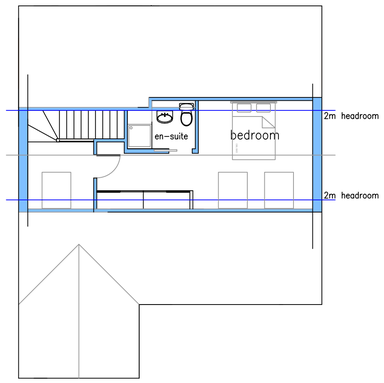
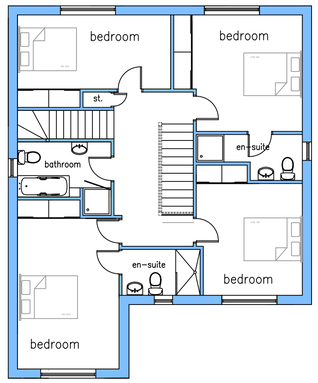
COPYRIGHT RESERVED.
This drawing is the property of A.J.Cocker Associates Ltd. and must not be copied or used in whole or in part without their consent.

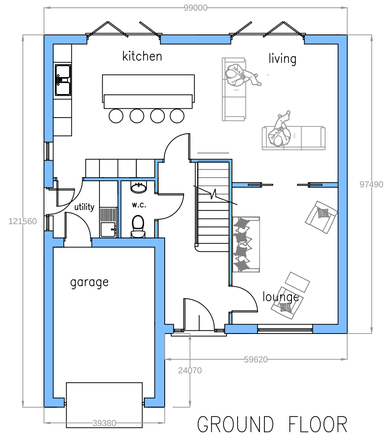
CDM:
Clients and contractors must fulfil their duties under the CDM regulations 2015.The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.



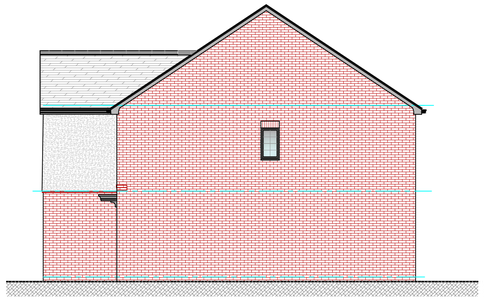
SECOND FLOOR



FIRST FLOOR



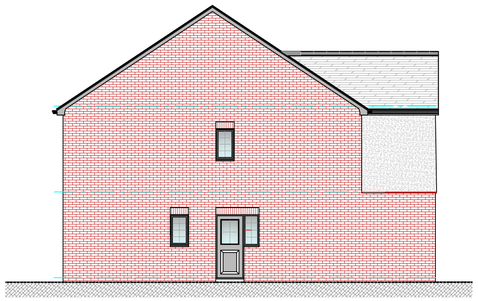
GROUND FLOOR



SIDE ELEVATION



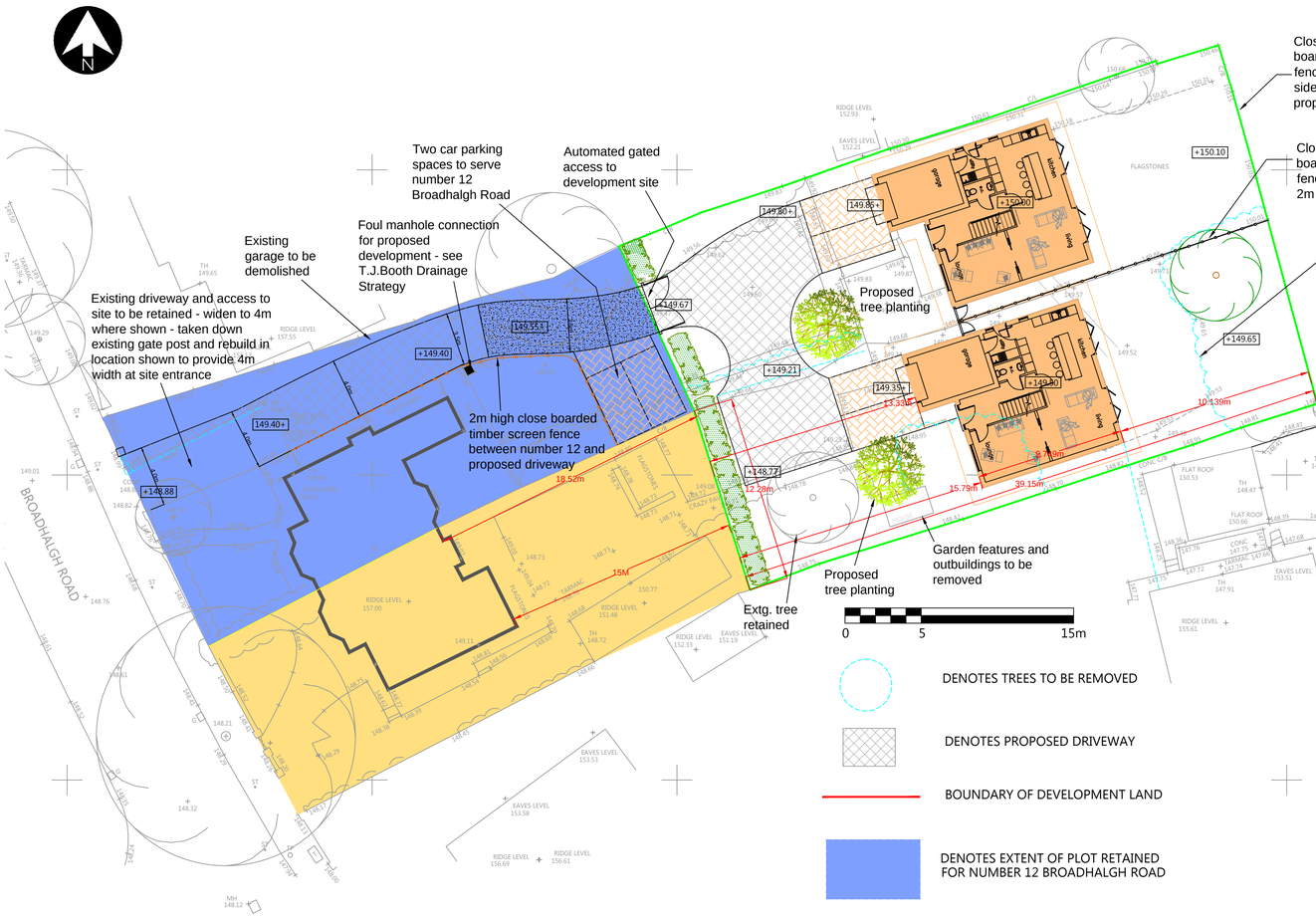
FRONT ELEVATION



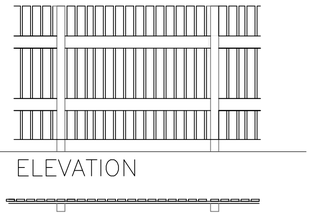
SIDE ELEVATION



REAR ELEVATION



FENCING TO COMPRISE 100X100 POSTS SET IN CONCRETE WITH 100X25 VERTICAL BOARDS (25MM SPACINGS BETWEEN) ON 150 X25 RAILS INCLUDE FOR 150 X25 GRAVEL BOARDS AT BASE MAX HEIGHT OF FENCE 2.0M FROM G.L.



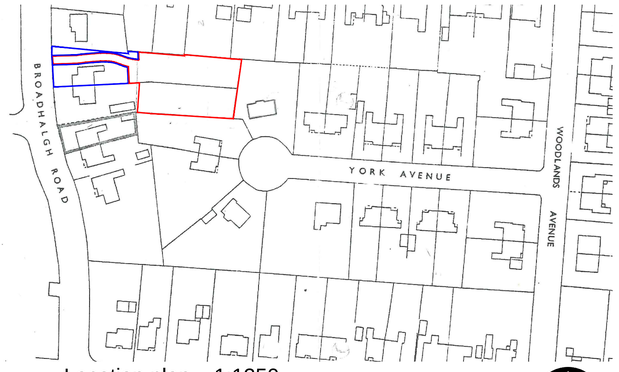
ELEVATION

SCREEN FENCE DETAILS

General planning proposal;

- Roof to be finished in reconstituted interlocking slates
- Walls to comprise cavity construction with facing brick outer leaf - render to front elevation projection as shown finished against projecting clay tile detail
- Facing brickwork to heads and sills to openings in external walls as shown and to form dentil course to front elevation
- Windows to be upvc double glazed units
- Doors to be pre-finished composite
- Square section gutters and matching downpipes to be black
- Fascias and soffits to be black upvc
- Existing site boundary treatments to be retained - repair make good or replace where necessary to match existing

DRIVEWAY UNDER TREE CANOPY;
First, any minor undulations in ground levels (e.g. pot holes) will be filled-in using suitable top soil or sharp sand, to create a level surface. No excavation will be utilized to achieve a level surface. Lay a thin geotextile membrane on the soil and pegged/pinned into position. A three-dimensional, cellular confinement system will be installed over the geotextile membrane and filled with no-fines, washed angular stone, no less than 4mm in diameter and to a minimum depth of 100mm. This may then be compacted using a plate compactor (wacker-plate) and utilized as ground protection for the retained trees.



Location plan 1:1250

rev:	date:	description
A	Nov19	Red edging around development area on site plan changed to green to avoid with red edging on Location plan, trees previously removed omitted AJC

AJ COCKER ASSOCIATES
CHARTERED BUILDING SURVEYORS
New Century House
176 Drake Street
Rochdale
OL16 1UP
Tel: 01706 764880
Fax: 01706 764881
www.ajcockerassociates.co.uk
mail@ajcockerassociates.co.uk

RICS the mark of property professionalism worldwide

Project:
Land at rear of 10-12 Broadhalgh Rd., Rochdale.

Proposals

scale: 1:200/1:100
date: Sept. 2019
drawn: NL

Client: Mr. C.Grieves

Dwg. Nr. G274-001/A