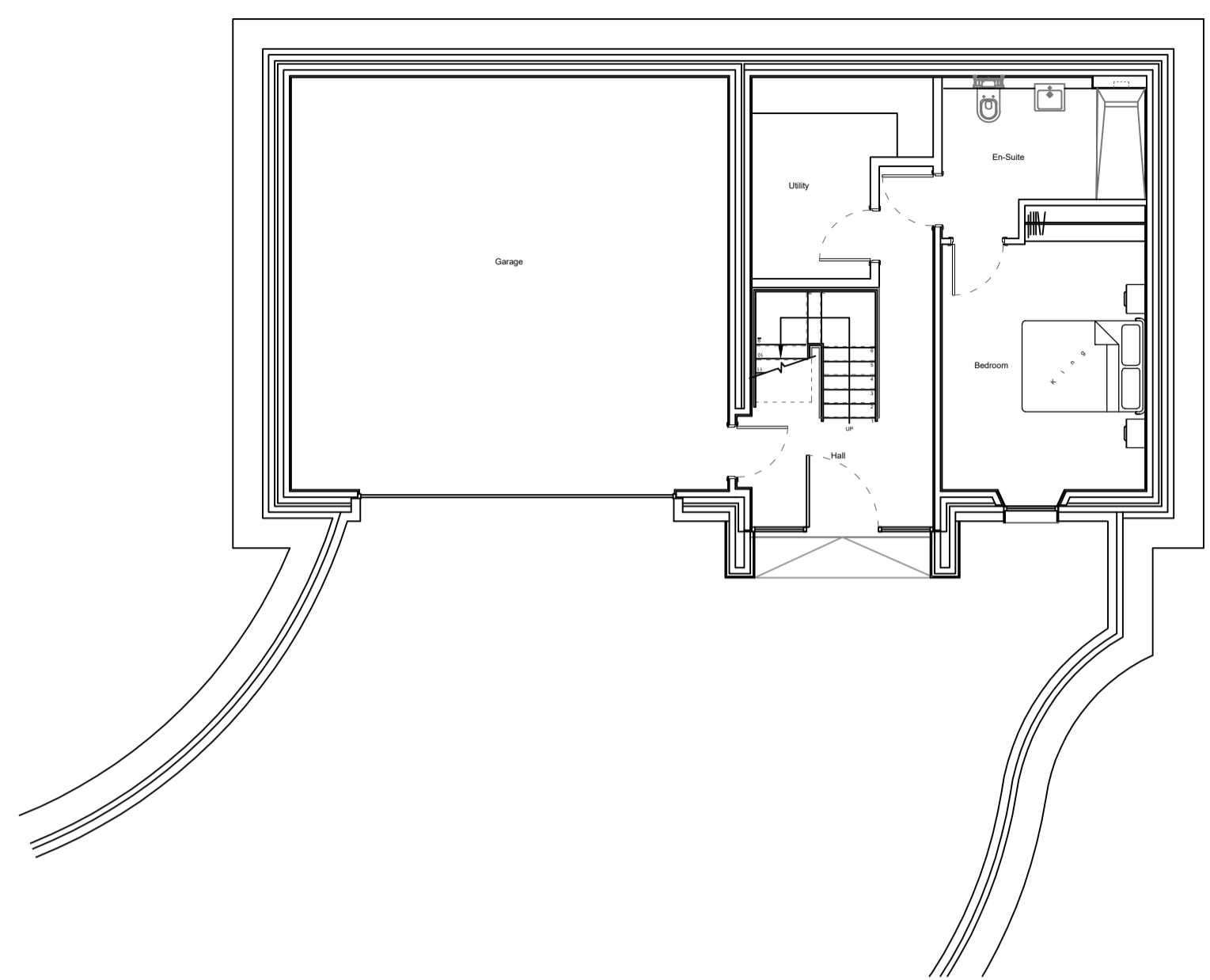
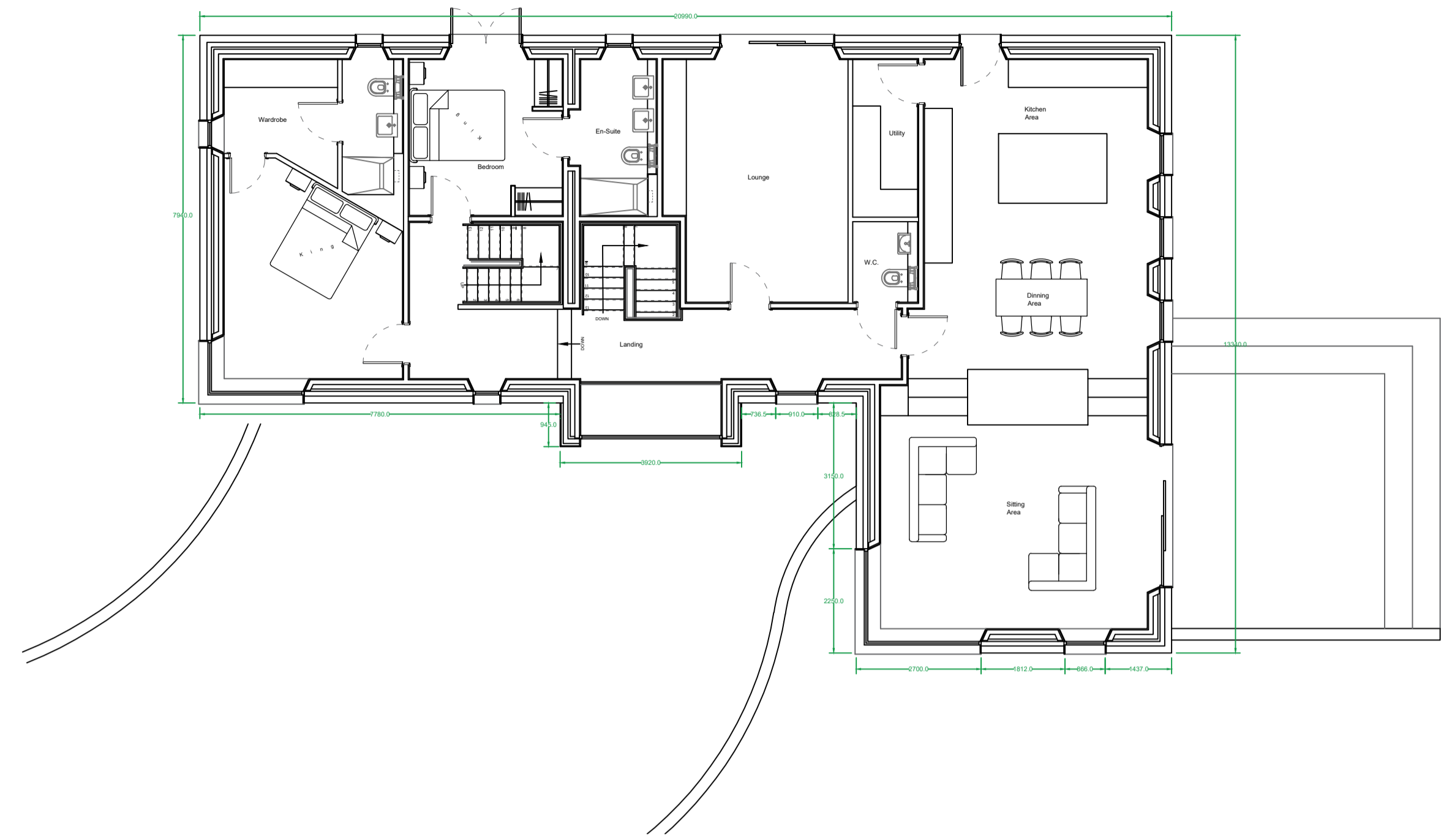


**IMPORTANT NOTES**  
 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION. ALL RELEVANT BRITISH STANDARD SPECIFICATION, CODES OF PRACTICE, LOCAL AUTHORITY BYLAWS AND IN COMPLIANCE WITH THE LOCAL AUTHORITY APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY 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 ON 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.DOPM.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

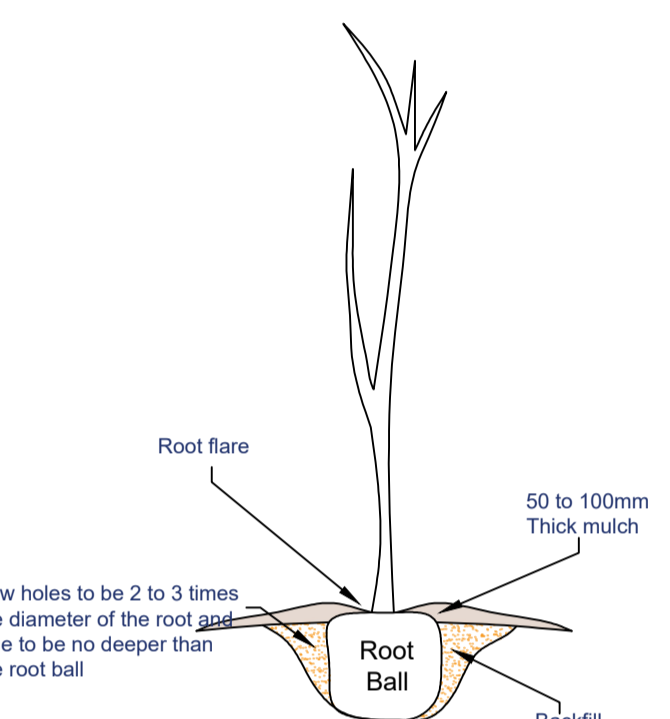


**Proposed Basement Floor Plan**  
 Scale (1:100)



**Proposed Ground Floor Plan**  
 Scale (1:100)

Name	Qty.	Height
Walnut (Juglans regia)	x 2	1.2 - 1.5 m
Copper Beech (Fagus sylvatica Purpurea group)	x 2	1.2 - 1.5 m
Oak (Quercus robur)	x 2	1.2 - 1.5 m



**Planting Example**



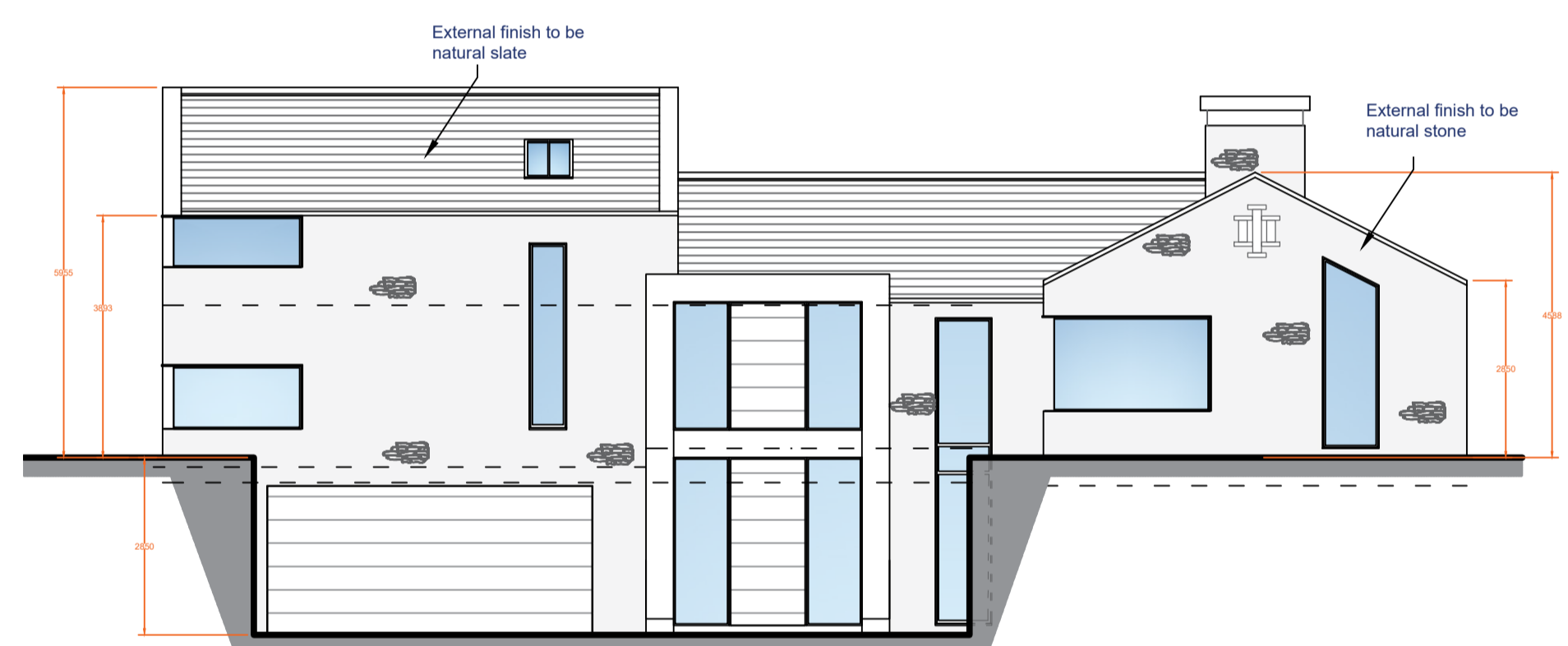
Proposed Example of Standing Seam Cladding



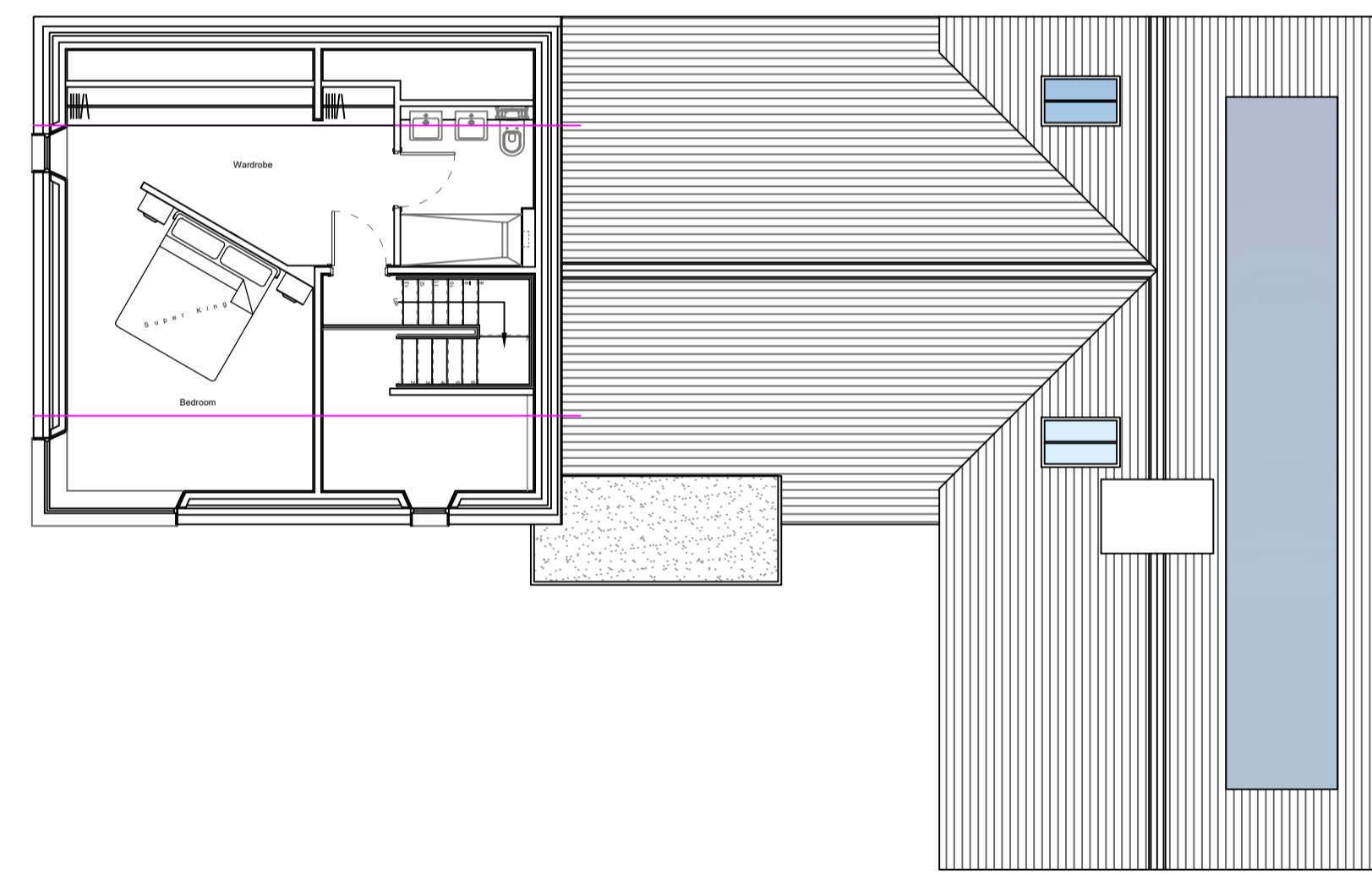
Proposed Example of Bespoke made Stella Rooflight



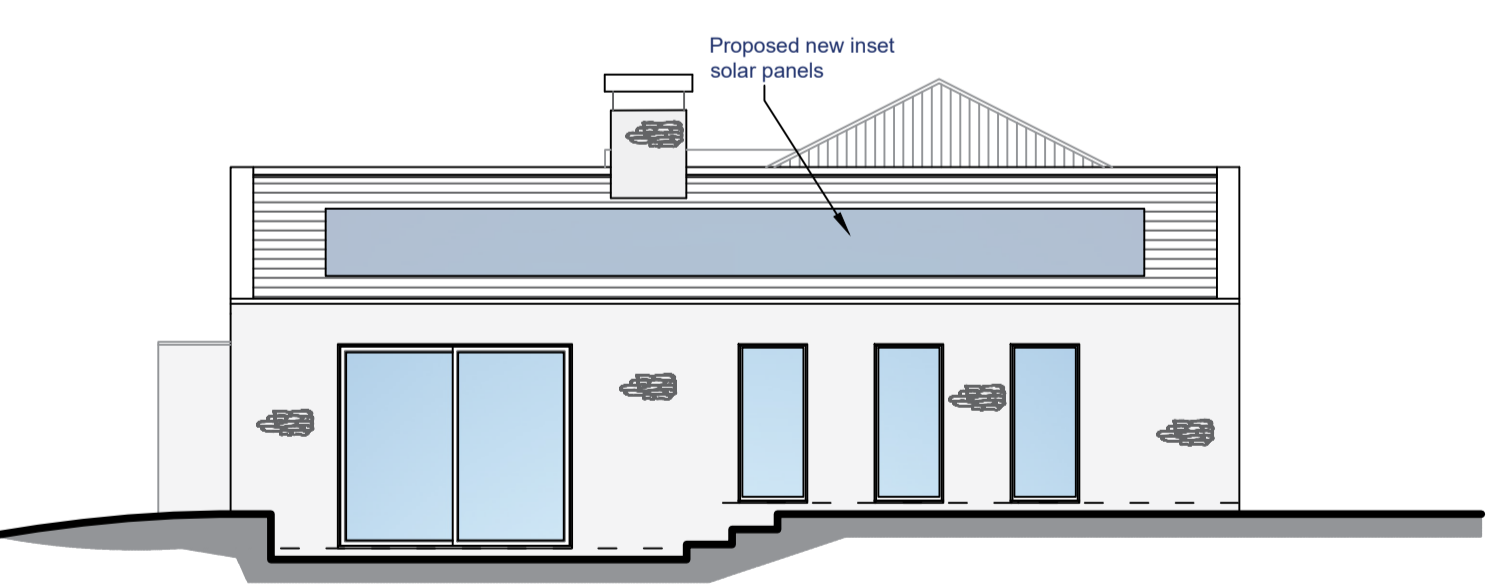
Proposed Example of Stone Wall Finish



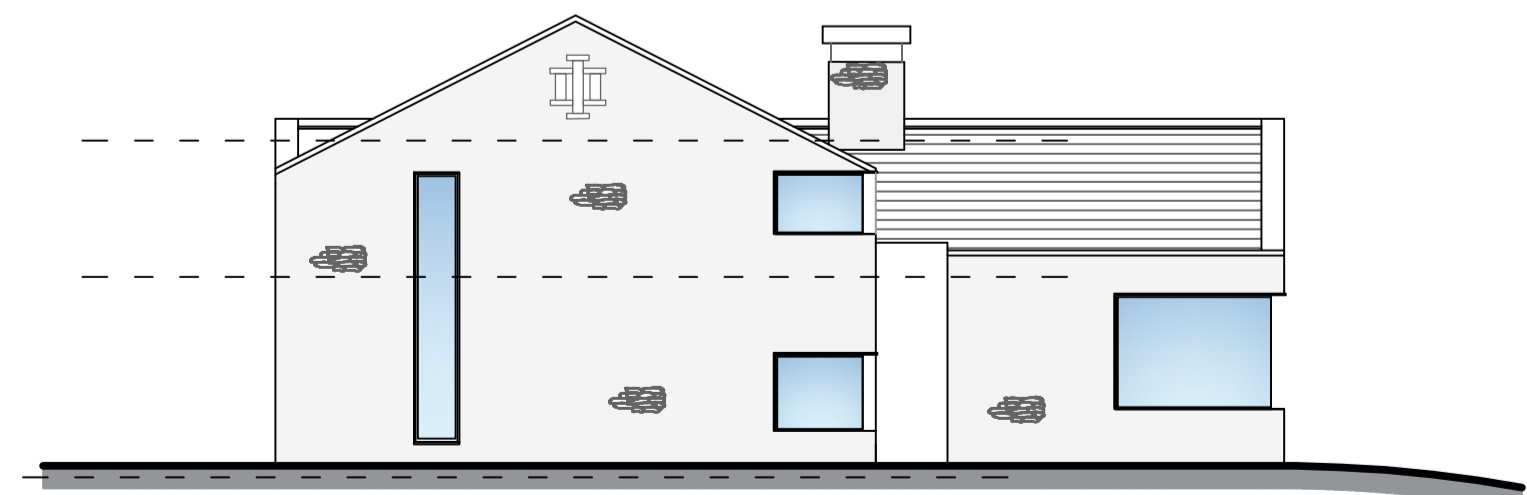
**Proposed Front Elevation**  
 Scale (1:100)



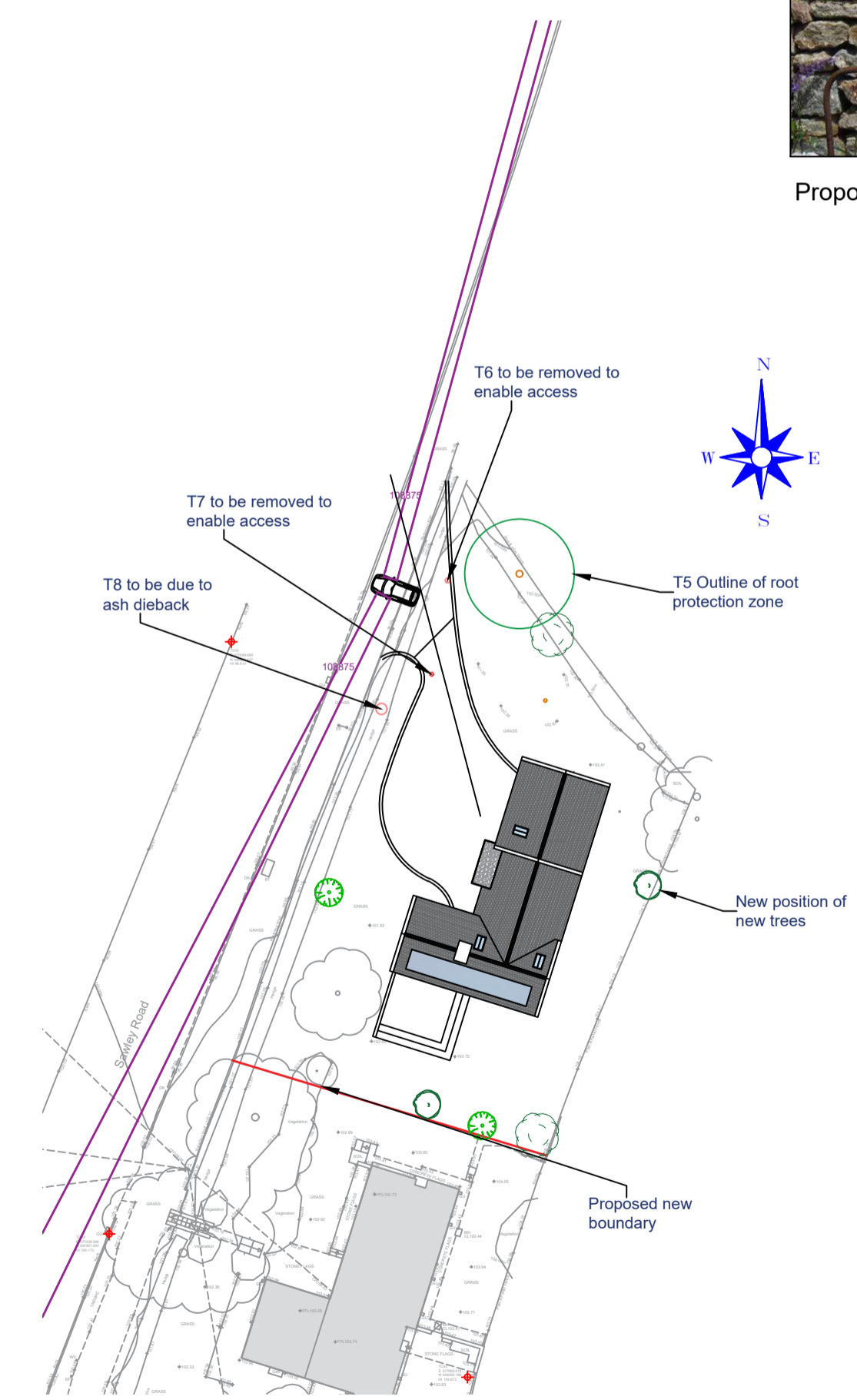
**Proposed First Floor Plan**  
 Scale (1:100)



**Proposed Side Elevation**  
 Scale (1:100)



**Proposed Side Elevation**  
 Scale (1:100)



**Proposed Site Plan**  
 Scale (1:500)

- KEY**
- DENOTES TOUGHENED SAFETY GLASS TO DOORS AND WINDOWS.
  - ob.** DENOTES OBSCURE GLASS
  - \*** DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE.
  - DENOTES SMOKE DETECTOR LOCATION.
  - DENOTES HEAT DETECTOR LOCATION.

Revision	Date
C.	Windows altered at request of L.A. 10/10/23
B.	External heights and dimensions added at request of L.A. 03/07/23
A.	Existing and proposed trees noted on plan 15/06/23



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

**Proposed New Dwelling**

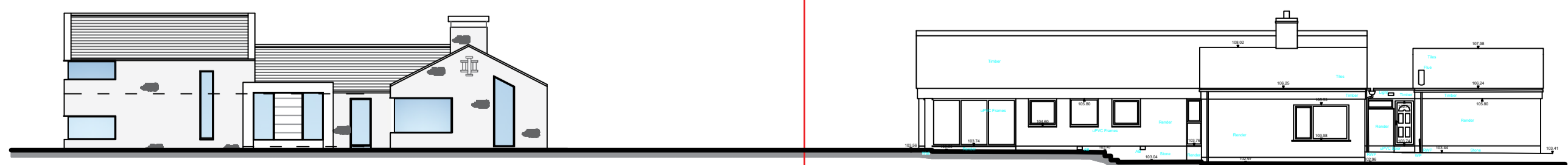
**Site Location:**  
 Land to Side of 3 Grindleton View, Chatburn

**Drawing Status:** Proposed Plan

Date: 09/05/2023 Drawn by: JHolden

Scale: 1:100 @ A1 Ref: 003 Revision: C.

Client: Mr & Mrs Bradley



**Proposed Street View**  
 Scale (1:200)

