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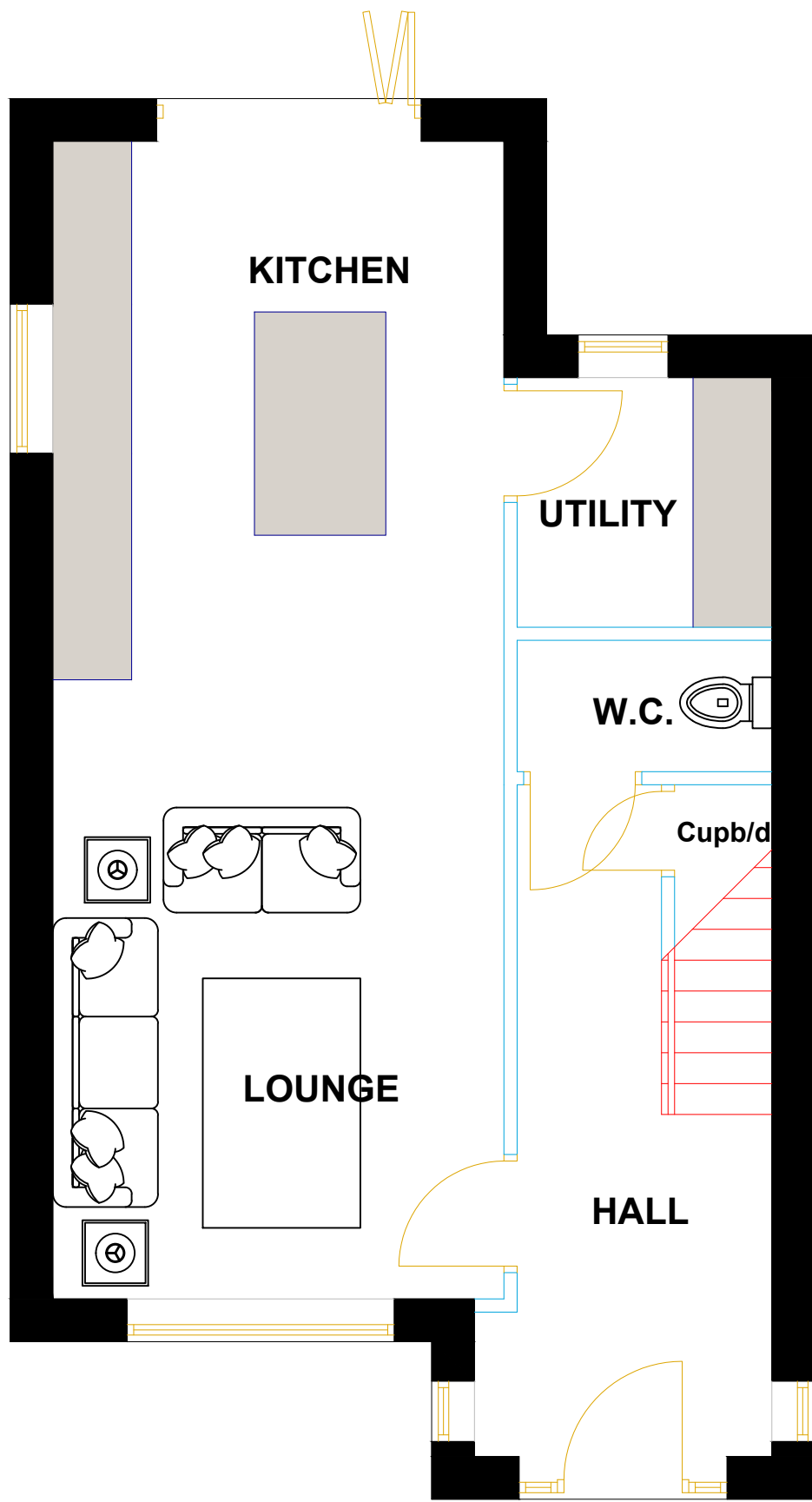
The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. 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.

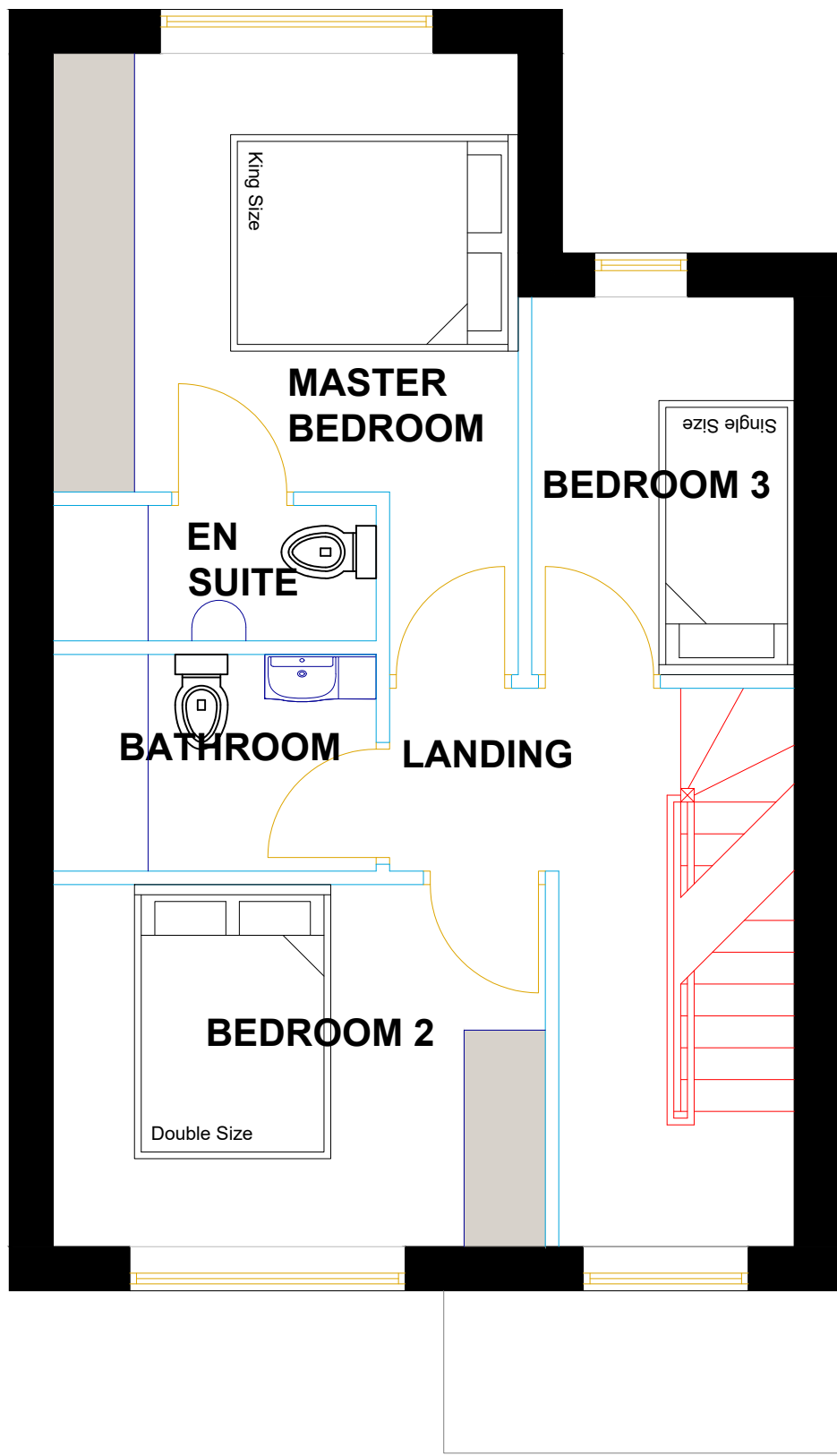
CONSTRUCTION NOTES:-

Total Internal Floor Space = 112.1m²

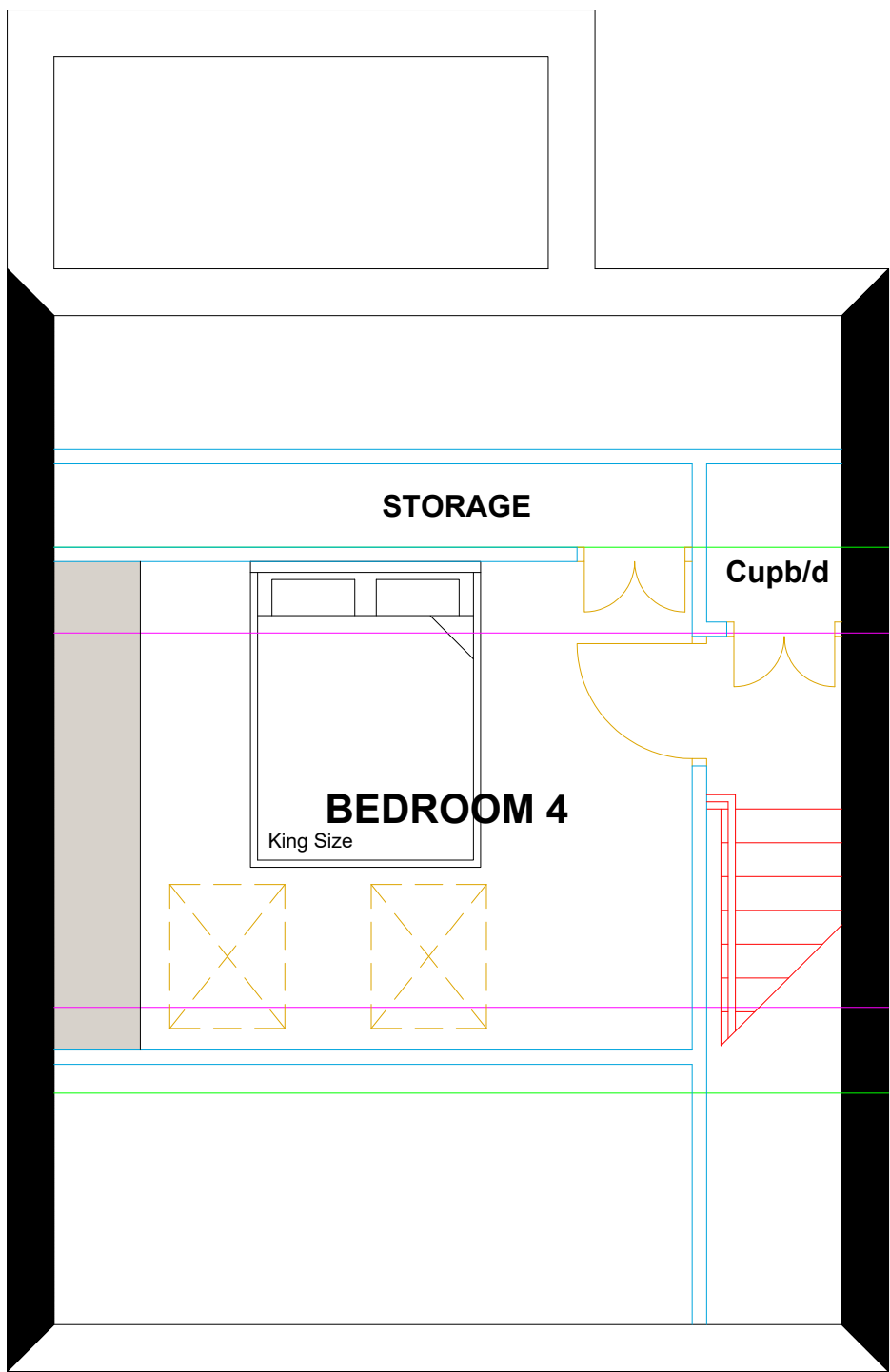
National Space Standards - 5p, 4b dwelling = 103m²



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

DRAWING TITLE
SCHEME 1 - PROPOSED DETAILS



JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES



CIOB
THE CHARTERED INSTITUTE OF BUILDING



CIAT

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 NEW DWELLING

LOCATION

Land @ 2 Balderstone Road
Rochdale

DRAWN:-	Aiden Phillips-Whalley	DRAWING NUMBER:-
DATE:-	January 2024	23.3148.SC1.2C
SCALE:-	1:50 @ A1	
ISSUE:-	C	