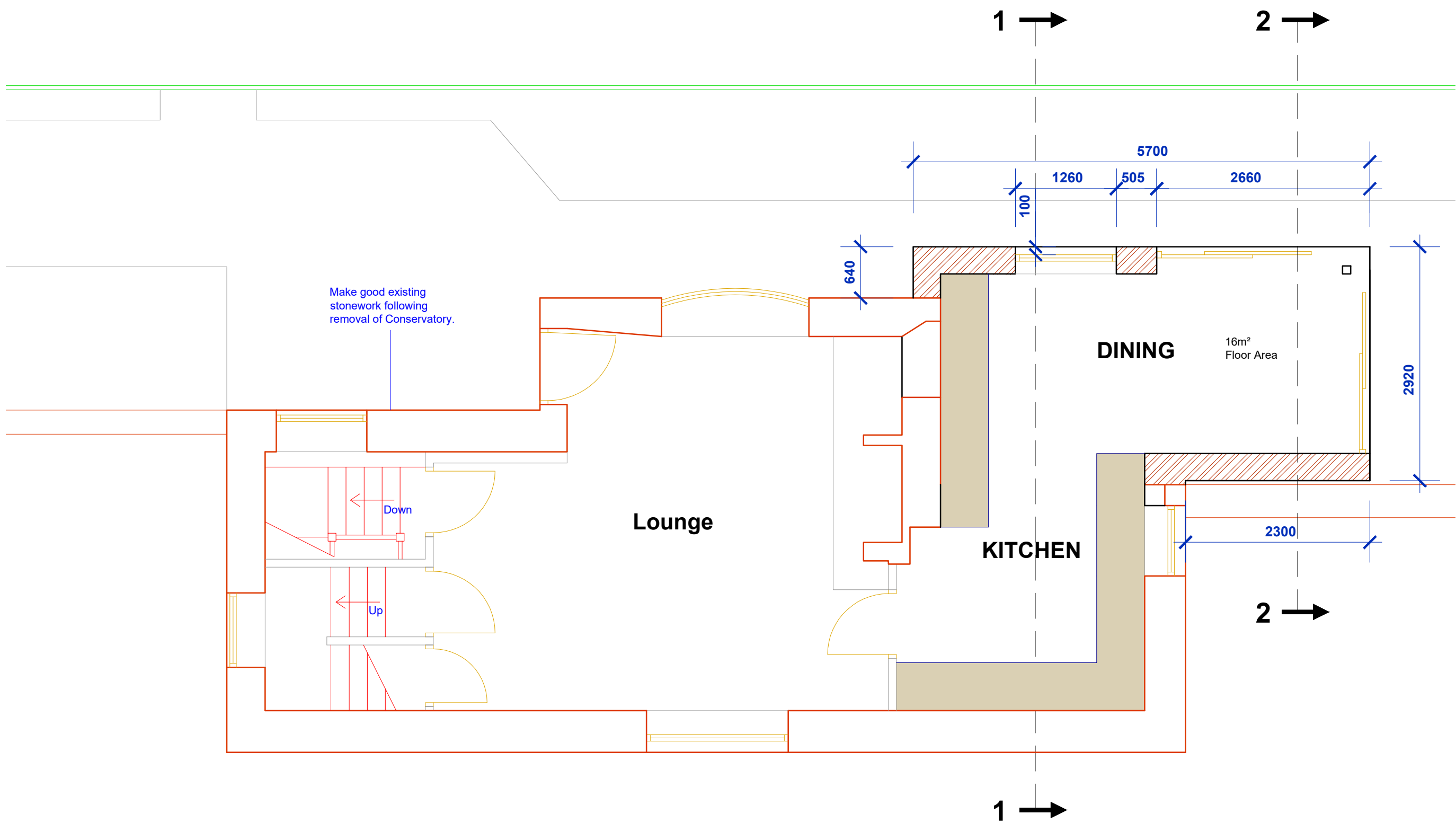
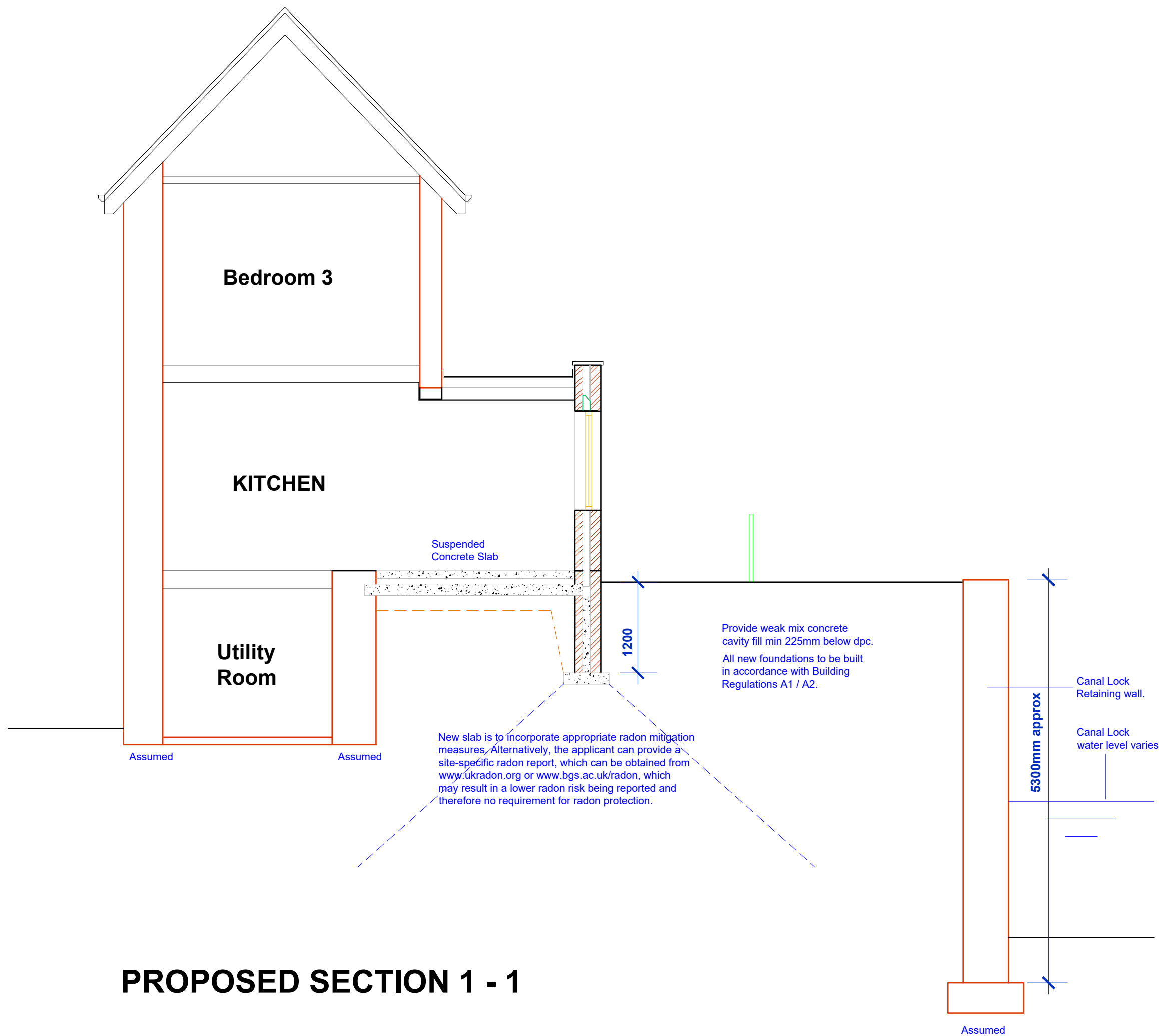
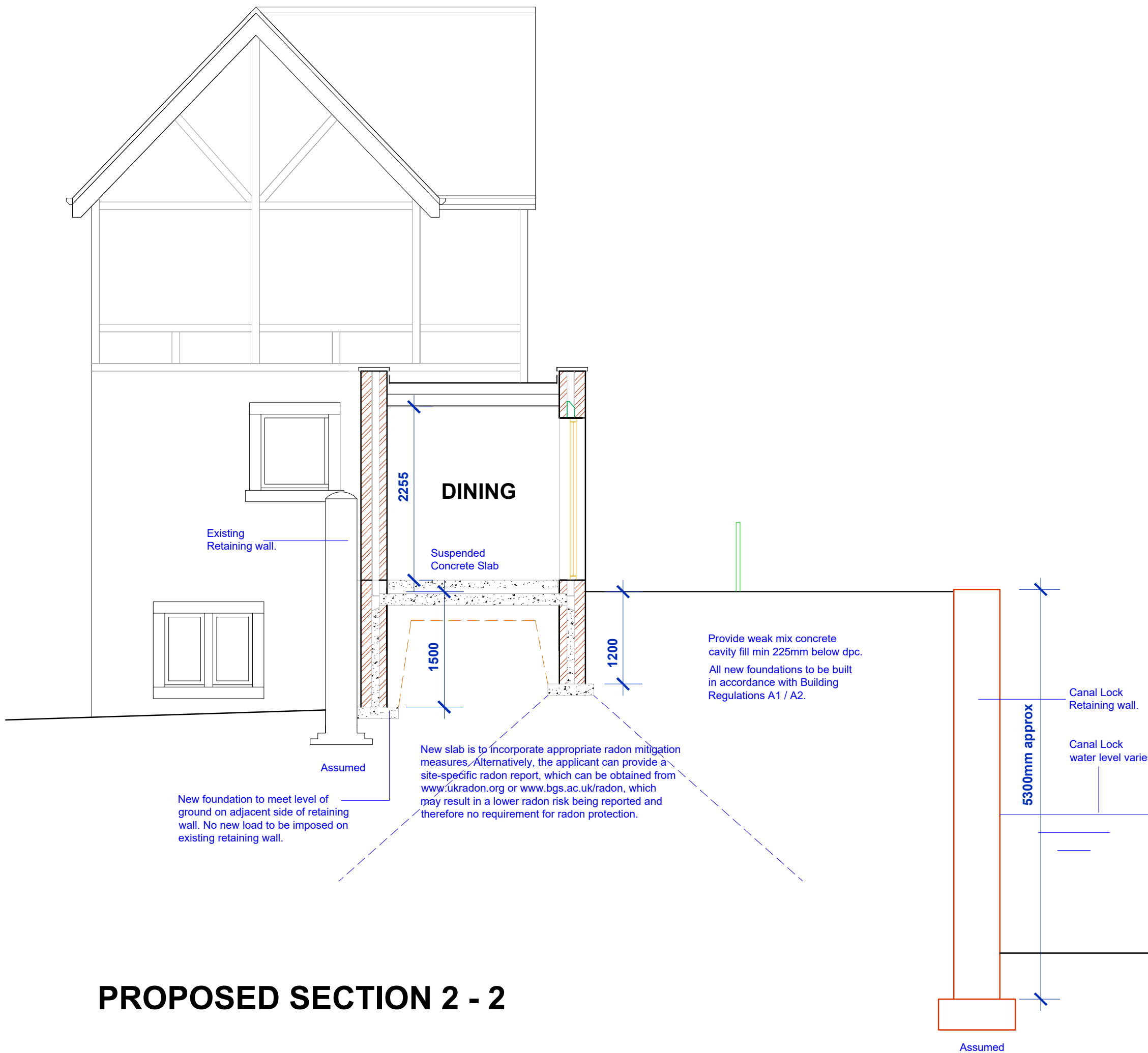




PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION 1 - 1



PROPOSED SECTION 2 - 2

ANY EXISTING FW / SW SYSTEMS IN EXISTENCE ARE TO BE MAINTAINED IF POSSIBLE. DRAINS ARE TO BE TRACED ACCURATELY PRIOR TO COMMENCING DRAINAGE WORKS, TO ENABLE NATURE OF DRAINAGE (SEPARATE OR COMBINED) A CCTV SURVEY SHOULD BE UNDERTAKEN.

CLIENT / CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS TO BUILDING CONTROL PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT / CONTRACTOR TO OBTAIN STRUCTURAL CALCULATIONS FOR STEEL BEAMS, PADSTONES & PIERS PARTICULARLY TO LARGE GLAZED OPENINGS.

STRUCTURAL ENGINEER TO ASSESS ALL INTERNAL AND EXTERNAL LINTELS AND PROVIDE SCHEDULE OF LINTELS AS PART OF STRUCTURAL PACKAGE. NO WORKS TO COMMENCE PRIOR TO CONTRACTOR TO ACKNOWLEDGING LINTEL SCHEDULE.

This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes only. It is not a guarantee that Planning Permission will be granted.

This drawing and all contents are the copyright of James Campbell Associates Ltd. No copies to be made from the drawing & details within unless authorised by James Campbell Associates Ltd.

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:-

FOUNDATIONS & SLAB. (To be determined on site)

Ground floor slab to be well tamped suspended concrete slab with min. 50mm cover to Structural Engineer's design calculations on 50mm sand blinding, on min 200mm well consolidated hardcore, on well prepared ground. Provide Radon barrier above slab, laid with 150mm laps and to be continuous with wall DPC. Provide 100mm Celotex GA4000 to 0.22W/mk insulation above concrete slab with a separation layer min. 500g above finished with 75mm concrete screed. Foundations to be min 600 x 150mm thick concrete strip footings. Concrete to be generally grade RC28 / 35 Concrete. Take foundations below invert levels of any adjacent drainage. Building Inspector to approve foundation depths in relation with prevailing ground conditions. Any walls below DPC level to be 102 concrete commons with cavity filled with weak mix concrete to min 225mm below finished floor level.

DRAWING TITLE		
PROPOSED FLOOR PLAN & SECTIONS		
JAMES CAMPBELL ASSOCIATES LTD CHARTERED ARCHITECTURAL SERVICES WWW.JAMESCAMPBELLASSOCIATES.CO.UK		
Campbell House 173 Rochdale Road Fingrove Rochdale OL163BN Tel: 01706354888 Mob: 07817243398 Email: martin@jamescampbellassociates.co.uk Web: www.jamescampbellassociates.co.uk		
PROJECT		
PROPOSED EXTENSION		
LOCATION		
The Lockhouse Ealees Littleborough		
DRAWN:-	Martin D. Ashworth	DRAWING NUMBER:- 23.3141.22
DATE:-	March 2026	
SCALE:-	1:50 @ A1	
ISSUE:-		