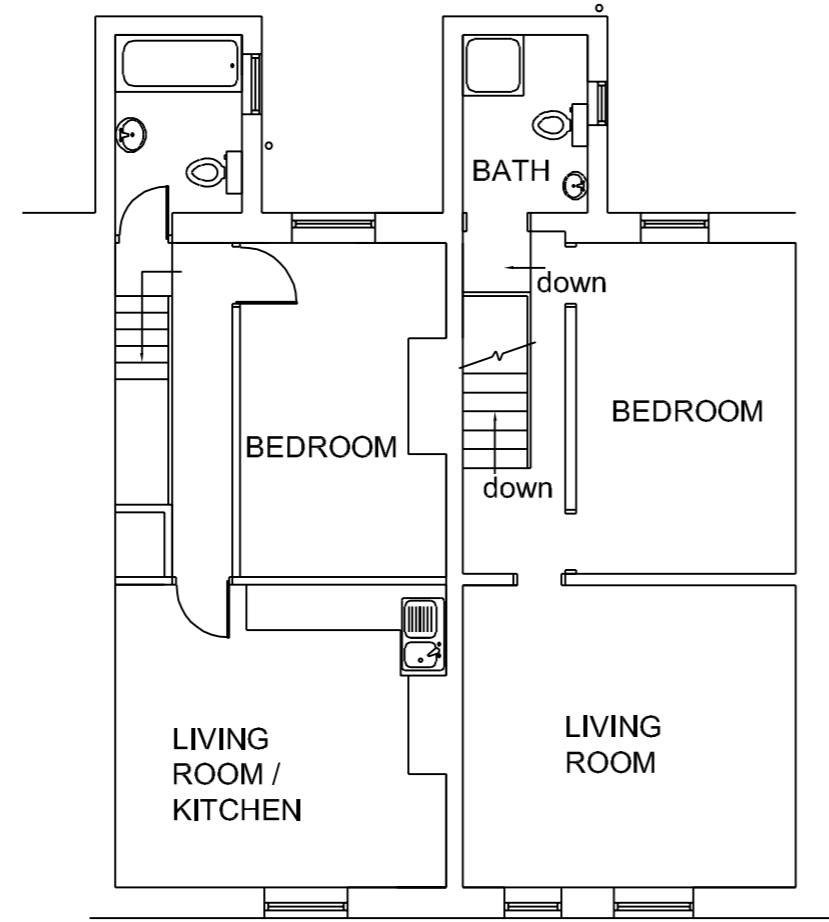
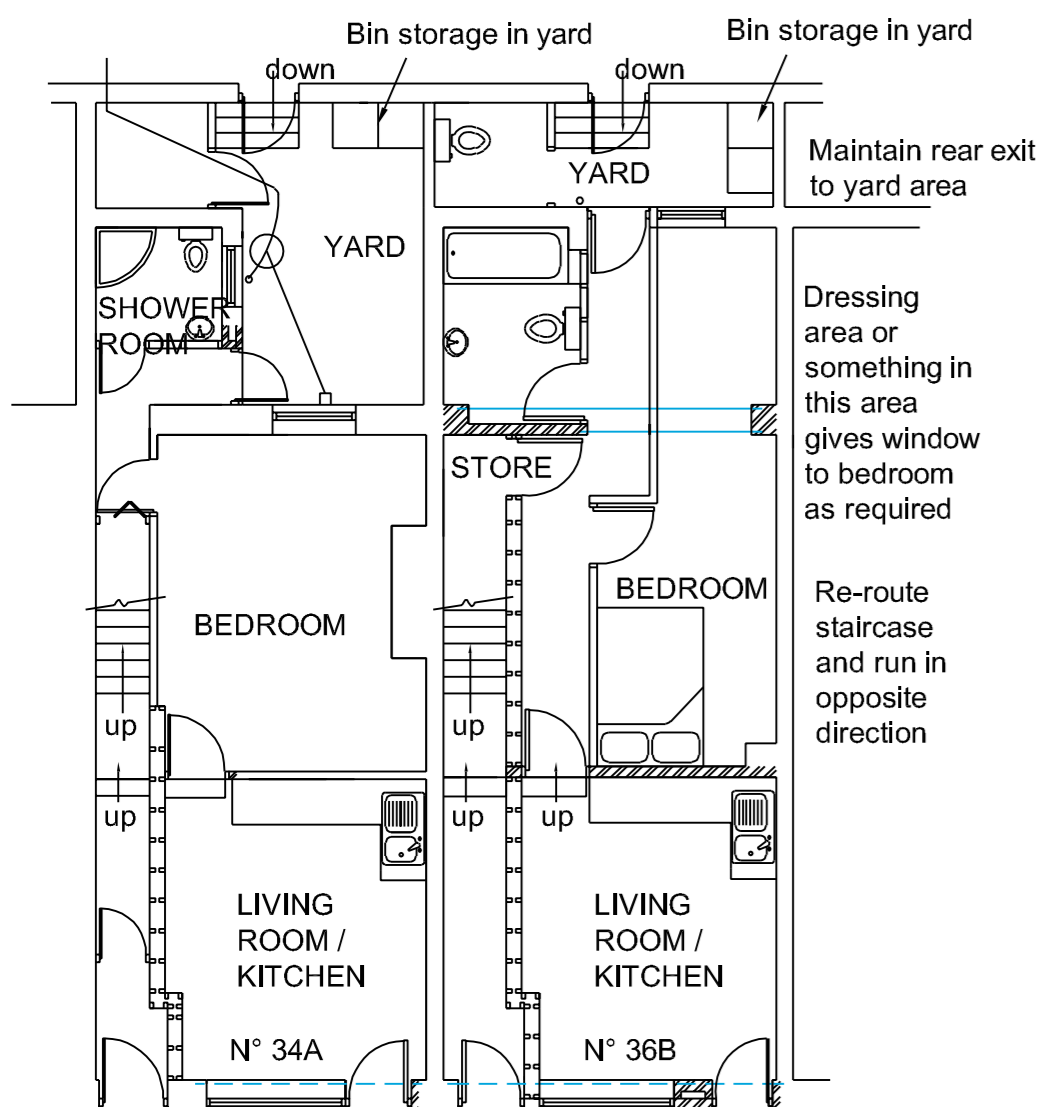


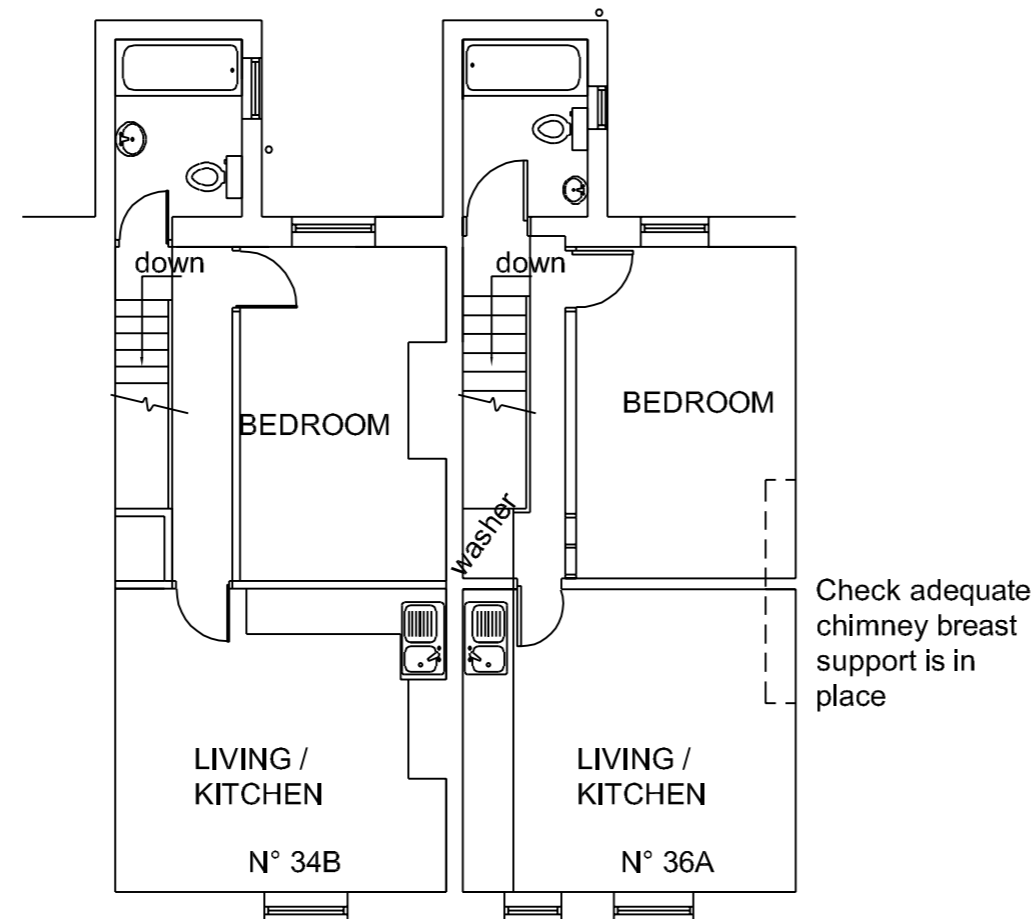
**EXISTING GROUND FLOOR PLAN**  
SCALE 1:100



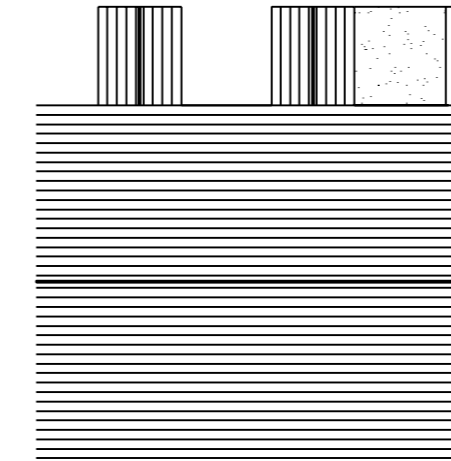
**EXISTING FIRST FLOOR PLAN**  
SCALE 1:100



**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100



**PROPOSED FIRST FLOOR PLAN**  
SCALE 1:100



**EXISTING / PROPOSED ROOF PLAN**  
SCALE 1:200



**EXISTING FRONT ELEVATION**  
SCALE 1:100

New front elevation:-  
New door / window combi frames to be (white/grey/light oak) PVC with timber cladding (larch) between new doors and up to sill height. Repair existing pilaster and build new pilaster to match existing. New door and surround to match existing door and surround keeping the two buildings as symmetrical as possible.



**PROPOSED FRONT ELEVATION**  
SCALE 1:100

**NOTES**

Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...). The client's solicitors would most likely be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice.

All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.

All work should be carried out to current British Standards, Codes of Practice and Health and Safety legislation including the Construction Design and Management Regulations.

Working from Heights is dangerous. Be properly trained and prepared with appropriate precautions.

Contractor to be responsible for the stability of all temporary works required to complete in a safe manner.

**FOSTER & WALSH**  
Architectural Services Ltd  
Office 1 Remec House, Summit Works  
Manchester Road, Burnley.

**REVISIONS**

Rev A:- Bin storage detail added Mar 2024

**PROJECT**

Proposed change of use from shop with 3 flats to 4 flats with alterations to front elevation  
34-36 Piccadilly Road,  
Burnley

**DRAWING TITLE**

Existing and Proposed Plans and elevations

**DRAWING NUMBER**

P.R 34-36 / 1A

SCALE  
1:50, 1:100

DRAWN BY  
L.F

DATE  
MAR 2024