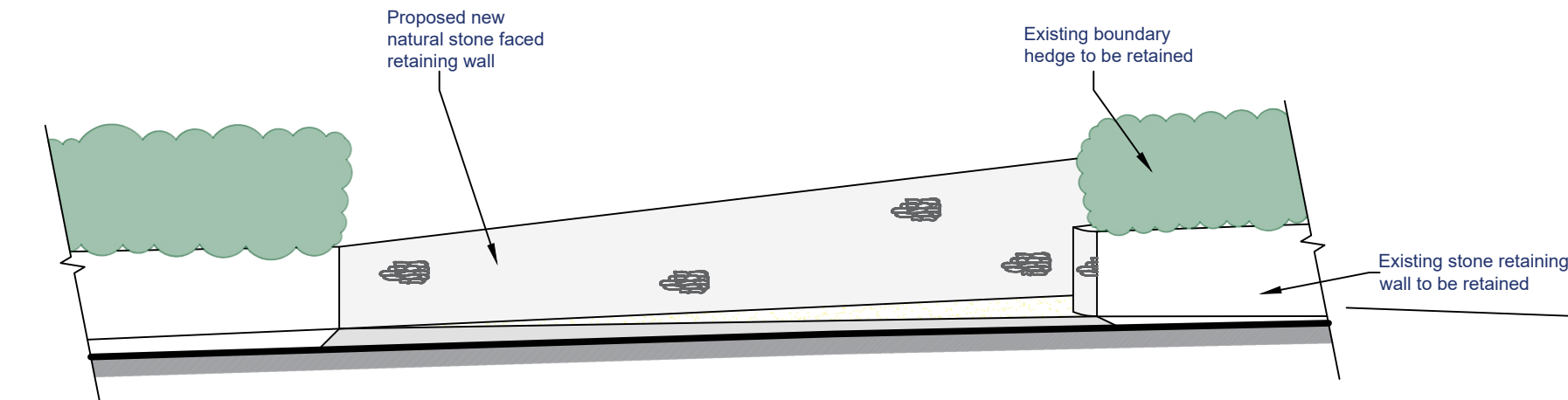
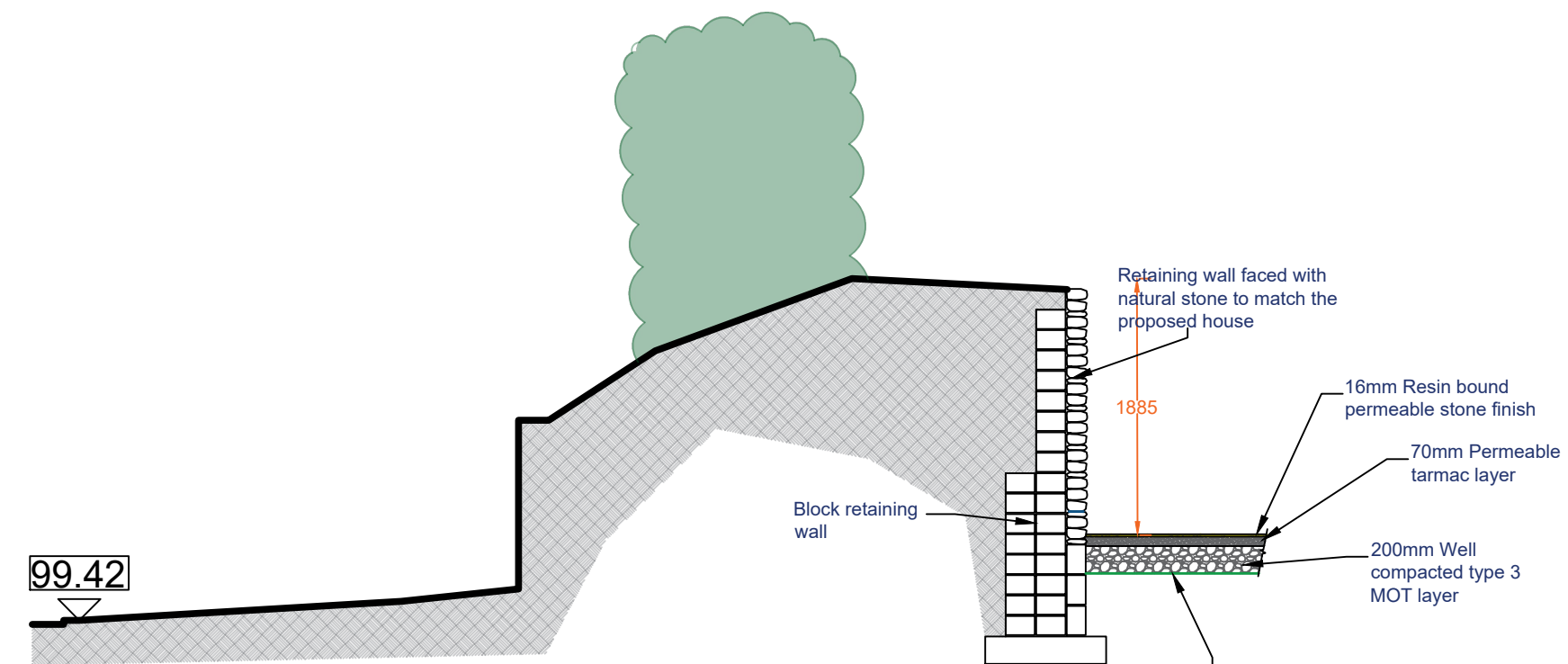


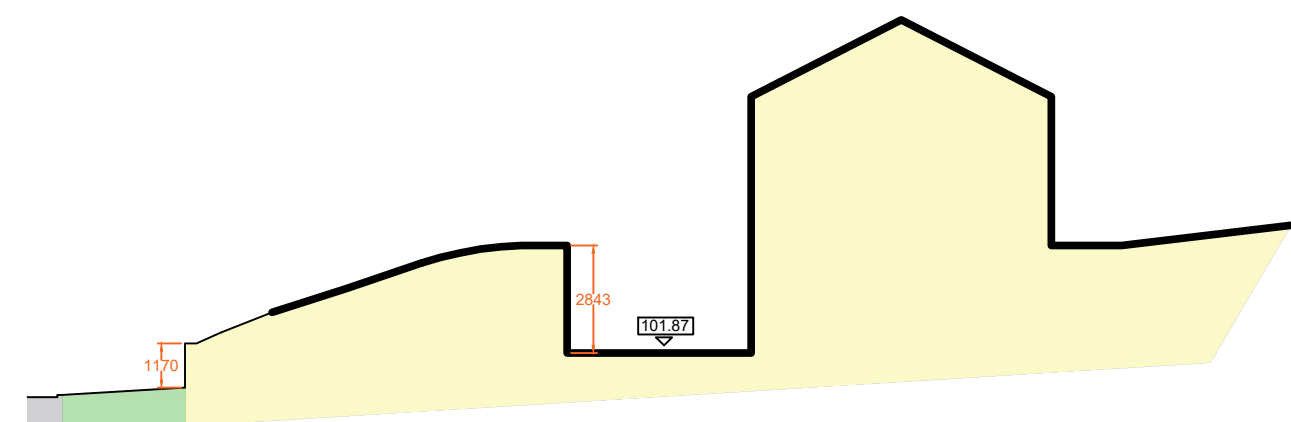
IMPORTANT NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION, ALL RELEVANT BRITISH STANDARD SPECIFICATION, CODES OF PRACTICE, LOCAL AUTHORITY BYLAWS, AND IN COMPLIANCE WITH THE LOCAL AUTHORITY APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK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



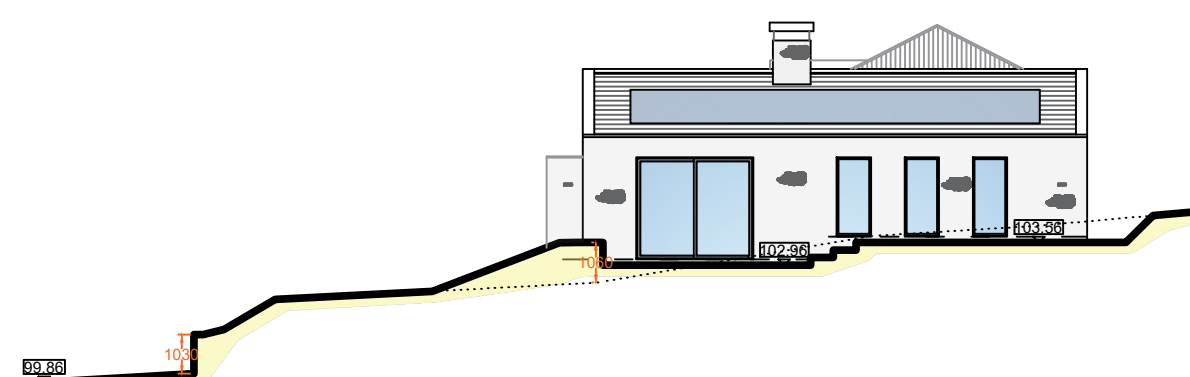
Proposed Entrance Elevation
Scale (1:100)



Section C - C
Scale (1:100)



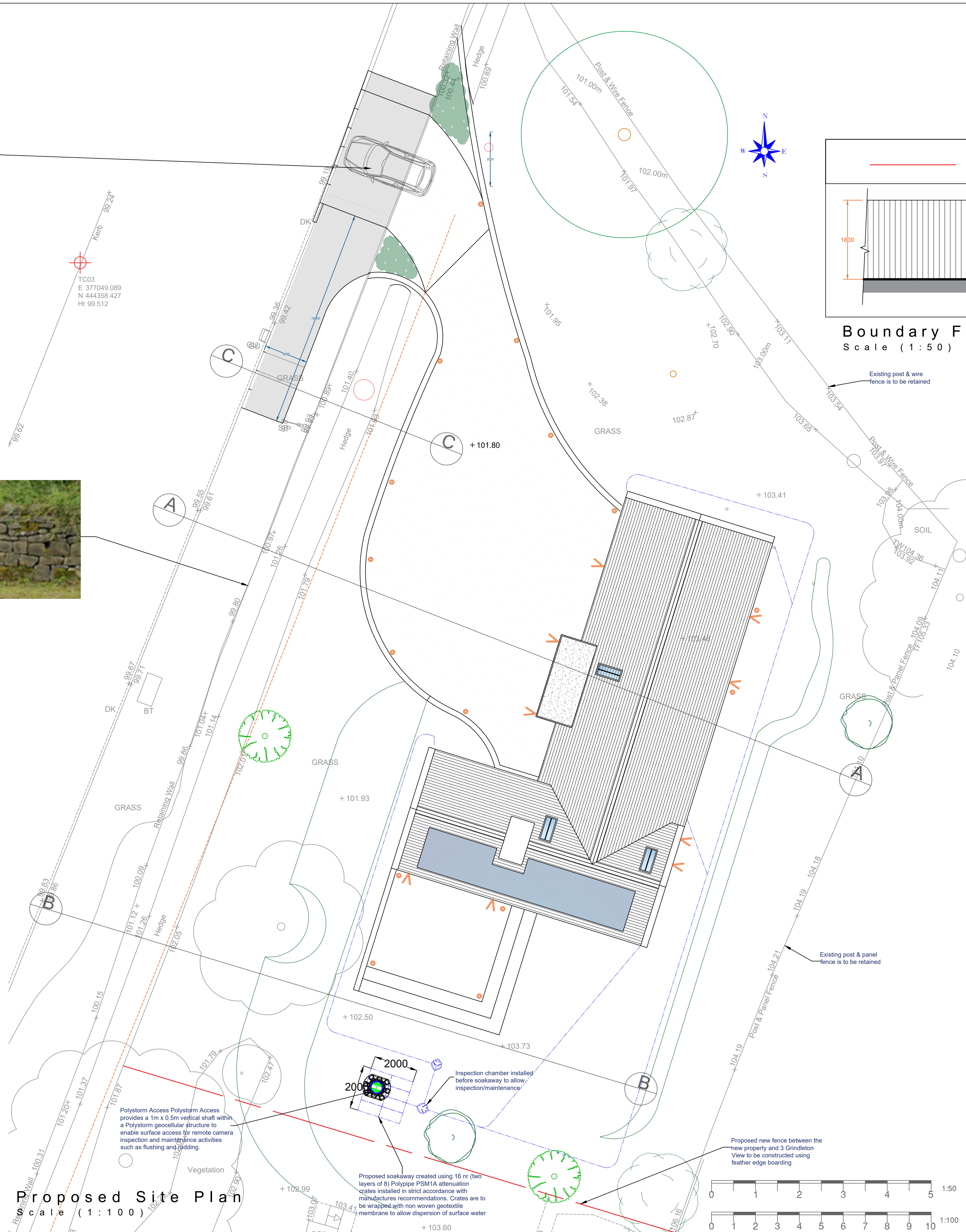
Section A - A
Scale (1:200)



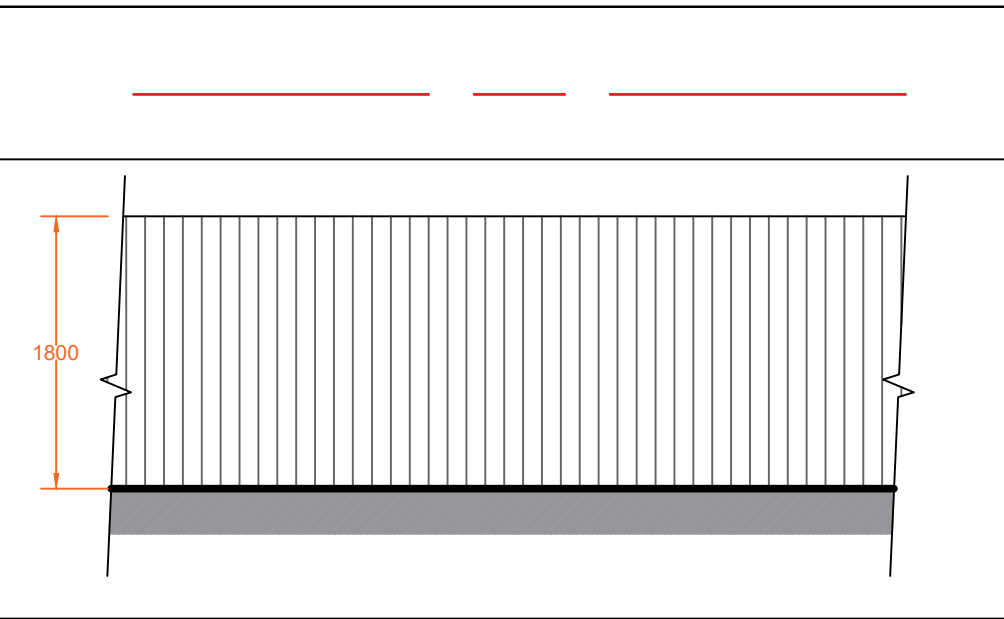
Section B - B
Scale (1:200)



Existing stone retaining wall to be retained



Proposed Site Plan
Scale (1:100)



Boundary Fence
Scale (1:50)

KEY

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

Revision	Date
B.	Size of dwelling amended.
A.	Additional Section information noted on plan at request of L.P.A.



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Drawing Title:
Proposed New Dwelling

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

Drawing Status:
External Lighting, Boundary
Treatment and Surface Water Plan

Date:
26/02/2025

Scale:
1:100 @ A1

Client:
Mr & Mrs Bradley

Surface Water Drainage	
Effective Roof Area (m²)	152 m²
Crane Capacity (litres)	3000 litres
Proposed Soakaway	
Polystorm PSM1A	190 litres
Units Required (190)	16 Units (crates)

Example of proposed KSR Salta 1.5W LED Square Surface Bulkhead lighting which is to be used at the entrances to the buildings and at the Electric Car Charger Point. These lights are to be controlled by PIR (Passive Infra-Red) technology with a 5 minute timer.

Example of proposed SOLAREYE80 BAT HAT solar powered lights. These are specifically designed to reduce 98% of upward light spillage. These lights are to be controlled by PIR (Passive Infra-Red) technology with a 5 minute timer.

Note: The proposed new external lighting has been specifically designed to ensure all lighting is contained to round the new properties only covering hard surfaced areas. This is to ensure there is no light spillage to the woodland - grassland ecotone.