

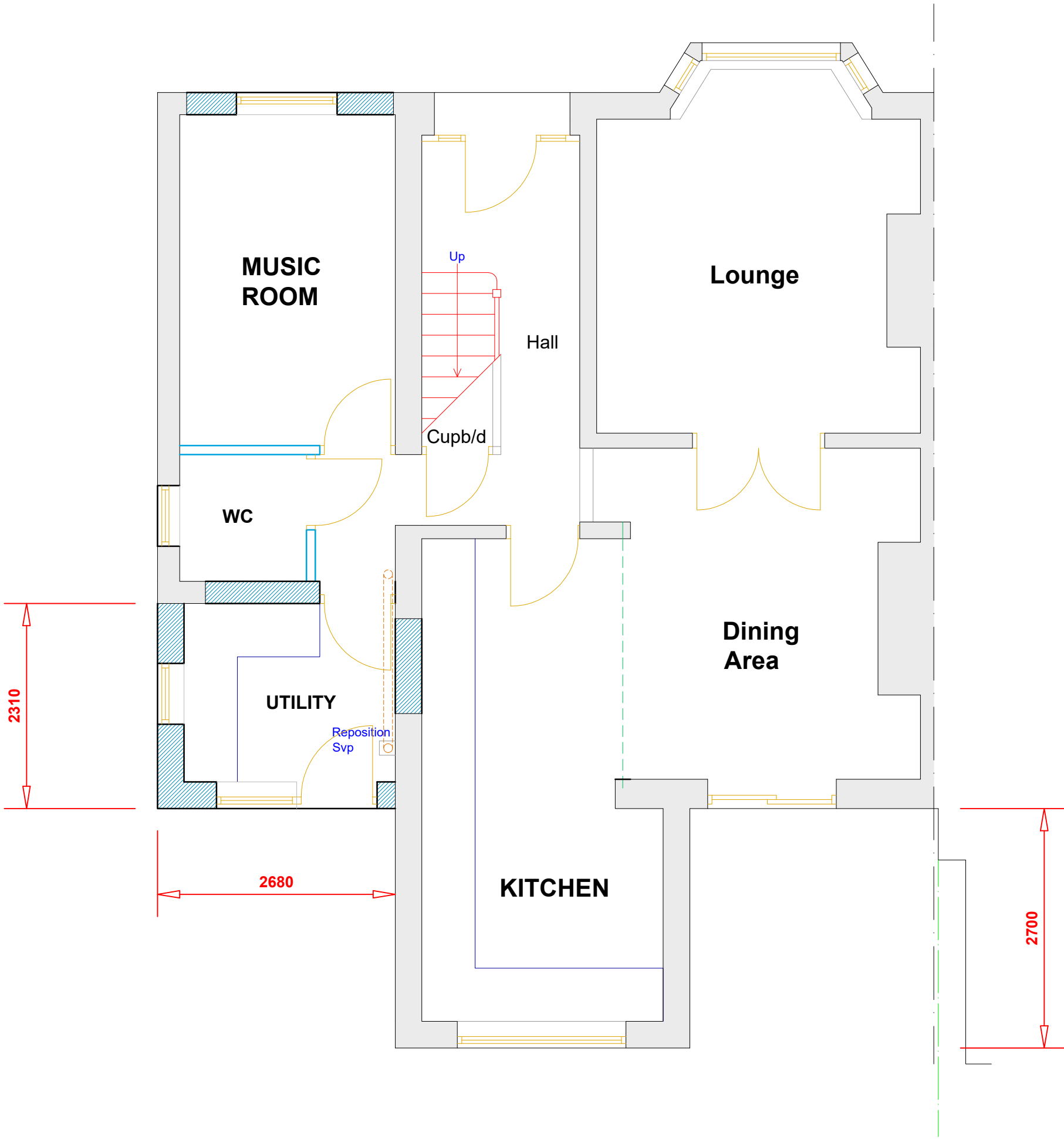
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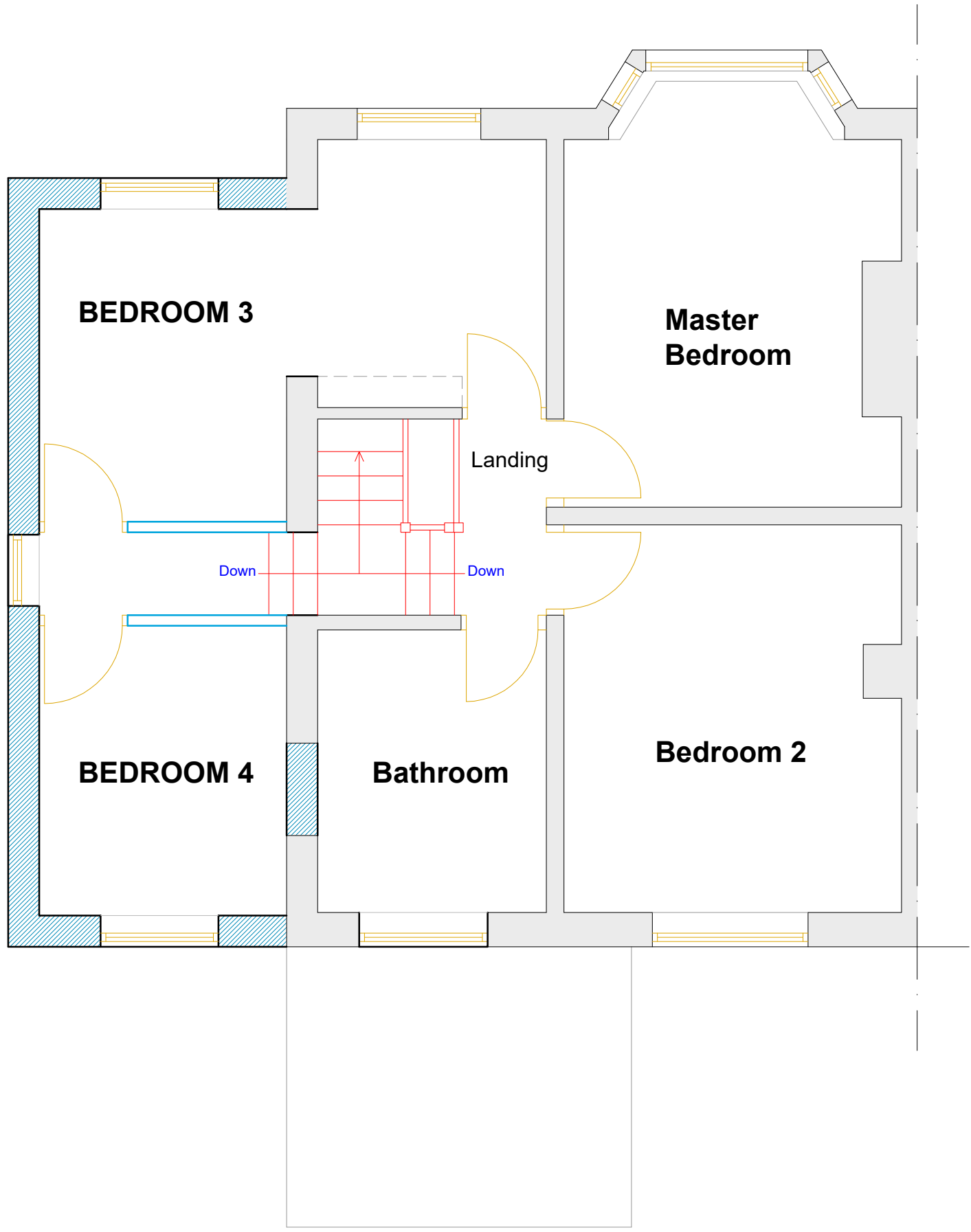
The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-



PROPOSED GROUND FLOOR PLAN

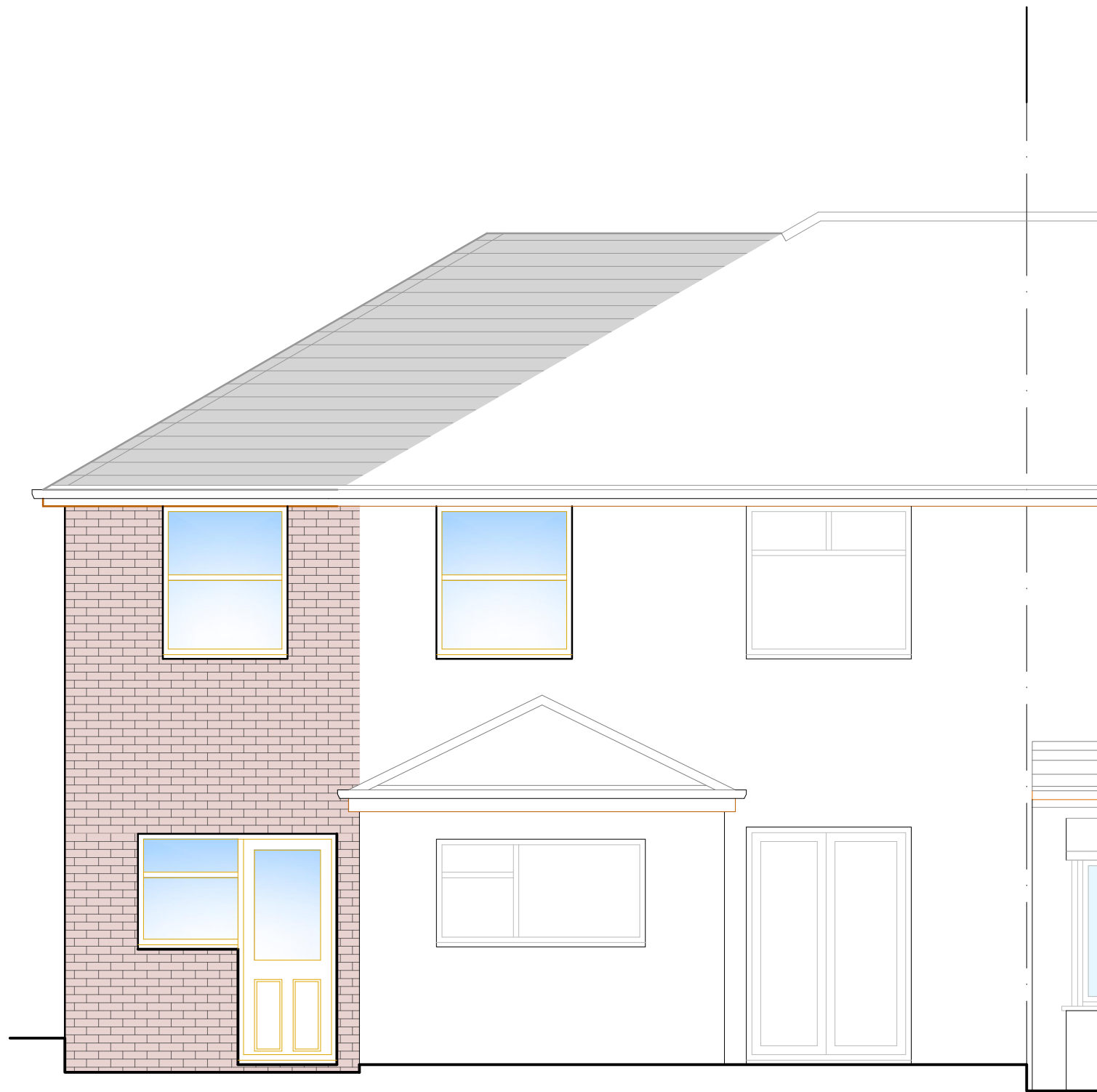


PROPOSED FIRST FLOOR PLAN

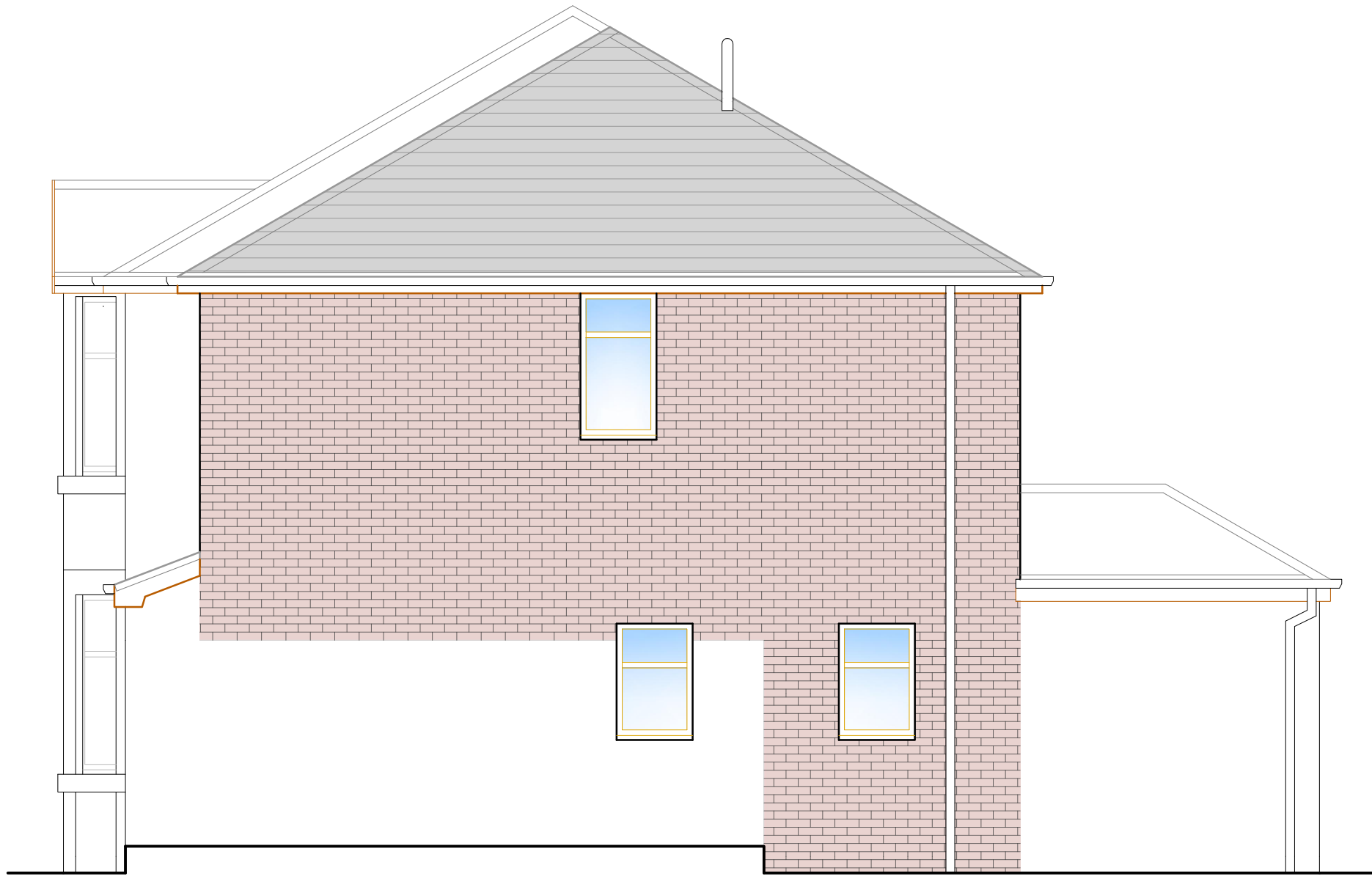
EXISTING VOLUME CALCULATIONS

TOTAL = 347.22m3 excluding side garage which was built in 1981 and includes the rear outrigger kitchen which according to the 1964 historical map is an original feature.

PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



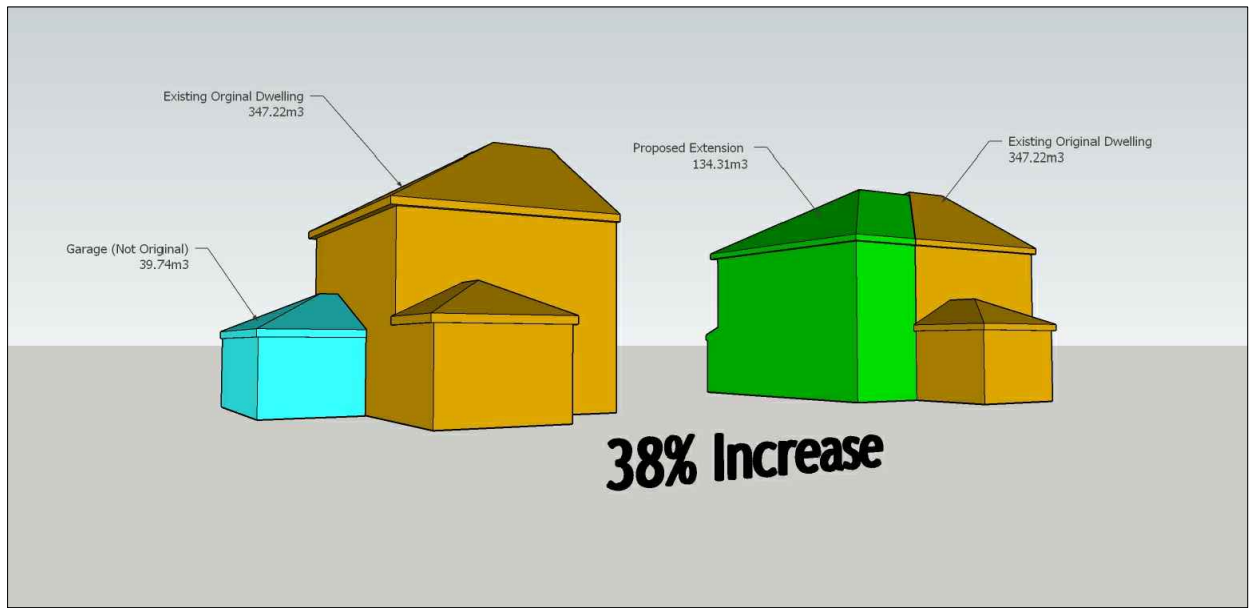
PROPOSED SIDE ELEVATION 1

PROPOSED VOLUME CALCULATIONS

Total Existing = 347.22m3

Total Proposed = 134.31m3

This Equates to a Total Extended Volume of 38.6%



DRAWING TITLE		
PROPOSED DETAILS		
	JAMES CAMPBELL ASSOCIATES LTD CHARTERED ARCHITECTURAL SERVICES  CIOB THE CHARTERED INSTITUTE OF BUILDING  CIAT THE CHARTERED INSTITUTE OF ARCHITECTS	
Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN	Tel: 01706 354888 Mob: 07817 623183 Email: admin@jamescampbellassociates.co.uk Web: www.jamescampbellassociates.co.uk	
PROJECT		
PROPOSED 2 STOREY SIDE & SINGLE STOREY REAR EXTENSIONS		
LOCATION		
167 Wardle Road Rochdale		
DRAWN:-	Frank James Smith	DRAWING NUMBER:- 22.2886.2D
DATE:-	June 2022	
SCALE:-	1:50 @ A1	
ISSUE:-	D	