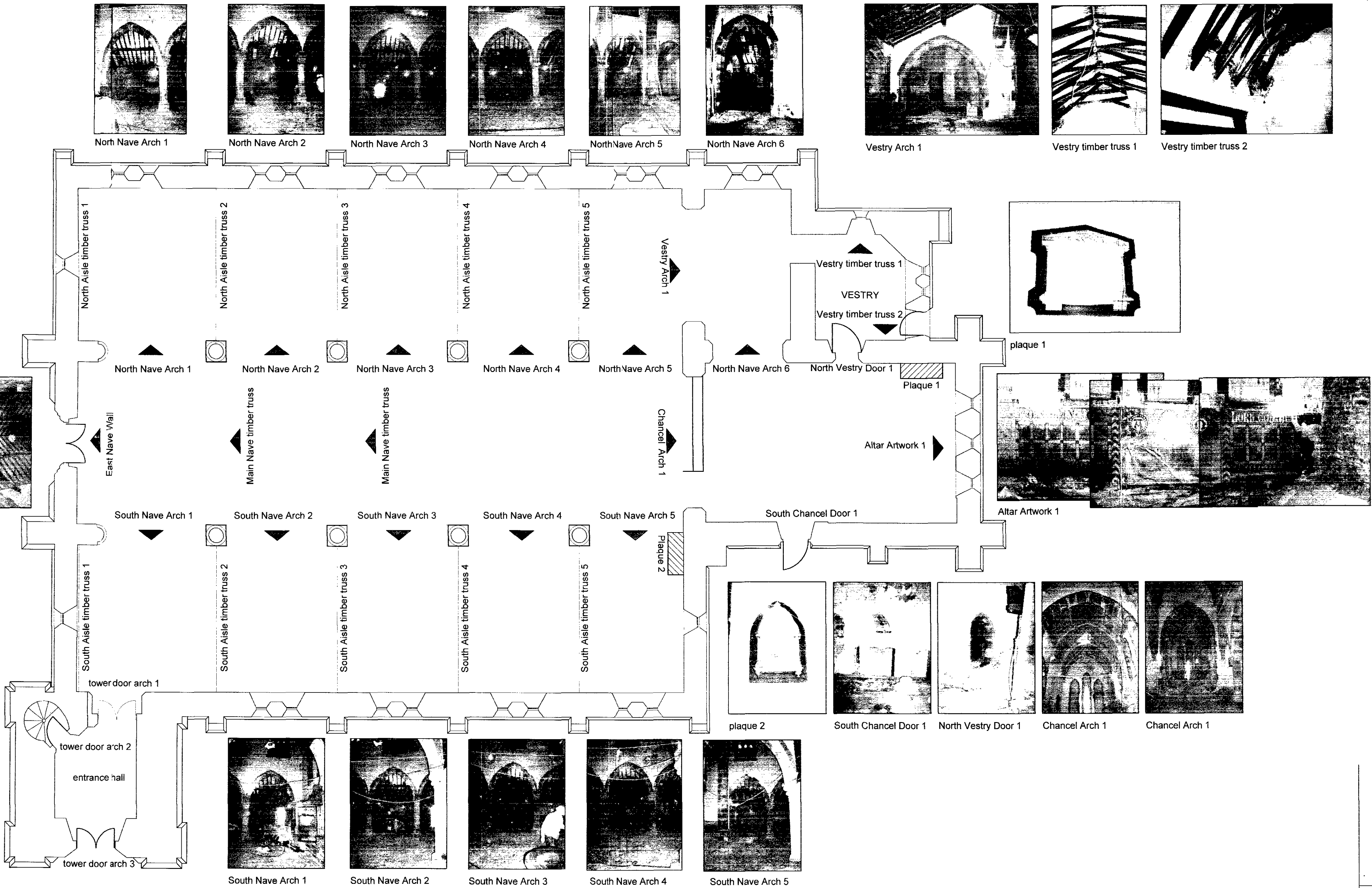
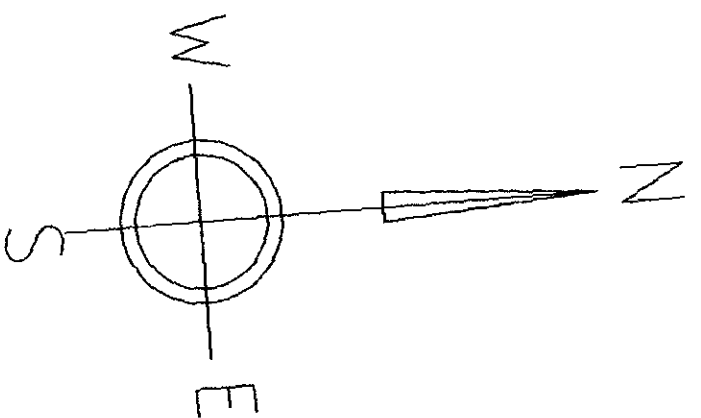




ev:

NOTES:
All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.
Any discrepancies between drawings and site conditions are to be reported to the contract manager.
This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.



REV	DESCRIPTION	DATE	BY	CHK

PLANNING

oconnell east architect
12 Little Lever Street, Manchester M1 1HK
Tel 0161 907 3325 Fax 0161 907 3122

dwg title: PROPOSED SITE PLAN

job title: Church Conversion
at St James Church
Wardle, Rochdale

scale: 1:200 @ A1
date: JAN 04
dwg no: 0317/010
drawn: CLM
job no: 0317
rev:

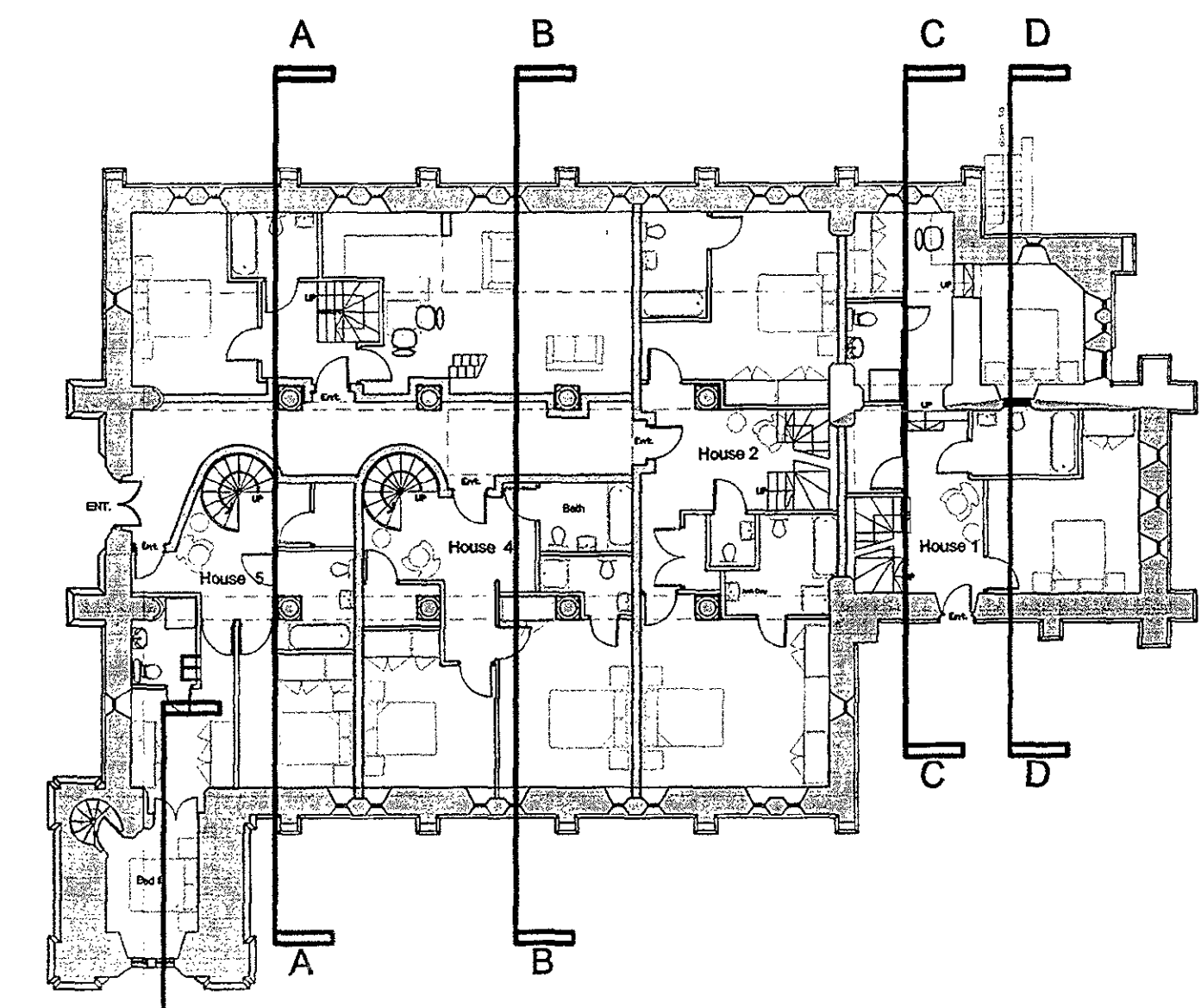
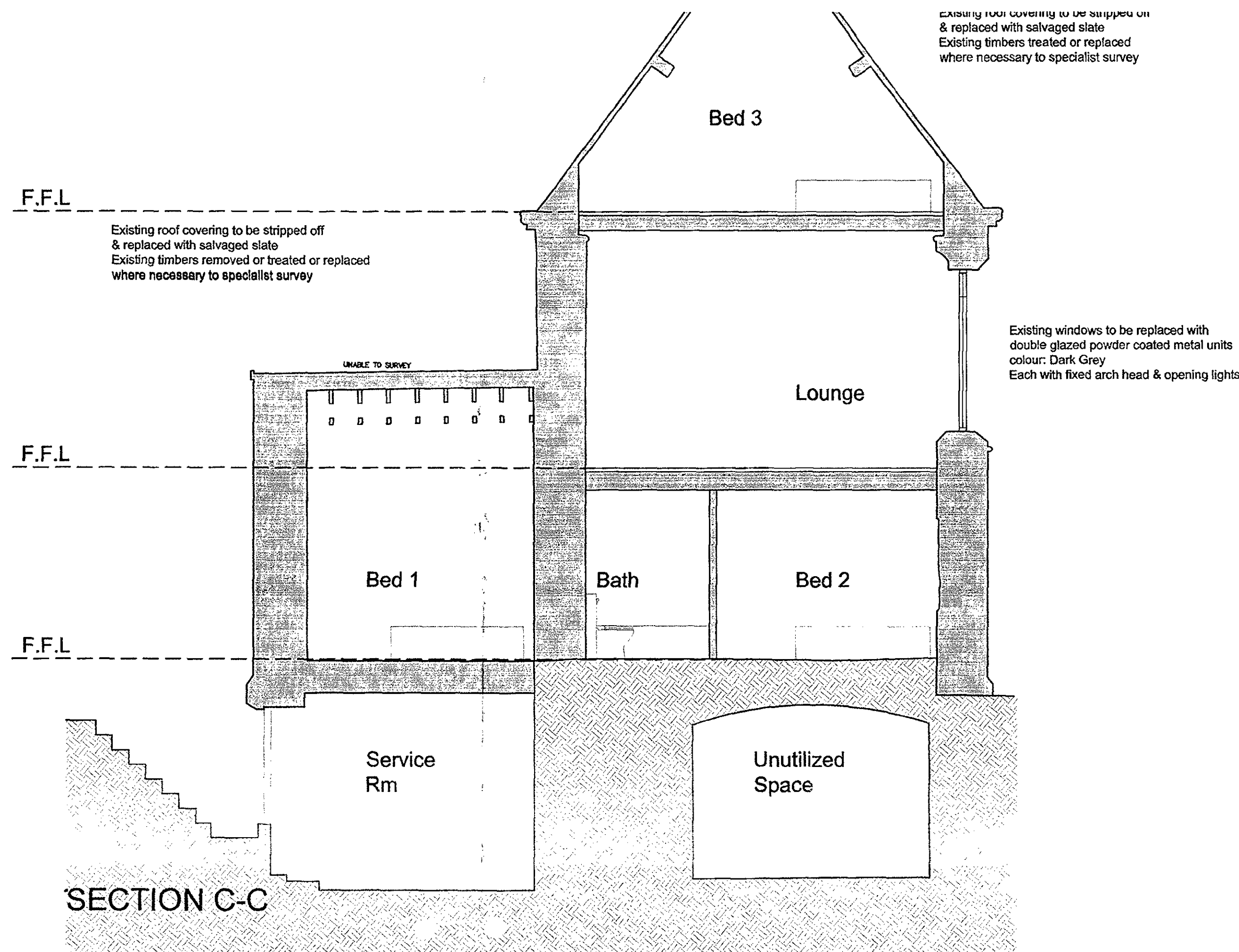
ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
- 3 MAR 2004
LISTED BUILDING
CONSENT GRANTED

PROPOSED SITE PLAN 1:200

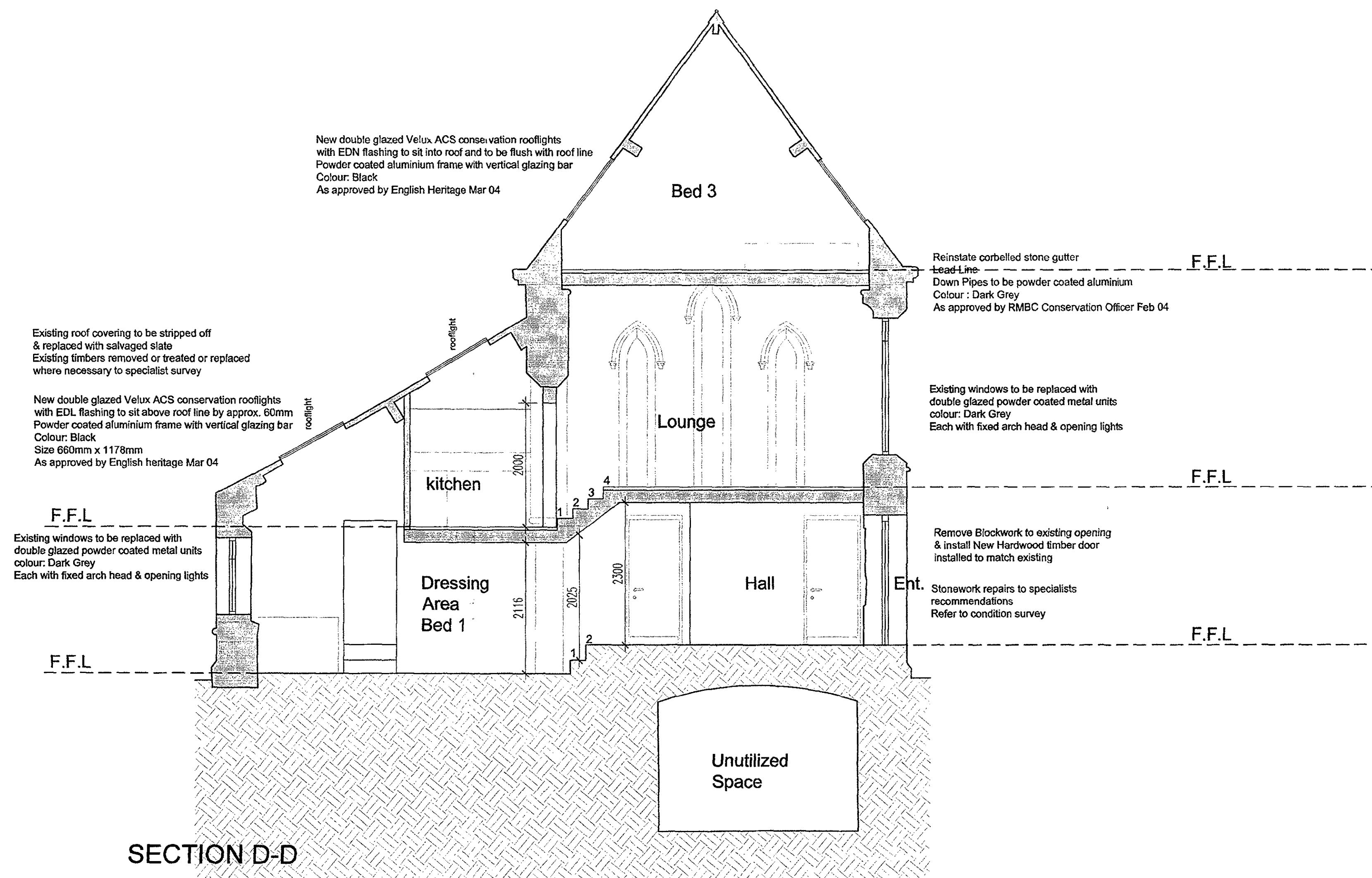
from drawings. All dimensions to be checked on site prior to manufacture.

Any discrepancies between drawings and site conditions are to be reported to the contrac manager.

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.



LOCATION PLAN



	Amended aisle eaves detail to suit approval from RMBC			
	Amended Specification to all down pipes			
	Amended Rooflight windows with Ass. Flashings to Velux conservation with as agreed with English Heritage	31.03.04	CLM	
REV	DESCRIPTION	DATE	BY	CHK

PLANNING
oconnell east architects
 12 Little Lever Street, Manchester M1 1HR
 tel 0161 907 3325 fax 0161 907 3120

dwg title: PROPOSED SECTIONS
 C-C & D-D

job Title: Church Conversion
 at St-James Church
 Wardle, Rochdale

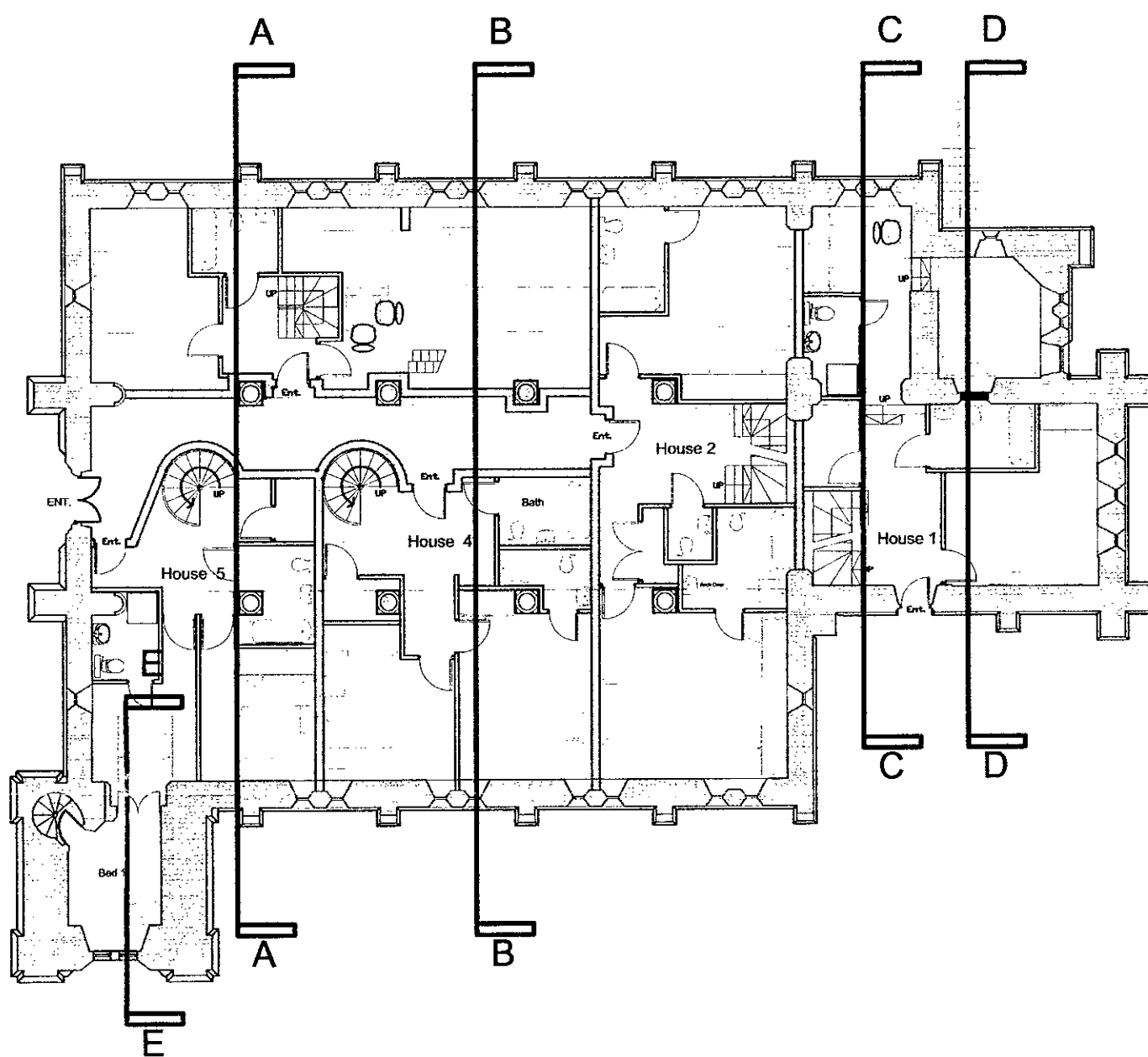
scale: 1/50 @ A1 drawn: CLM
 date: JAN 04 job no: 0317
 dwg no: 0317/016 rev:A

PROPOSED SECTIONS 1:50

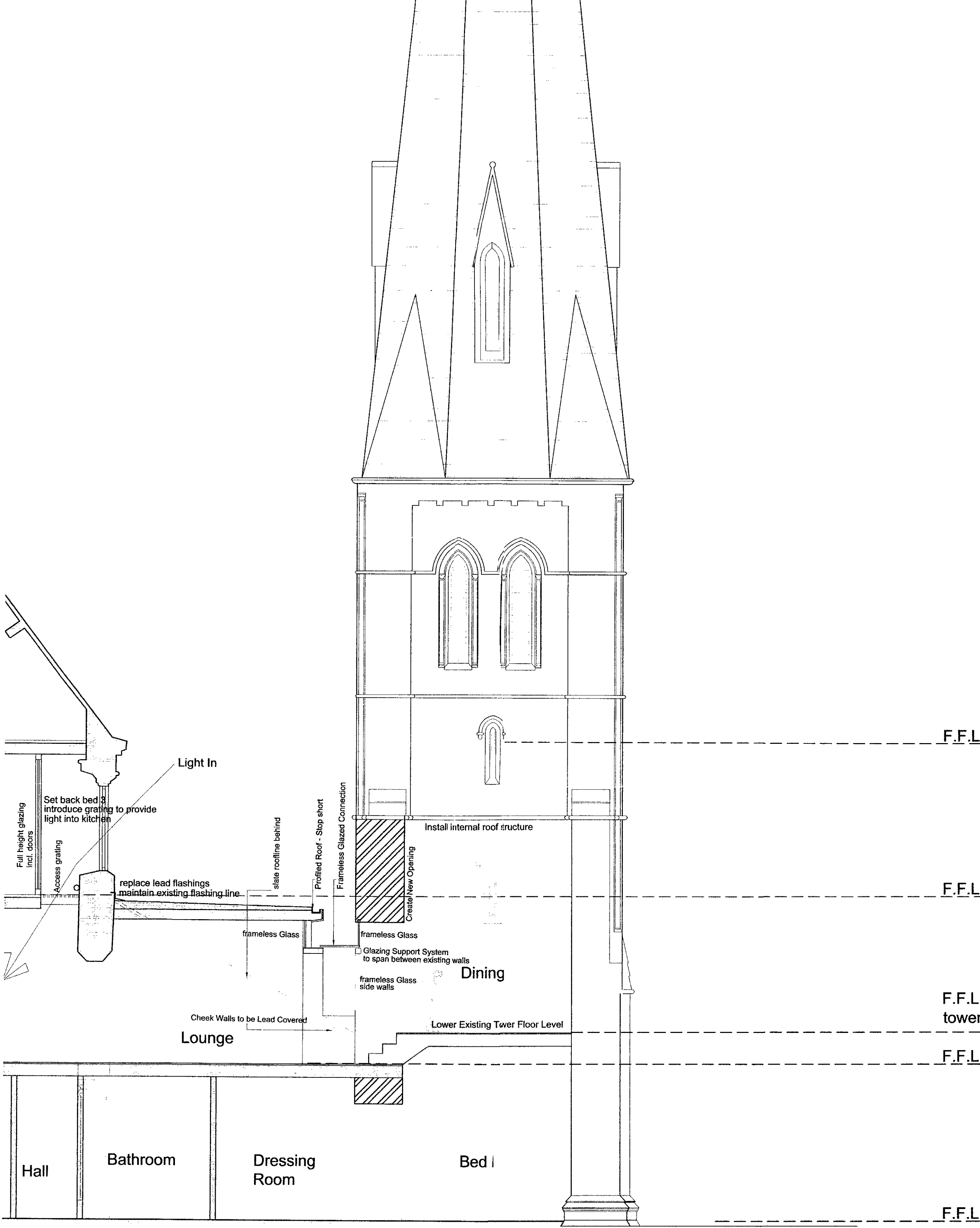
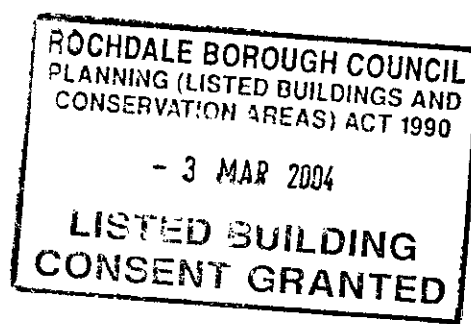
All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

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LOCATION PLAN



SECTION E-E

PROPOSED SECTION 1:50

	16	62	04	
REV	DESCRIPTION	DATE	BY	CHK

PLANNING
oconnell east architects
12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

dwg title: PROPOSED SECTION
E-E

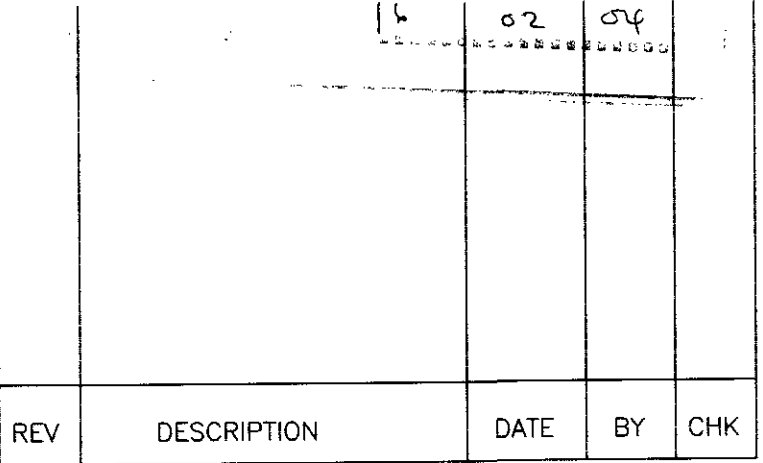
job title: Church Conversion
at St James Church
Wardle, Rochdale

scale: 1/50 @ A1 drawn: CLM
date: JAN 04 job no: 0317

dwg no: 0317/019 rev:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.



12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

job Title: Church Conversion
at St.James Church
Wardle, Rochdale

date: JAN 04 job no: 0317

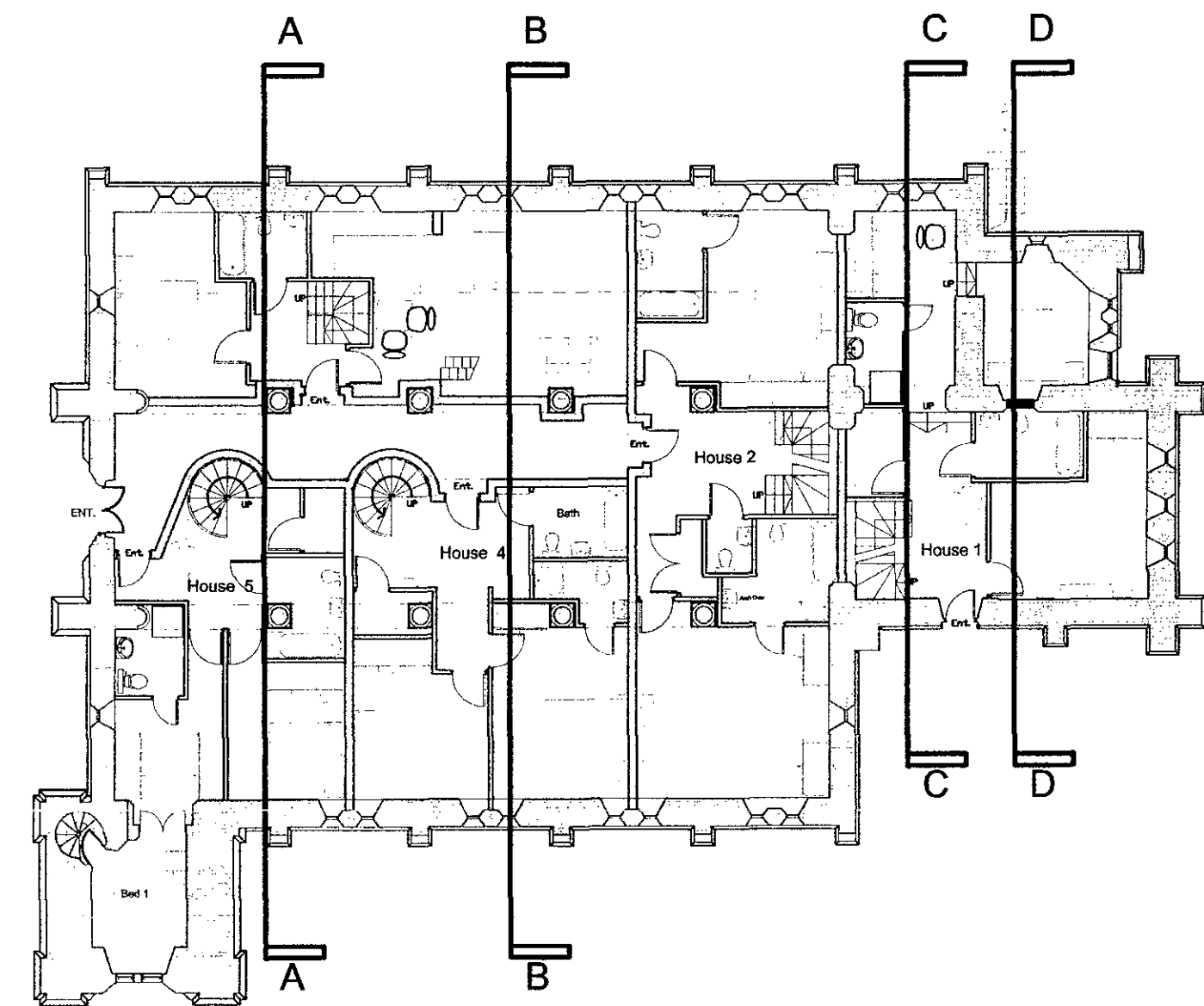
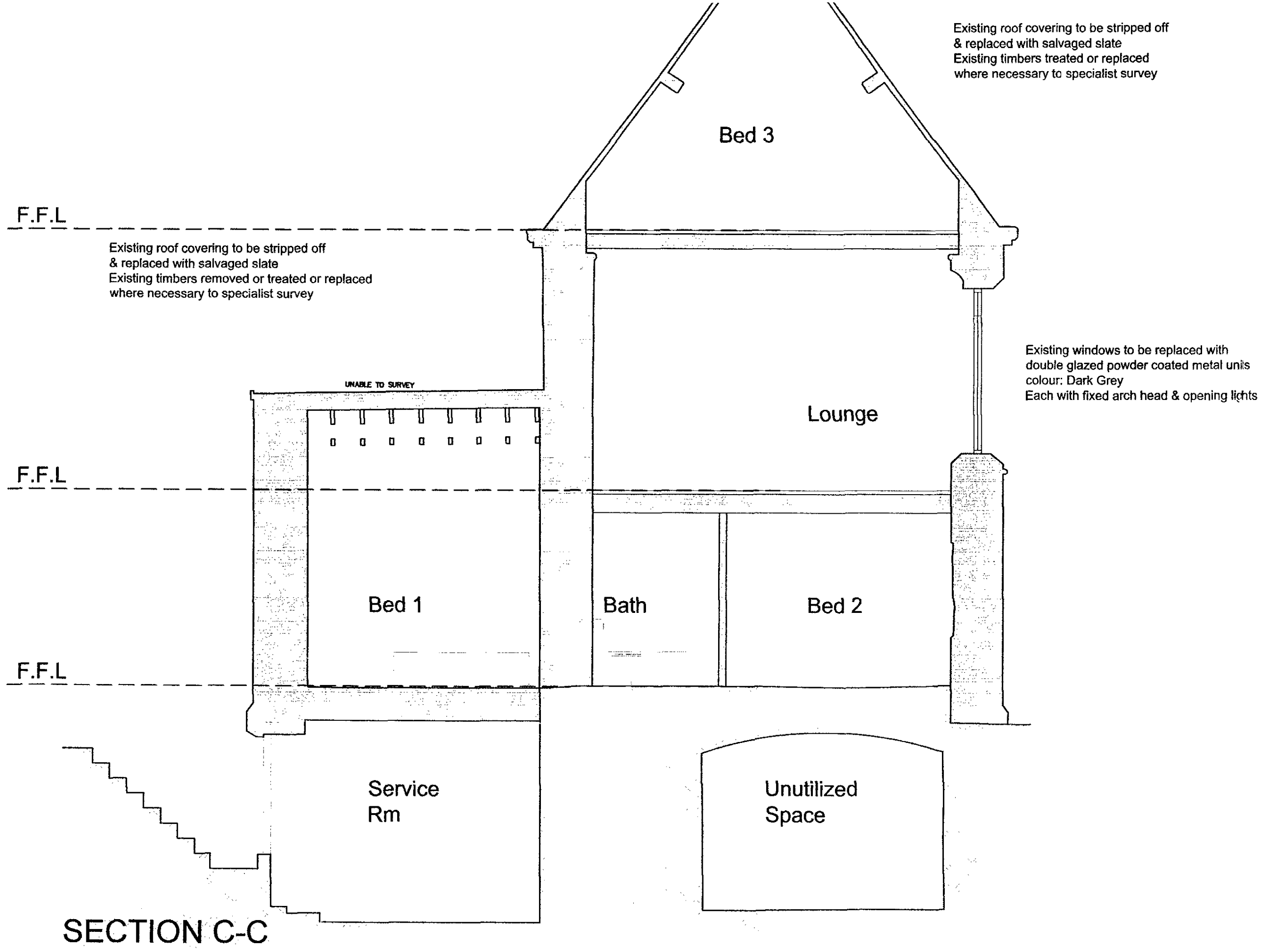
rev:

PROPOSED SECTIONAL ELEVATION 1:100

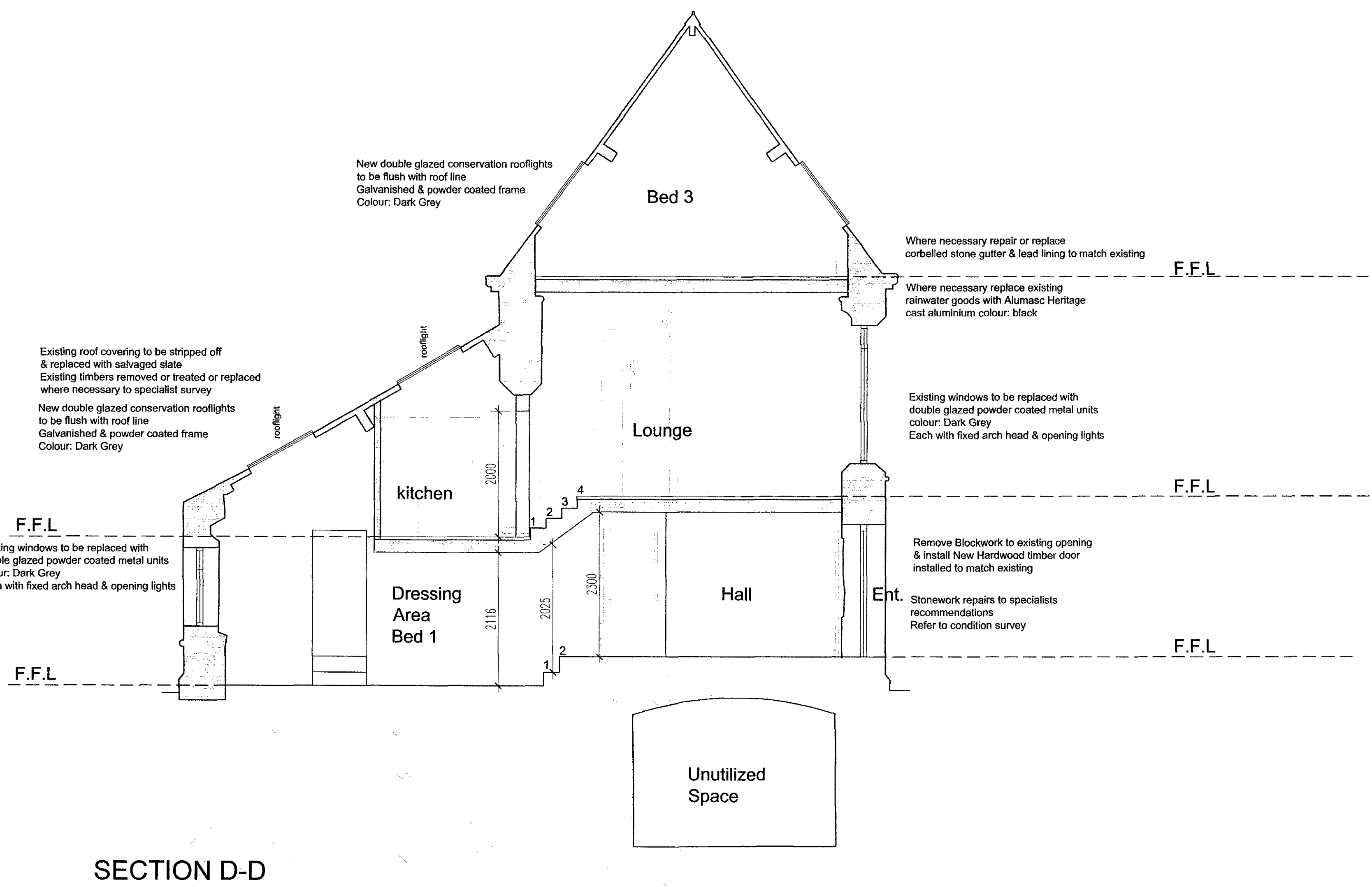
stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

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LOCATION PLAN



ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
- 3 MAR 2004
LISTED BUILDING
CONSENT GRANTED

REV	DESCRIPTION	DATE	BY	CHK

PLANNING
oconnell east architects
12 Little Lever Street, Manchester M11 1HR
tel 0161 907 3325 fax 0161 907 3120

dwg title: PROPOSED SECTIONS
C-C & D-D

job Title: Church Conversion
at St James Church
Wardle, Rochdale

scale: 1/50 @ A1 drawn: CLM
date: JAN 04 job no: 0317
dwg no: 0317/016 rev:

PROPOSED SECTIONS 1:50

Any discrepancies between drawings and site conditions are to be reported to the contractor manager.



REV	DESCRIPTION	DATE	BY	CHK
-----	-------------	------	----	-----

12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

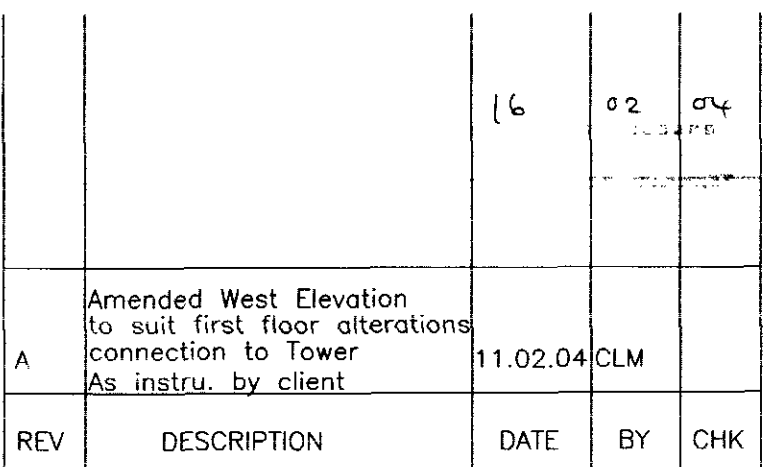
job Title: Church Conversion
at St.James Church
Wardle, Rochdale

dwg no: 0317/015 rev:

PROPOSED SECTIONS 1:50

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

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12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

job Title: Church Conversion
at St.James Church
Wardle, Rochdale

dwg no: 0317/014 rev: A

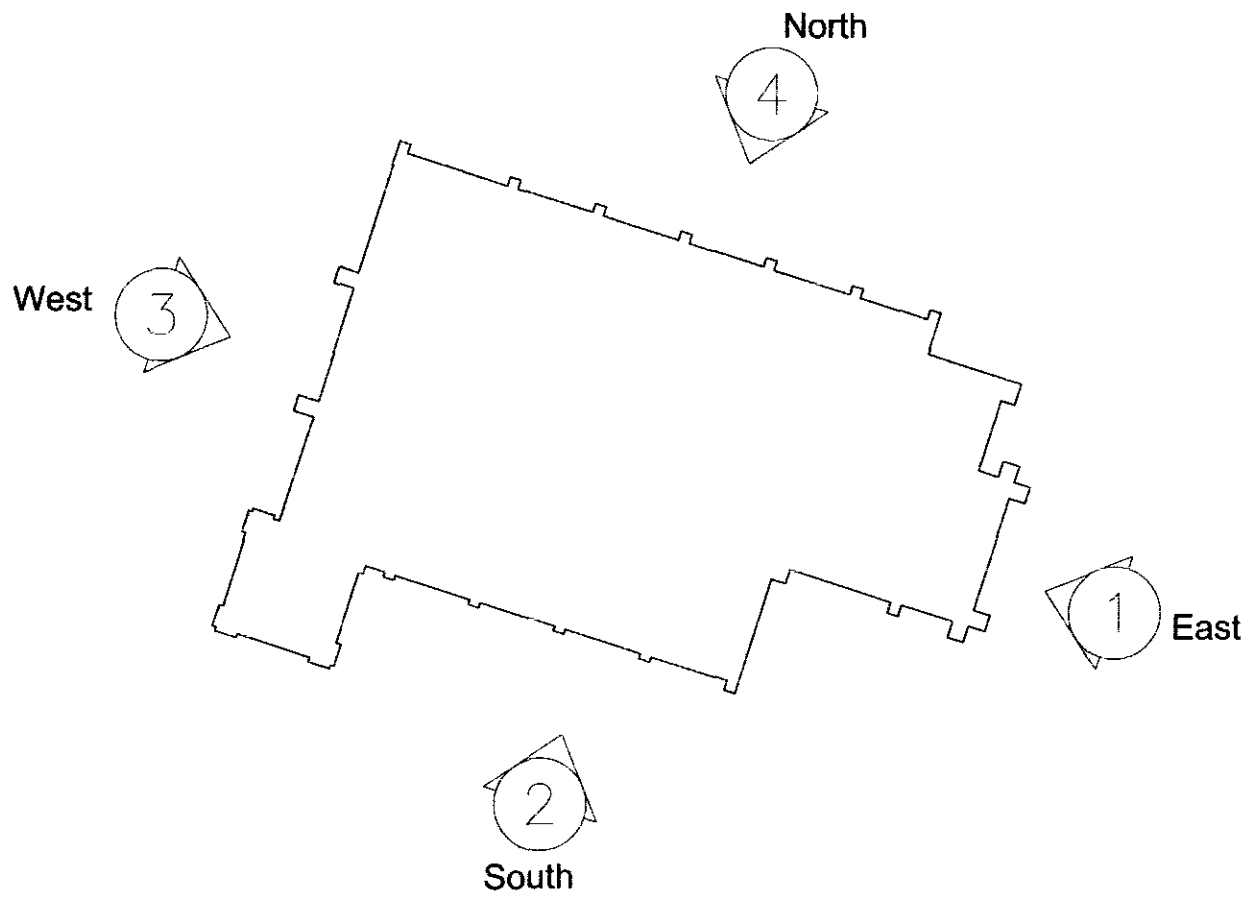
PROPOSED ELEVATIONS 1:100

NOTES:

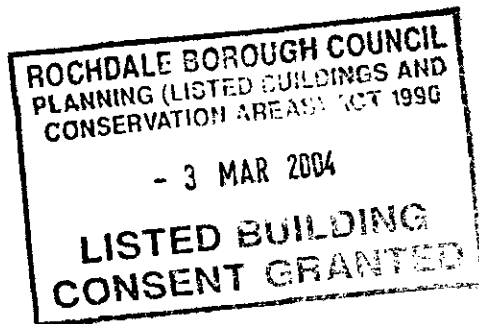
All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

Any discrepancies between drawings and site conditions are to be reported to the contract manager.

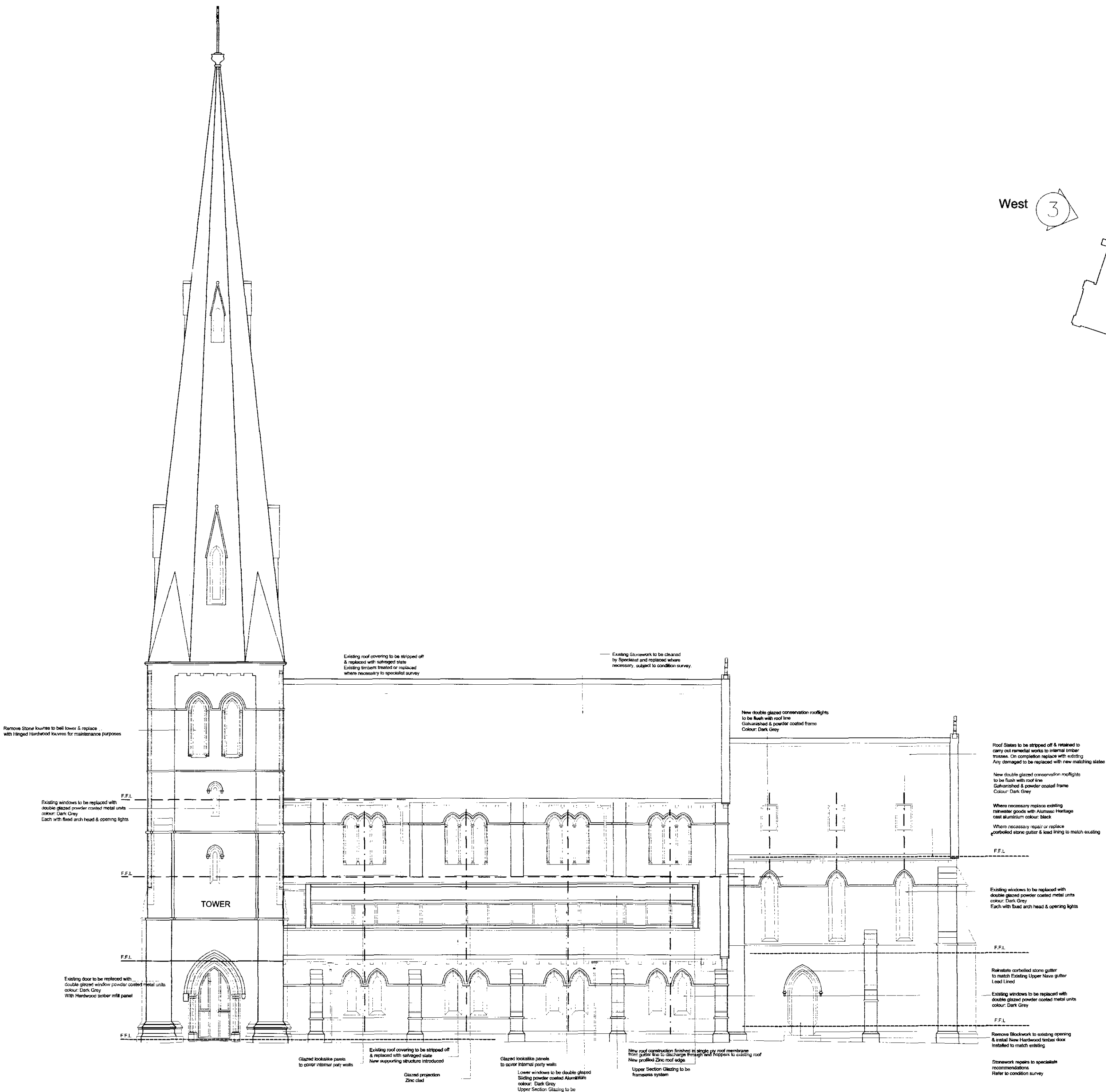
This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.



ELEVATION LOCATION PLAN



ELEVATION 1
EAST ELEVATION



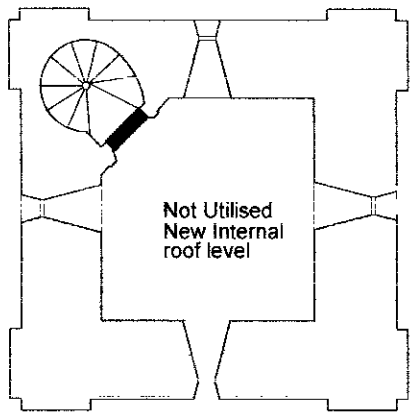
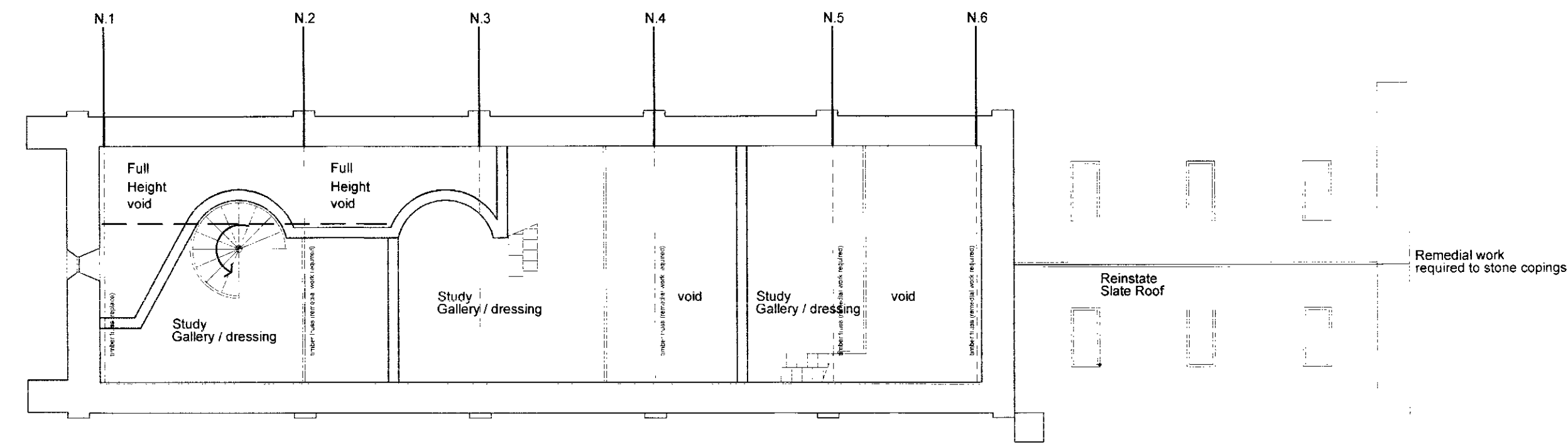
ELEVATION 2
SOUTH ELEVATION

PROPOSED ELEVATIONS 1:100

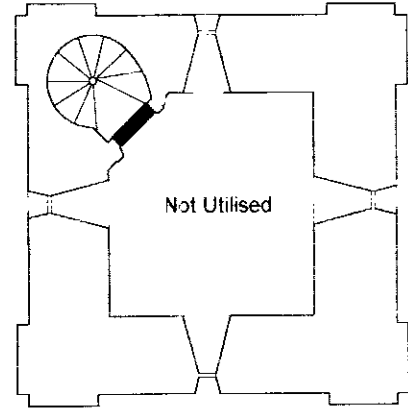
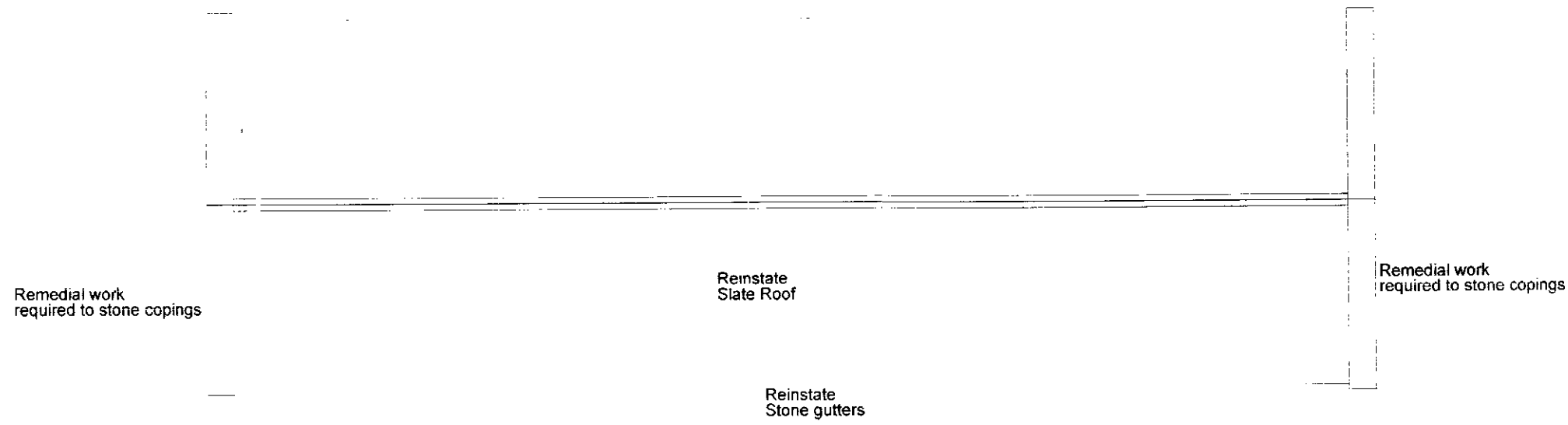
		1/6	02.18	CLM
A	Amended Window Types to first floor Amended South Elevation to suit first floor alterations connection to tower As instr. by client	11.02.04	CLM	
REV	DESCRIPTION	DATE	BY	CHK

PLANNING
oconnell east architects
12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

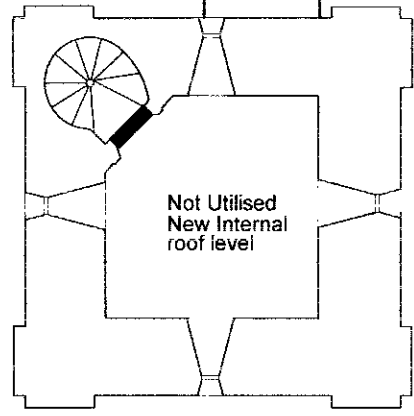
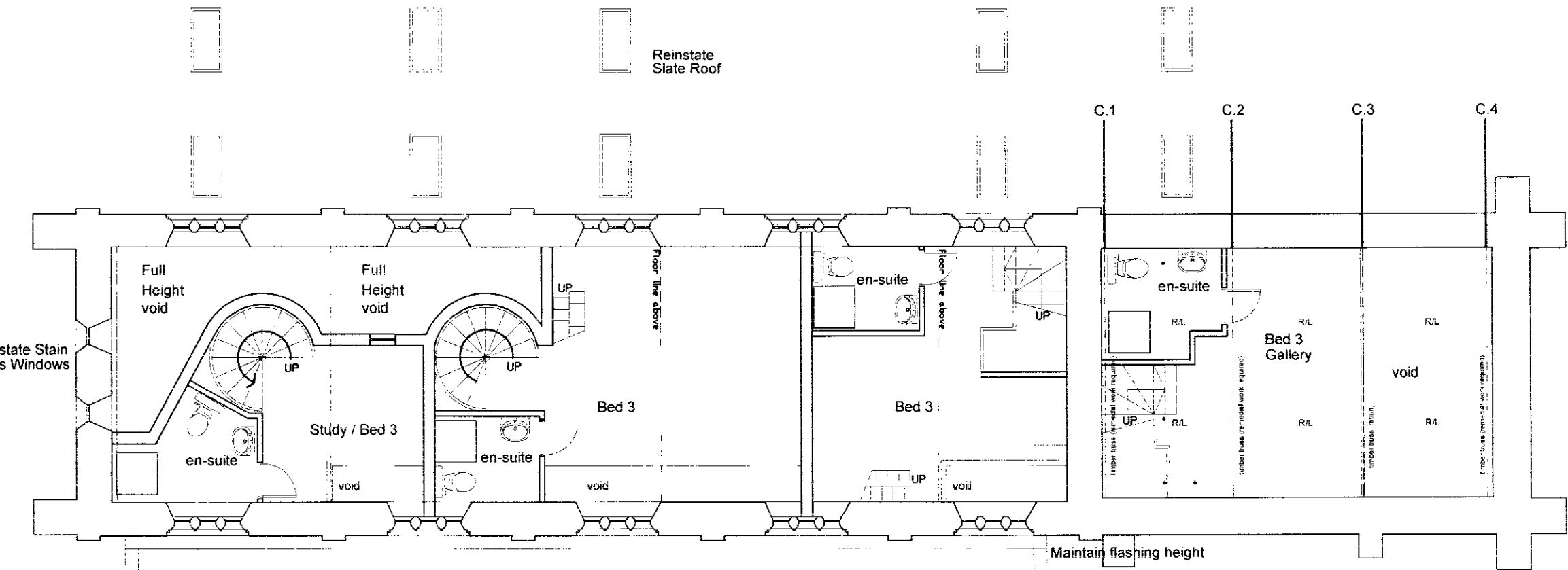
dwg title:	PROPOSED ELEVATIONS EAST & SOUTH			
job title:	Church Conversion at St. James Church Wardle, Rochdale			
scale:	1/100 @ A1	drawn:	CLM	
date:	JAN 04	job no:	0317	
dwg no:	0317/013	rev:	A	



UPPER SECOND FLOOR PLAN



ROOF PLAN



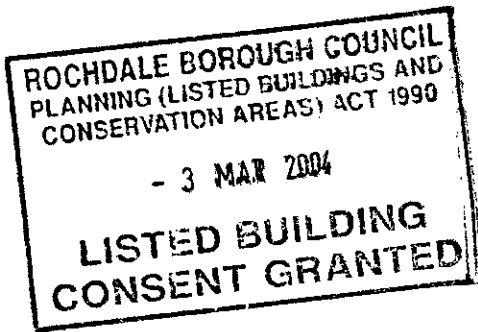
SECOND FLOOR PLAN

NOTES:

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This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.



RETAIN TRUSS - N.3, C.3, (no remedial work required)
RETAIN TRUSS - N.2, N.4, N.5, N.6, C.1, 1.2, C.4 (requires remedial work)
REPLACE TRUSS - N.1

		16	02	04
A	Amended second floor roof to suit new first floor layout As instru. by client	1.02.04	CLM	
REV	DESCRIPTION	DATE	BY	CHK

PLANNING

oconnell east architects

12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

dwg title:	PROPOSED FLOOR PLANS GROUND & FIRST			
job title:	Church Conversion at St.James Church Wardle, Rochdale			
scale:	1/100 @ A1	drawn:	CLM	
date:	JAN 04	job no:	0317	
dwg no:	0317/012	rev:	A	

PROPOSED FLOOR PLANS 1:100

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.

[illegible]

The floor plan illustrates a complex residential layout divided into five main house units, each with its own set of rooms and circulation paths. The units are labeled as follows:

- House 1:** Located on the right side, featuring a Bedroom Suite, Bed 1, Bath, and Bed 2. It includes a dressing area, en-suite, and a store.
- House 2:** Situated in the upper right, containing Bed 2, a Bath, and a store. It has an en-suite and a cloak area.
- House 3:** Located in the upper left, featuring a Bath, Kitchen, Lounge, and Bed 2. It includes a Full Height void, an en-suite, and a store.
- House 4:** Situated in the center, containing a Bath, Store, and Bed 2. It has an en-suite and a cloak area.
- House 5:** Located in the lower left, featuring a Bedroom Suite, Bed 2, and a dressing area. It includes an en-suite and a store.

The plan also shows common circulation spaces, including stairs (UP), corridors (Ent.), and full-height voids. The layout is designed to provide a high level of privacy and security for the residents.

PROPOSED FLOOR PLANS 1:100

PLANNING

oconnell east architects

12 Little Lever Street, Manchester M1 1HR

tel 0161 907 3325 fax 0161 907 3120

dwg title: PROPOSED FLOOR PLANS
GROUND & FIRST

job Title: Church Conversion at
St.James Church
Wardle, Rochdale

scale: 1:100 @ A1 drawn: CLM

date: JAN 04 job no: Q317

dwg no: 0317/011 rev:A

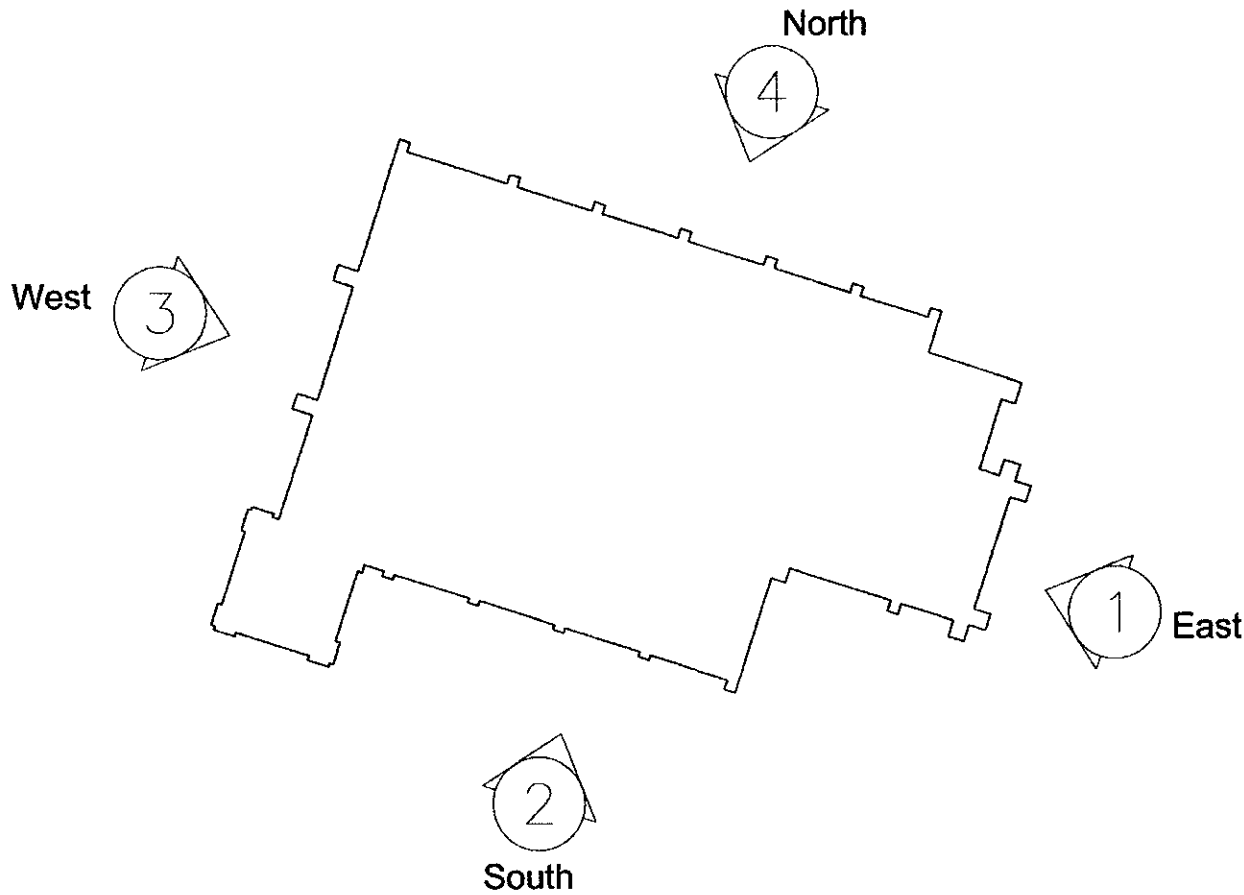
NOTES:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

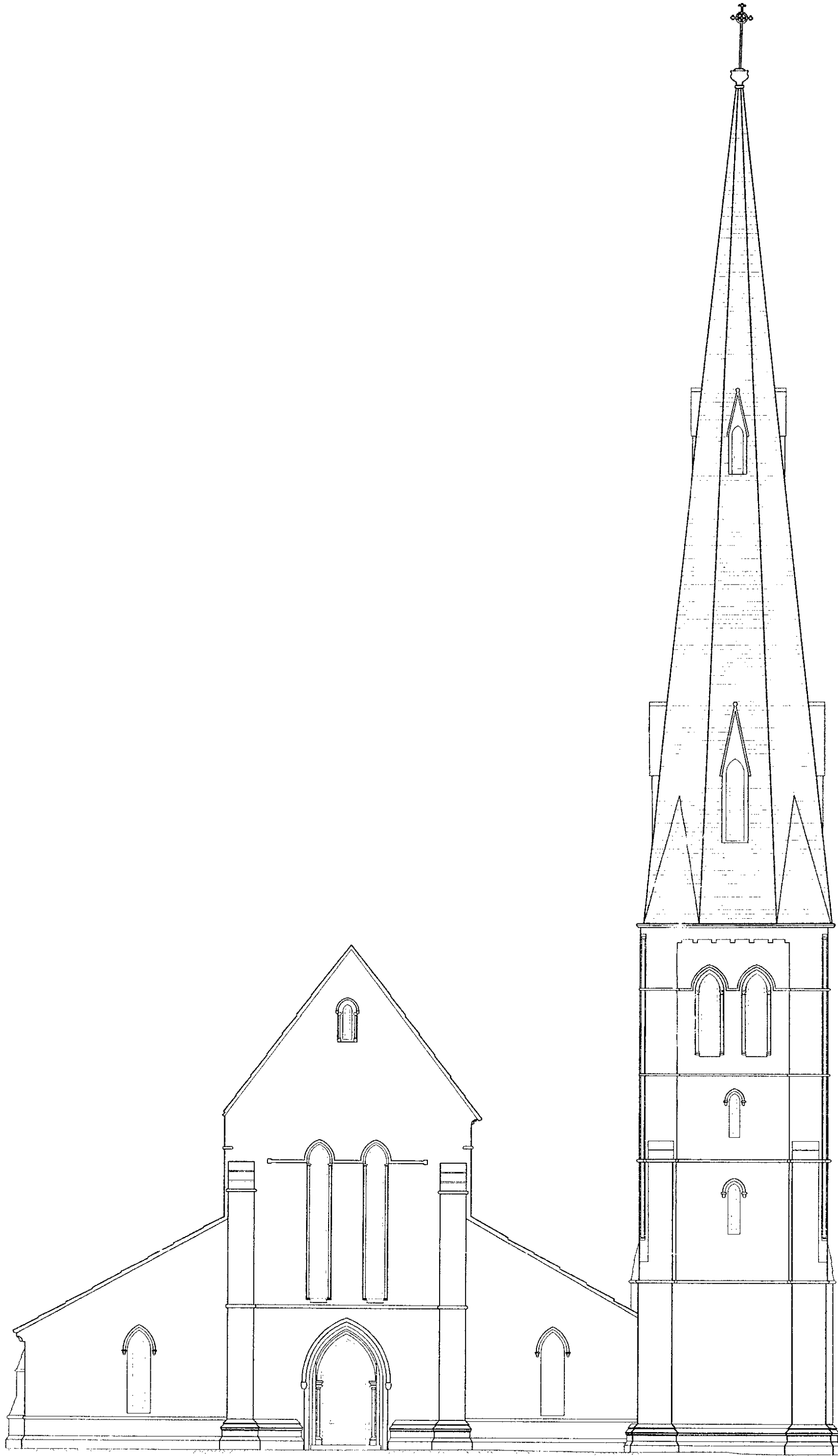
Any discrepancies between drawings and site conditions are to be reported to the contract manager.

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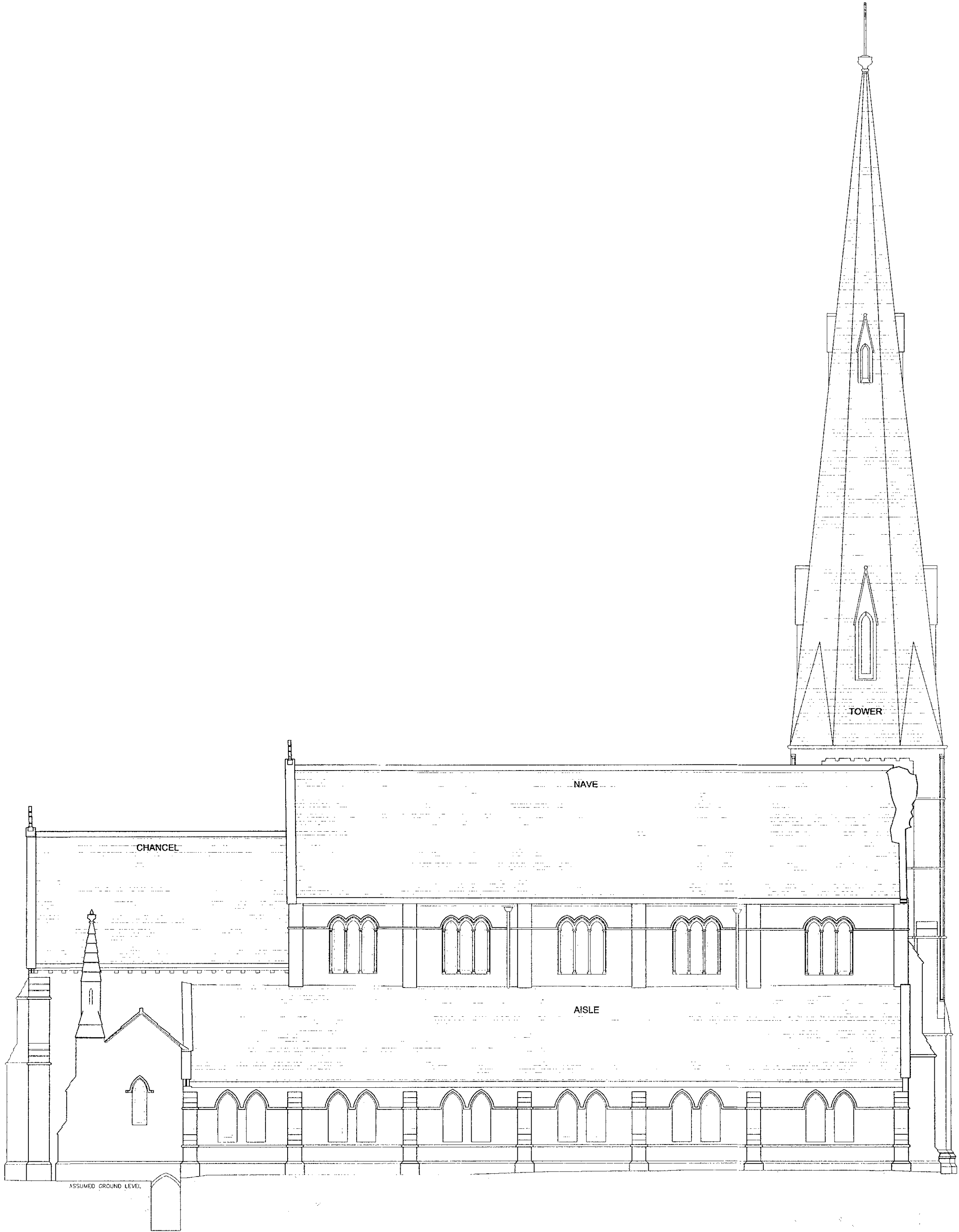
ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION) DEPARTMENT
- 3 MAR 2004
LISTED BUILDING
CONSENT GRANTED



ELEVATION LOCATION PLAN



ELEVATION 3
WEST ELEVATION



ELEVATION 4
NORTH ELEVATION

REV	DESCRIPTION	DATE	BY	CHK

PLANNING
oconnell east architects
12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

dwg title: EXISTING ELEVATIONS SHEET 2

job title:	Church Conversion at St.James Church Wardle, Rochdale	drawn: CLM
scale:	1:100 @ A1	job no: 0317
date:	JAN 04	
dwg no:	0317/009	rev:

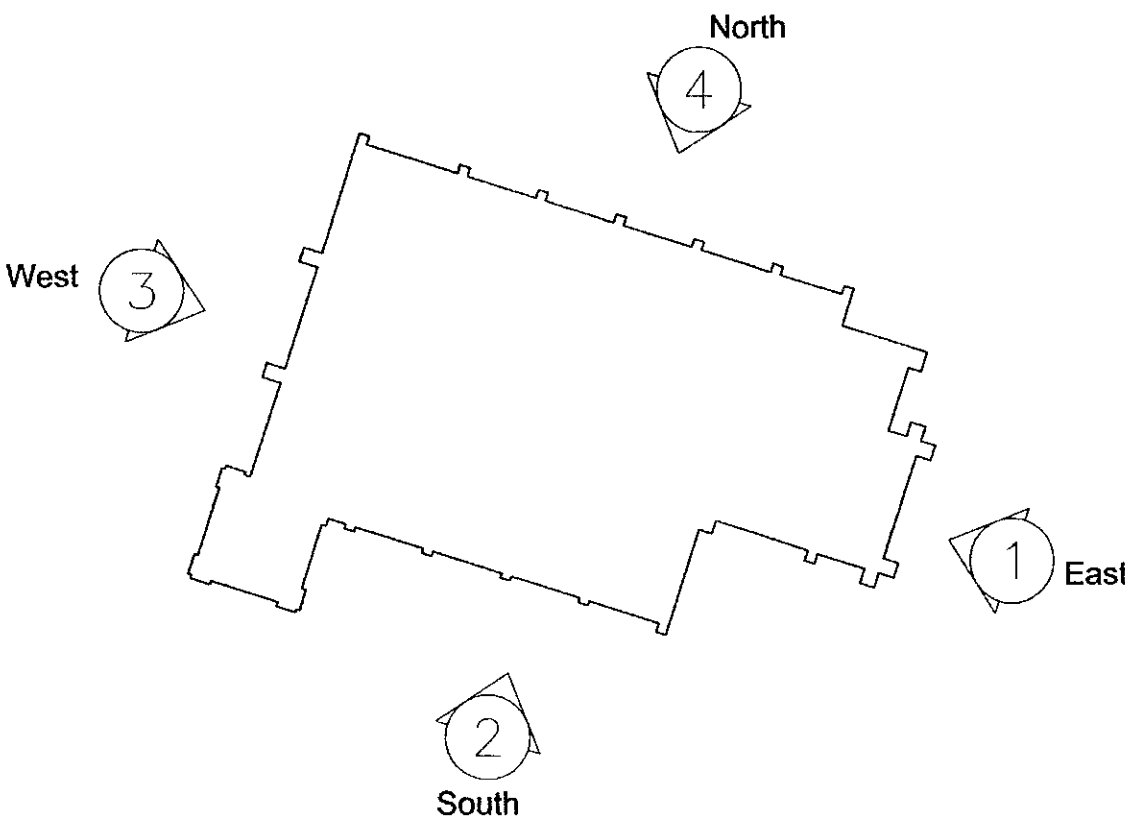
NOTES:

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ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
- 3 MAR 2004
LISTED BUILDING
CONSENT GRANTED



ELEVATION LOCATION PLAN



ELEVATION 1
EAST ELEVATION



ELEVATION 2
SOUTH ELEVATION

REV	DESCRIPTION	DATE	BY	CHK

PLANNING

oconnell east architects

12 Little Lever Street, Manchester M1 1HR

tel 0161 907 3325 fax 0161 907 3120

dwg title: EXISTING ELEVATIONS SHEET 1

job title:	Church Conversion at St.James Church Wardle, Rochdale	scale:	1:100 @ A1	drawn:	CLM
date:	JAN 04	job no:	0317	dwg no:	0317/008
rev:					

D42780

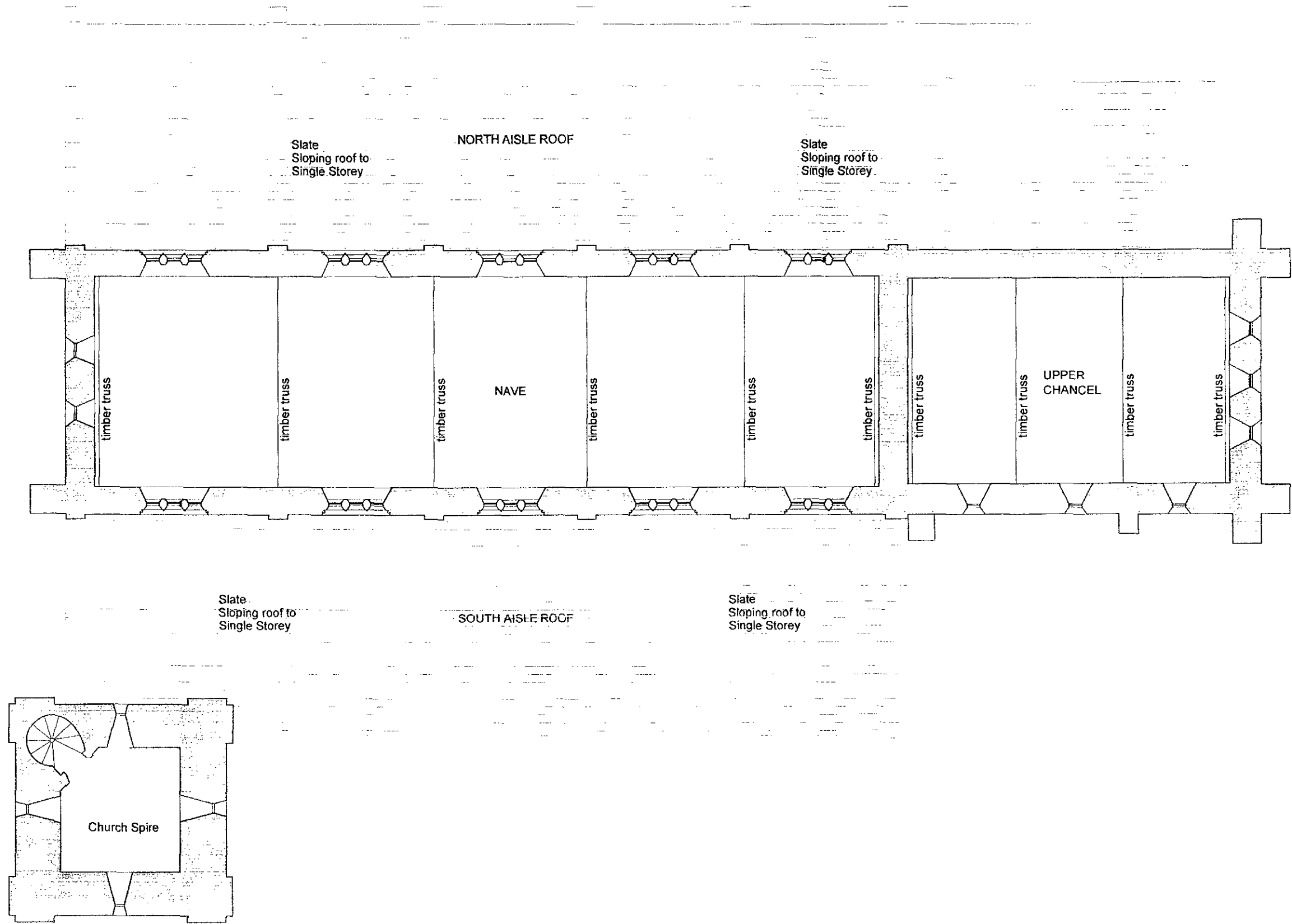
NOTES:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

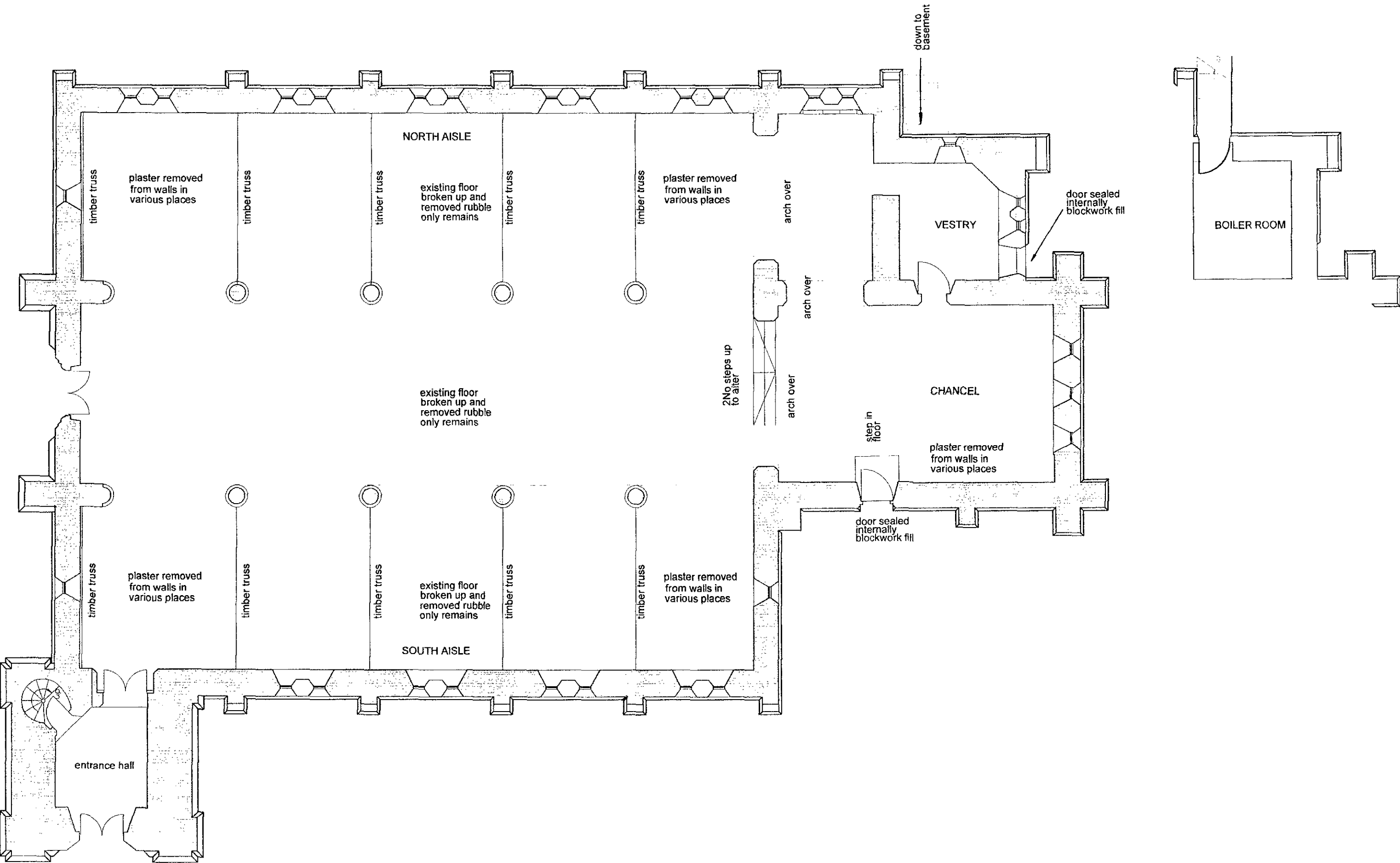
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ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
- 3 MAR 2004
LISTED BUILDING
CONSENT GRANTED



FIRST FLOOR PLAN



GROUND FLOOR PLAN

EXISTING FLOOR PLANS 1:100

REV	DESCRIPTION	DATE	BY	CHK

PLANNING
oconnell east architects
12 Little Lever Street, Manchester M11HR
tel 0161 907 3325 fax 0161 907 3120

dwg title: EXISTING FLOOR PLANS

job Title: Church Conversion
at St.James Church
Wardle, Rochdale

scale: 1:100 @ A1 drawn: CLM

date: JAN 04 job no: 0317

dwg no: 0317/007

rev:

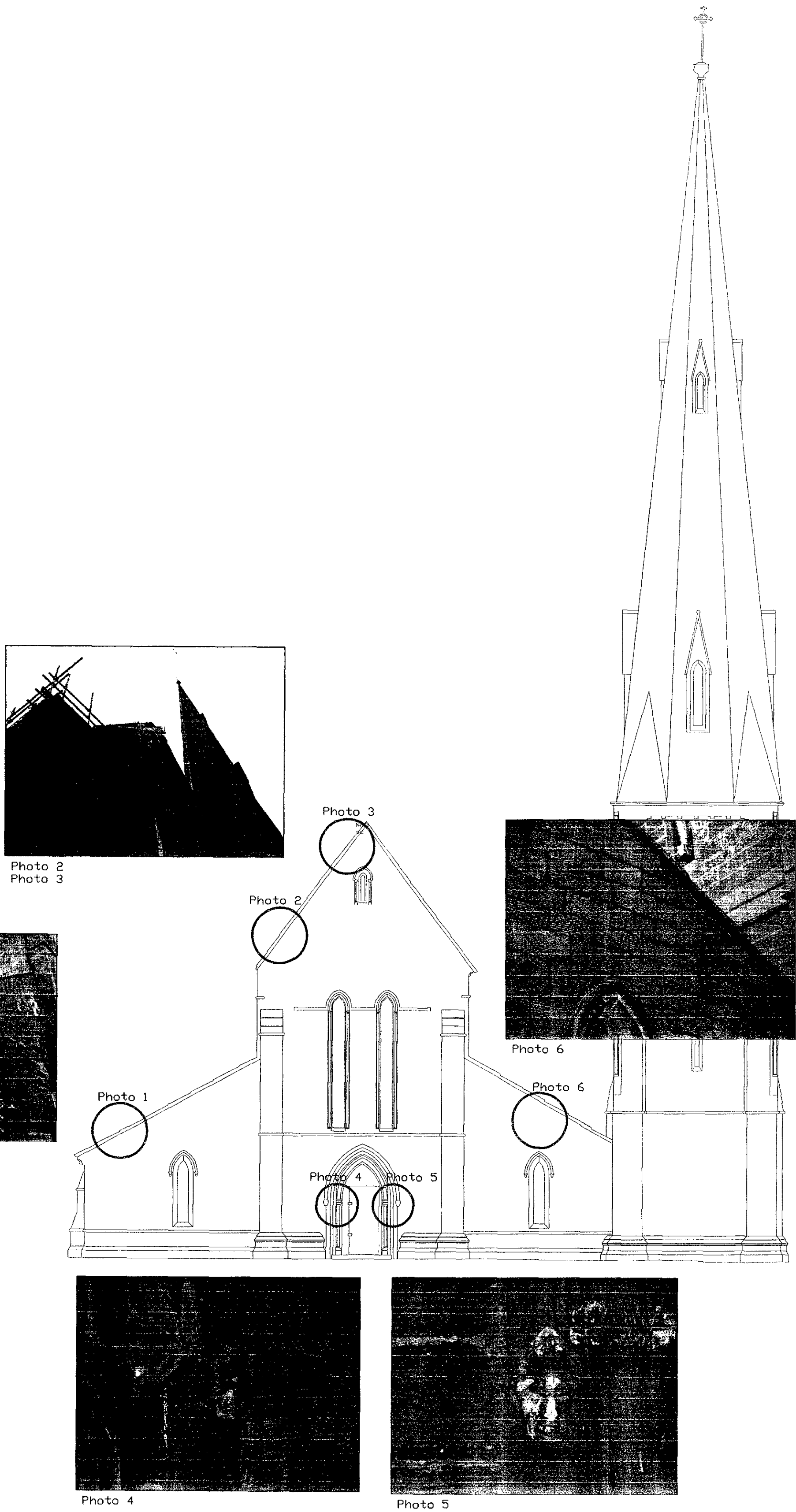
NOTES:

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ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
- 3 MAR 2004
LISTED BUILDING
CONSENT GRANTED



WEST ELEVATION 1:100



NORTH ELEVATION 1:100

REV	DESCRIPTION	DATE	BY	CHK

PLANNING
oconnell east architects

12 Little Lever Street, Manchester M11HR
tel 0161 907 3325 fax 0161 907 3120

dwg title: EXTERNAL STONE REPAIR
PHOTOGRAPHIC RECORD
SHEET 2

job title: Church Conversion
at St.James Church
Wardle, Rochdale

scale: 1:100 @ A1 drawn: CLM
date: DEC 03 job no: 0317

dwg no: 0317/006 rev:

042180

NOTES:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

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ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
- 3 MAR 2004
LISTED BUILDING
CONSENT GRANTED

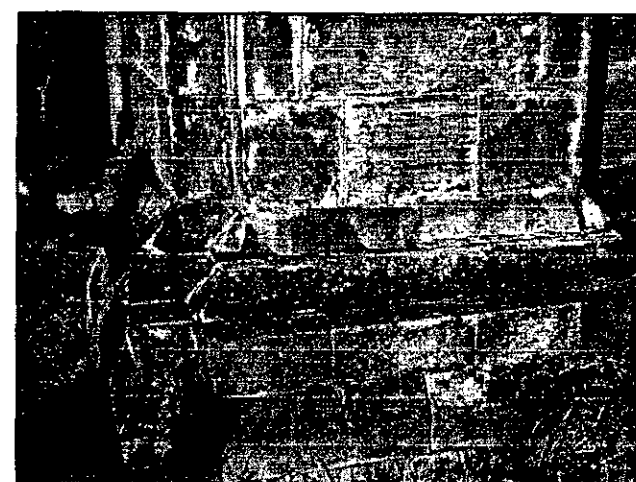
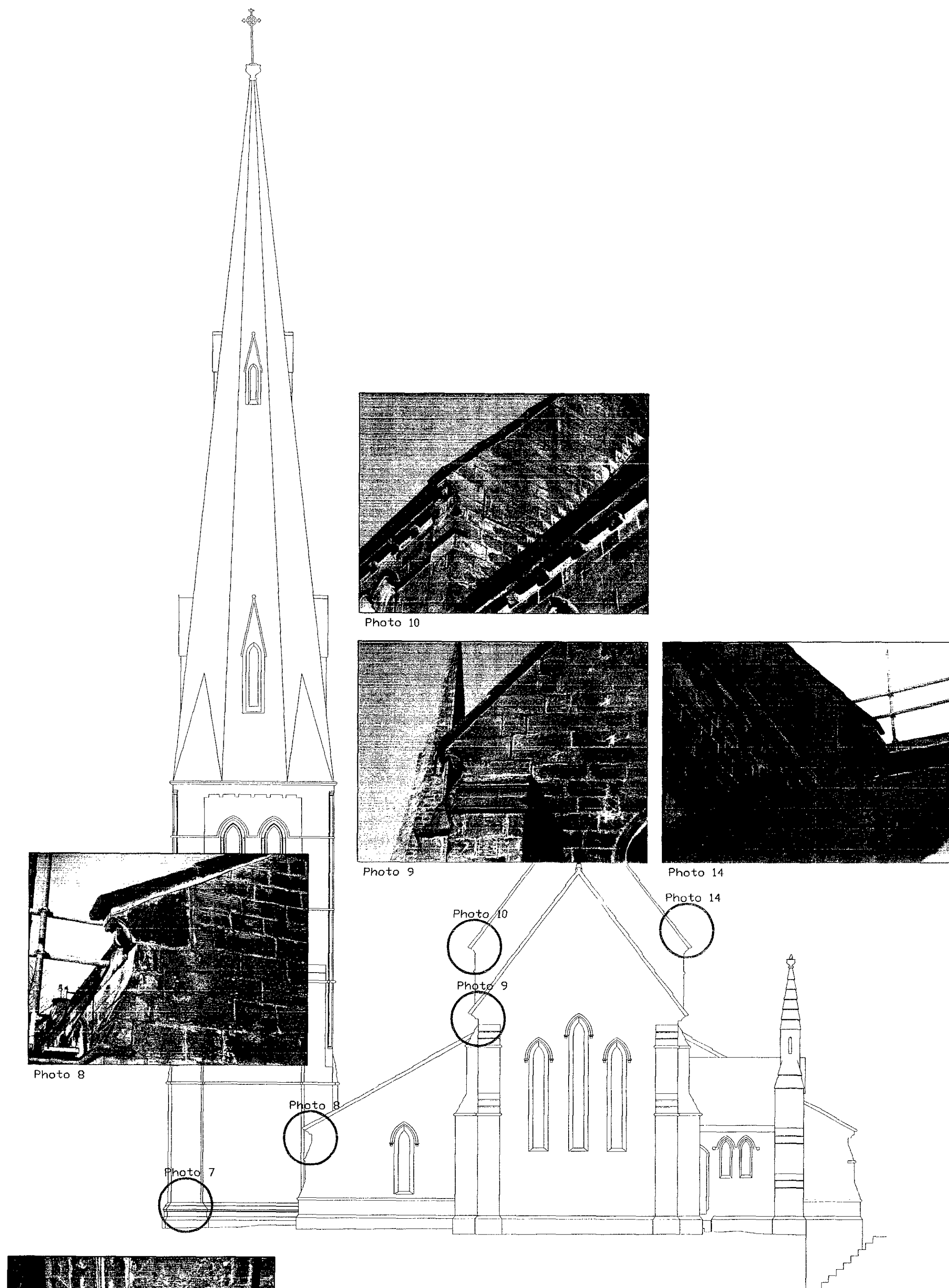


Photo 7



Photo 10



Photo 9

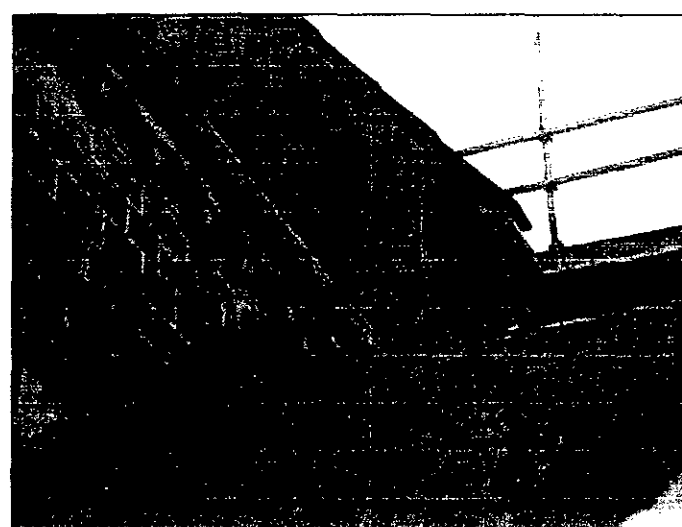


Photo 14



Photo 11A



Photo 11



Photo 12



Photo 13

EAST ELEVATION 1:100

SOUTH ELEVATION 1:100

EXTERNAL STONE REPAIR PHOTOGRAPHIC RECORD sheet 1

REV	DESCRIPTION	DATE	BY	CHK

oconnell east architects

12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

dwg title: EXTERNAL STONE REPAIR
PHOTOGRAPHIC RECORD
SHEET 1

job Title: Church Conversion
at St James Church
Wardle, Rochdale

scale: 1:100 @ A1 drawn: CLM

date: DEC 03 job no: 0317

dwg no: 0317/005

rev:

NOTES:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

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CONTEXT PHOTOGRAPHIC RECORD n.t.s

**ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990**

- 3 MAR 2004

**LISTED BUILDING
CONSENT GRANTED**

Street Location Plan
Scale: n.t.s

REV	DESCRIPTION	DATE	BY	CHK

PLANNING
oconnell east architects

12 Little Lever Street, Manchester M1 1HR
tel 0161 907 3325 fax 0161 907 3120

dwg title: PHOTOGRAPHIC RECORD OF THE VISIBILITY
OF THE CHURCH WITHIN ITS SURROUNDING
CONTEXT

job Title: Church Conversion
at St.James Church
Wardle, Rochdale

scale: N.T.S. @ A1 drawn: CLM

date: NOV 03 job no: 0317

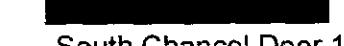
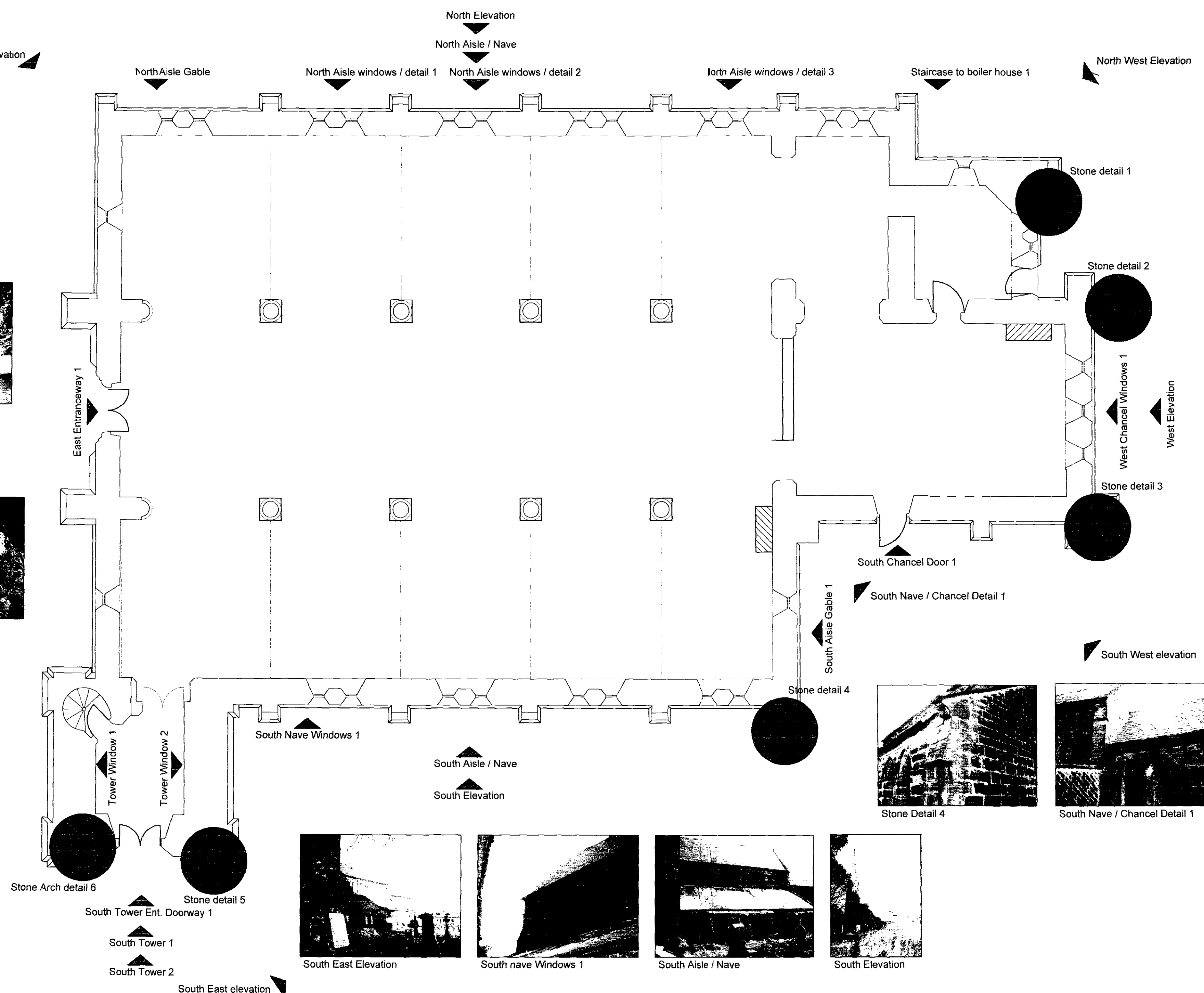
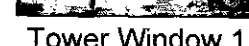
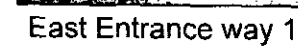
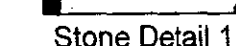
dwg no: 0317/004 rev:

NOTES:

Any discrepancies between drawings and site conditions are to be reported to the contract manager.

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.

ROCHDALE BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
- 3 MAR 2004
LISTED BUILDING
CONSENT GRANTED



EXTERNAL PHOTOGRAPHIC RECORD n.t.s