

<b>Application Number:</b>	2025/0136	<b>Application Type:</b>	Full Planning Permission
<b>Proposal:</b>	Proposed demolition of a section of the existing dwelling to facilitate vehicular access, conversion of remainder of house into 3x apartments and construction of proposed 4x Bungalows to rear of site.	<b>Location:</b>	65 Helmshore Road Haslingden Rossendale Lancashire BB4 4BW
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	23.06.2026
<b>Applicant:</b>	Mr Gordon Lawrie	<b>Determination Expiry Date:</b>	26.06.2026
<b>Agent</b>	Zach Thorpe – Thorpe Design Services		

<b>Contact Officer:</b>	<b>Chris Dobson</b>	<b>Telephone:</b>	<b>01706 238639</b>
<b>Email:</b>	<b>planning@rossendalebc.gov.uk</b>		

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	<b>Yes</b>
<b>Other (please state):</b>	

## HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

### Article 8

The right to respect for private and family life, home and correspondence.

### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

Approve subject to conditions within this report.

## 2. APPLICATION SITE

The application site includes a large detached residential dwelling with a slate tiled roof located within the urban boundary. Owing to the topography of the land, the dwelling is two storey to the front elevation and three storey to the rear. The front elevation is set back from the B6214 Helmshore Road and contains two access points for vehicular parking with the northern access leading to an integrated garage. The dwelling itself contains a pitched gable at both sides of the front elevation with two dormers projecting from the front elevation roof slope. The front elevation is constructed from natural stone.

The rear elevation is finished with render with decorative stone detailing. Two dormers project from the rear elevation roof slope and an infill conservatory is in place to the north side elevation.

The rear garden of the dwelling is significant in size and extends behind the rear elevations of No.59-63 Helmshore Road. The land is overgrown with vegetation. A vehicular access gate is available to access the land however this is via Deansgrave which is an unadopted road and narrows significantly towards the junction with Helmshore Road between the residential dwellings of No.59 Helmshore Road and No.5 Deansgrave.

## 3. RELEVANT PLANNING APPLICATION HISTORY

No relevant planning history

## 4. PROPOSAL

The applicant proposes development work consisting of a number of elements, these are detailed below:

- The demolition of part of the existing dwellinghouse and creation of a new access route. The section of the dwelling to be demolished is the northern part containing a garage at ground floor level and the gable at first floor level. The demolition is proposed to create a new vehicular access to the proposed bungalow dwellings to the rear. The access has been amended during the course of the application owing to the originally proposed access via Deansgrave being deemed unsuitable. The new access route is proposed to be finished with tarmac.
- The conversion of the remainder of the dwelling into three apartments. Details of each apartment are shown below:
  - o Apartment 1: 2 bedrooms with a total floor space of 83.3m<sup>2</sup>
  - o Apartment 2: 1 bedroom with a total floor space of 42.2m<sup>2</sup>
  - o Apartment 3: 3 bedrooms with a total floor space of 96.2m<sup>2</sup>.

The basement of the building is proposed to contain storage for bins, bikes and a general storage space.

- The construction of four one-bedroom bungalow dwellings designed in an 'L' formation within the rear garden of the dwelling. Each dwelling is proposed to have a floor space of 39m<sup>2</sup> and contain a lounge/kitchen and bathroom. The dwellings are proposed to be constructed using stone to the front and north facing side elevations with render proposed for the less visually prominent rear and south facing side elevations. A blue slate hipped roof is proposed with uPVC windows and doors. Each dwelling will have a garden extending from the rear of the dwelling with boundary treatments consisting of a 1.8m high timber fencing.

## 5. POLICY CONTEXT

### National Planning Policy Framework

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 5	Delivering a Sufficient Supply of Homes
Section 8	Promoting Healthy and Safe Communities
Section 9	Promoting Sustainable Transport
Section 11	Making Effective Use of Land
Section 12	Achieving Well Designed Places
Section 14	Meeting the Challenge of Climate Change, Flooding and Coastal Change

### Development Plan

#### Local Plan Policies

Policy SS: Spatial Strategy  
 Policy SD1: Presumption in Favour of Sustainable Development  
 Policy SD2: Urban Boundary and Green Belt  
 Policy HS5: Housing Standards  
 Policy HS8: Private Outdoor Amenity Space  
 Policy ENV1: High Quality Development in the Borough  
 Policy ENV4: Biodiversity, Geodiversity and Ecological Networks  
 Policy ENV6: Environmental Protection  
 Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality  
 Policy TR4: Parking

## 6. CONSULTATION RESPONSES

Consultee	Summary of response
RBC Operations	No comments received
GMEU (Ecology)	Further bat surveys required (now received)
Environmental Protection (Land Contamination)	No objection subject to condition
RBC Environmental Health	No objection subject to condition
LCC Highways	No objection subject to condition
United Utilities	No objection
Lancashire Fire and Rescue	No objection
Michael Pooler Associates (Structural Surveyor)	No objection

## 7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 23.05.2025 and neighbouring properties were notified by letter sent out on 21.05.2025.

8 objections have been received. These raise the following material planning concerns:

- Potential damage resulting from construction phase this includes concerns over the partial demolition of the dwelling and construction of the access route.
- Concerns relating to the access route from Deansgrave
- Concerns relating to highway safety from vehicles entering and exiting the site.
- Concerns over the impact upon the existing drainage network
- Concerns over the number and location of the refuse bins
- Overdevelopment of the plot
- Loss of light and privacy for existing surrounding neighbours

During the course of the application the scheme has been amended with the most significant change being a change to the access to the proposed bungalows owing to concerns being raised that Deansgrave was not suitable. Following receipt of amended plans a further 14-day consultation was undertaken with neighbours with these letters being sent out on 24.09.2025. Further concerns have been raised by residents regarding the new access arrangements.

## 8. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Impact upon the character and appearance of the application site and the surrounding street scene.
- 3) Neighbour Amenity;
- 4) Access, Parking and Highway Safety

### **Principle**

Policy SD2 of the Rossendale Local Plan 2019 -2036 states:

*“All new development in the Borough will take place within the Urban Boundaries, defined on the Policies Map, except where development specifically needs to be located within a countryside location and the development enhances the rural character of the area.”*

The development is located within a sustainable location within the defined urban boundary and therefore complies with this policy.

### **Impact upon the character and appearance of the application site and the surrounding street scene.**

Policy ENV1 of the Local Plan seeks to promote high quality design in the Borough, and includes a varied set of criteria with which development proposals need to comply.

Paragraph 135, Section 12 Achieving well-designed places of the NPPF states that:

*“Planning policies and decisions should ensure that developments:*

*“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

The proposed development involves the demolition of the northern section of the existing dwelling. This results in the loss of a gable. It is however noted that a similar gable to the south of the dwelling will be retained. This is considered sufficient to ensure the dwelling retains its character and its overall quality and appearance are not significantly diminished.

In terms of materials, no changes are proposed to the front elevation of the dwelling with the natural stone being retained. The north side elevation is proposed to be reconstructed using natural stone at basement level with off-white render above. To the rear elevation, the building is proposed to be finished with off-white render, this elevation currently contains render and this material is therefore considered generally acceptable. The proposed bungalows to the rear of the site are proposed to be constructed using stone and blue slate roof tiles with render utilised to the rear elevation and to the south facing side elevation. The materials proposed are considered acceptable however a condition has been included requiring samples to be made available and approved by the Council prior to commencement of development works.

In terms of the external areas, the new access route and car park is proposed to be finished using tarmac with Indian stone paving utilised for pedestrian routes. The rear gardens of the bungalows are proposed to be grassed as is a section of the front garden to the existing dwelling. A planting area is proposed to be located along the northern boundary of the site. The proposed landscaping of the site is considered acceptable.

Overall, subject to the addition of a condition requiring sample materials to be approved, the development is considered acceptable in terms of the impact upon the character and appearance of the application site and surrounding street scene.

### **Neighbour and Residential Amenity**

Paragraph 135 (f) of the NPPF advises that Planning policies and decisions should ensure that developments:

*“Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”*

Policy ENV1 of the Local Plan states that all proposals should take account of the following:

*“c) Being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the area*

The development proposes the construction of four bungalow dwellings positioned on land between the associated dwellings of No.65 Helmshore Road and No.2 Chestnut House located to the west. Two of the bungalows, identified on the site plan as being units 6 & 7, contain a single habitable room window within their front elevations. These windows directly face the rear elevation of no.59-63 Helmshore Road at a distance of approximately 23m. This accords with the separation distance guidance which states that a distance of 20m is maintained between habitable room windows which directly face each other. It is noted that the existing dwelling of No.65 is located in closer proximity to the bungalows however the habitable room windows within units 6 & 7 do not directly face this building with views between these buildings experienced at an angle. Units 4 & 5 are positioned at an angle with the blank elevation gable wall facing towards No.65 Helmshore Road. It is noted that a balcony is proposed to be added to the rear elevation of the No.65 Helmshore Road with this serving Apartment 1. This will face towards the blank gable elevation of the bungalows.

A number of windows and doors leading into habitable rooms are in place to the rear elevation of all four bungalows. It is noted that these are positioned in close proximity to the existing residential dwelling of No.2 The Chestnuts to the rear. At the closest point the distance between the bungalows and No.2 The Chestnuts sits at approximately 8m. It is however also noted that the bungalows are by definition single storey with a 1.8m high boundary fence positioned within 3m of their rear elevation walls. This, along with the existing vegetation in place along the boundary is sufficient to ensure an acceptable level of privacy would be achieved. It is noted that some limited views into the rear amenity space of unit 4 and to a lesser degree unit 5 may be experienced from a single habitable room window within the side elevation of No.2 The Chestnuts, however this is not considered to result in a significant amount of harm that would warrant the refusal of the application.

It is not considered that the conversion of the main dwelling into three apartments including the addition of the balcony to the rear elevation would result in a significant loss of privacy to any of the surrounding residents, given the separation distances and relative orientations of the properties involved.

In terms of residential amenity, the submitted plans each show the floor space available for each unit is 39m<sup>2</sup>. This is in line with the government's nationally described space standard. The three apartments proposed for the main dwelling are also in accordance with the space standards.

Policy HS8 within the Rossendale Local Plan relates to Private Outdoor Amenity Space. This seeks to ensure that all new development provides an adequate amount of private outdoor amenity space. The submitted plans shows the four bungalow dwellings will each include a garden to the rear. The smallest of which within units 6 and 7 measure 3m x 8.5m. This is considered a sufficient size to ensure the garden is useable for the occupants. No dedicated outdoor space is proposed for the apartments within the main dwelling however it is noted that apartment 1 has access to an outdoor balcony and a communal front garden is proposed. It is also noted that the dwelling and bungalows are sustainably located within close proximity to Haslingden town centre, bus routes and are directly opposite Victoria Park which provides a large amount of open public amenity space.

Overall, it is considered the development is acceptable in terms of both neighbour and residential amenity.

### **Access, Parking and Highway Safety**

The application as originally submitted proposed an access to the site via Deansgrave. An objection was raised by the local Highway Authority on a number of grounds including the narrow width of that road, its unadopted status and lack of passing places. The comments originally stated as follows:

*“The Local Highway Authority therefore concludes that the development would result in an unacceptable impact on highway safety for all highway users on Deansgrave and Helmshore Road. The planning application fails to demonstrate that the development can be fully and appropriately integrated into the local environment without a significant negative impact on the network and that its impacts would be unacceptable in terms of highway safety.”*

It is noted that the proposed access via Deansgrave also formed a large portion of the public objections received to the proposed development.

Following receipt of the comments, an alternative proposal was submitted - informed by discussions between the applicant, the Highway Authority and the Council.

This is the current proposal which now involves the partial demolition of the existing dwellinghouse (as described previously above) to provide an access route to provide off-street car parking for both the proposed apartments and the bungalows. A further formal consultation has been undertaken with the local Highway Authority who have confirmed they now have *no objection* to the updated access arrangements subject to the addition of a condition requiring the submission of a Construction Management Plan. This condition has been included within the relevant section below.

The revised scheme is considered acceptable in terms of Access, Parking and Highway Safety arrangements.

### **Ecology and Biodiversity**

The development is required to provide a 10% increase in biodiversity in order to comply with government legislation. An exemption to this requirement has not been sought. A completed Biodiversity Metric and Biodiversity Net Gain Summary Assessment report has been submitted. The assessment advises that the applicant intends to purchase off-site habitat units in order to meet the requirements of the legislation. The statutory biodiversity condition is automatically applied to this approval and is required to be discharged prior to commencement of development.

In terms of ecology, a Preliminary Ecological Appraisal has been submitted. Section 4 of this report titled ‘Evaluations and Recommendations’ recommended that two further dusk emergence surveys were submitted owing to the existing dwelling providing moderate potential for bats. These surveys have now been completed with the concluding comments advising as follows:

*“From the surveys undertaken, it can be concluded that bats were absent from the building at Moss Nook, Haslingden.”*

No additional information is required in this respect.

### **Drainage & Water/Wastewater Services**

United Utilities have been consulted to provide comments on the application. The comments received do not raise an objection to the scheme. An informative note has been included within the relevant section below as requested by United Utilities, for the applicant's information.

The drainage proposals for the site are therefore considered acceptable.

### **Environmental Protection (Land Contamination)**

A Phase 1 Preliminary Risk Assessment has been submitted. This has been reviewed by the Council's Environmental Protection consultant who has not raised an objection to the scheme subject to the inclusion of a pre-commencement condition requiring a Phase 2 report and remediation strategy (if required) to be submitted for assessment. An informative note has also been recommended which has been included within the relevant section below.

### **Structural Impacts**

The proposed development results in the partial demolition of the existing dwelling. The Council's consultant structural engineer has been consulted to provide comments on whether this part of the development work can be undertaken which harming the structural integrity of either the remaining dwelling or the neighbouring dwellings. No objection has been raised and the consultant has confirmed that the difference in levels within the site does not cause a problem.

It is noted that the proposed partial demolition of the dwelling includes the removal of an archway which connects to the adjacent dwelling of No.63 Helmshore Road. The gable elevation of No.63 is currently rendered and there is a concern that the removal of the arch will leave the gable elevation with a noticeable gap within the render. The Council's structural engineer has advised that the removal of the archway does not pose any structural concerns however it is considered necessary to include a condition to ensure the applicant makes good any resulting damage to the gable elevation of No.63 Helmshore Road following the removal of the archway. Such a condition is duly included below.

## **9. CONDITIONS**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.*

- 2) The development shall be carried out in accordance with the details submitted within the application form and the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	19.05.2025
Proposed Site Plan	ZT24-196-04 A	08.06.2026
Proposed Plans	ZT24-196-05 A	04.09.2025
Proposed Elevations 1	ZT24-196-06 A	04.09.2025
Proposed Elevations 2	ZT24-196-07 A	08.06.2026
Proposed Bungalows Plans and Elevations	ZT24-196-08 A	04.09.2025
Proposed Landscaping, Materials and Boundary Treatment Plan	ZT24-196-09 A	08.09.2025
Proposed Refuse Plan	ZT24-196-10 A	08.06.2026
Proposed Drainage Plan	ZT24-196-11 A	08.06.2026
Existing and Proposed Site Sections	ZT24-196-12	01.04.2026

*Reason: For the avoidance of doubt.*

- 3) Notwithstanding the details submitted on the approved plans, no development shall commence until full details including samples of the materials to be used on the exterior of the existing dwelling and the external elevations of the bungalow dwellings including the walls (stone), roof (blue slates), render, window, doors and guttering and rainwater good have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that the materials used are visually appropriate to the locality.*

- 4) Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
- i) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

*Reason: To ensure the safe development of the site for future occupants*

- 5) Pursuant to condition 5; and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the safe development of the site for future occupants*

- 6) Construction works shall not take place outside the following hours:

Monday to Friday 08:00 to 18:00  
Saturday 08:00 to 13:00

Construction works shall not take place on Sundays, or Bank or Public Holidays.

*Reason: to ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.*

- 7) No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

*Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.*

- 8) Any damage to the south facing gable elevation of No.63 Helmshore Road following the removal of an archway shall be made good (prior to substantial completion or first occupation of the new development, whichever is the soonest), to the satisfaction of the Local Planning Authority, in order to ensure the uniform appearance of the elevation.

*Reason: In the interest of preserving the visual appearance of the neighbouring dwelling.*

## 10. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.
2. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.
3. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.
4. LCC Highways note in relation to the Construction Method Plan (Condition 7):
  - There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
  - There must be no storage of materials in the public highway at any time.
  - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
  - Vehicles must only access the site using a designated vehicular access point.
  - There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
  - A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the

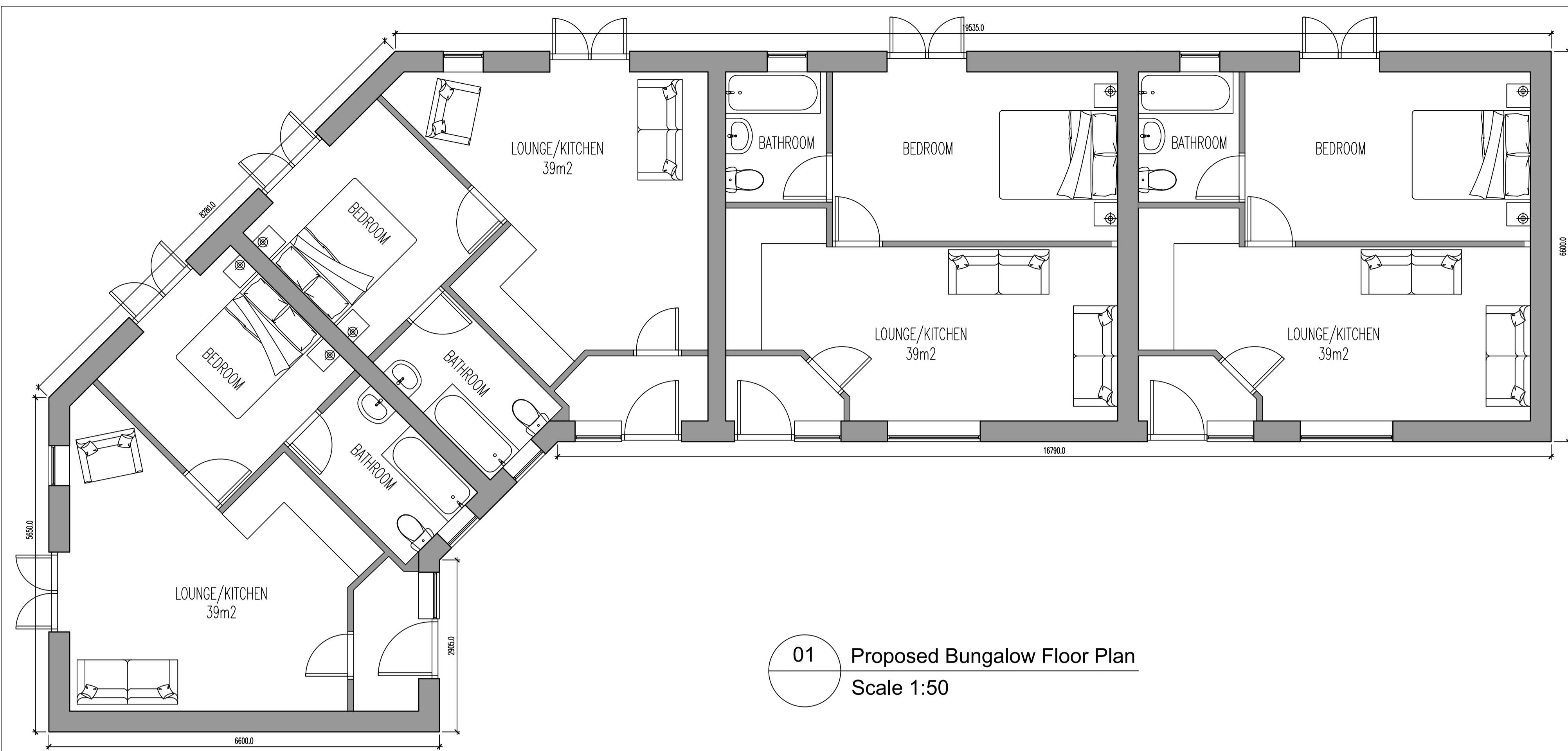
County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)

- All references to public highway include footway, carriageway and verge.
- 5. This consent requires the alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-andtravel/roads/vehicle-crossings.aspx>
- 6. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.
- 7. It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development.
- 8. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

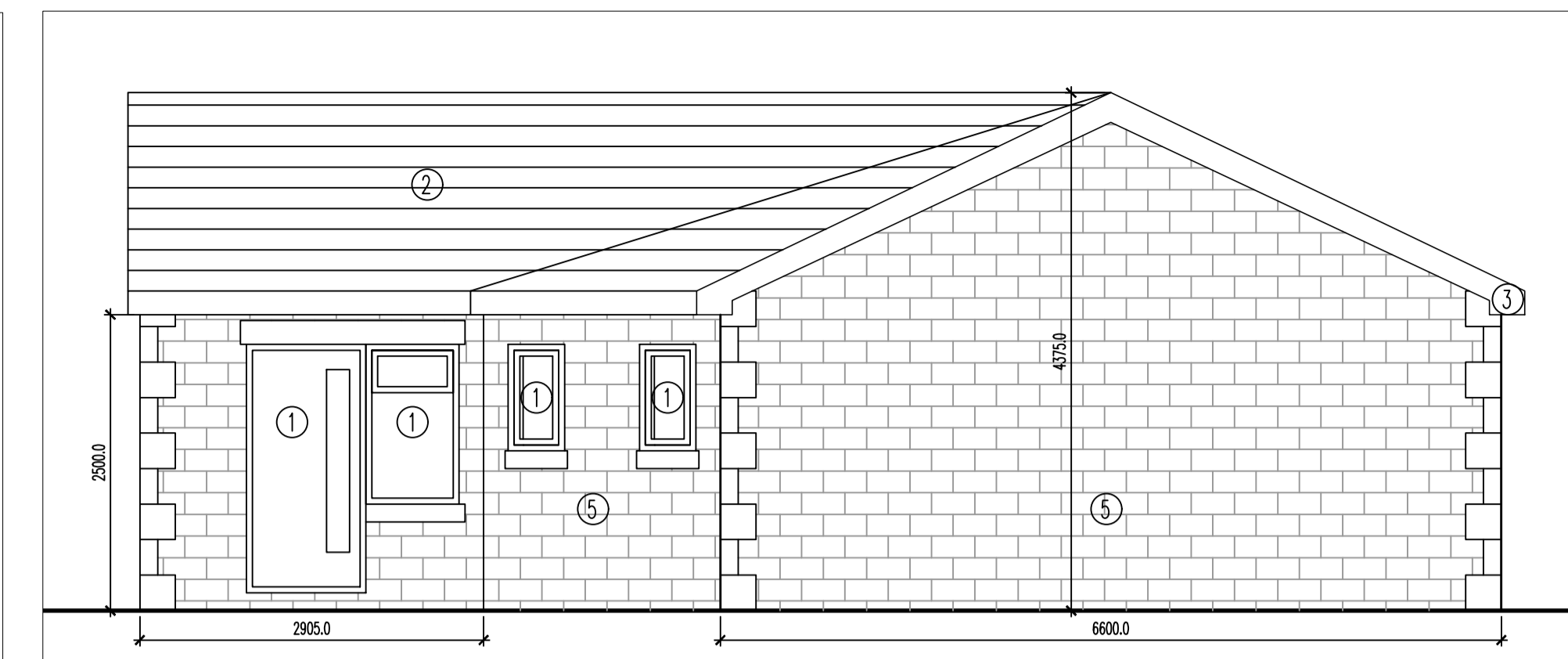
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rossendale Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

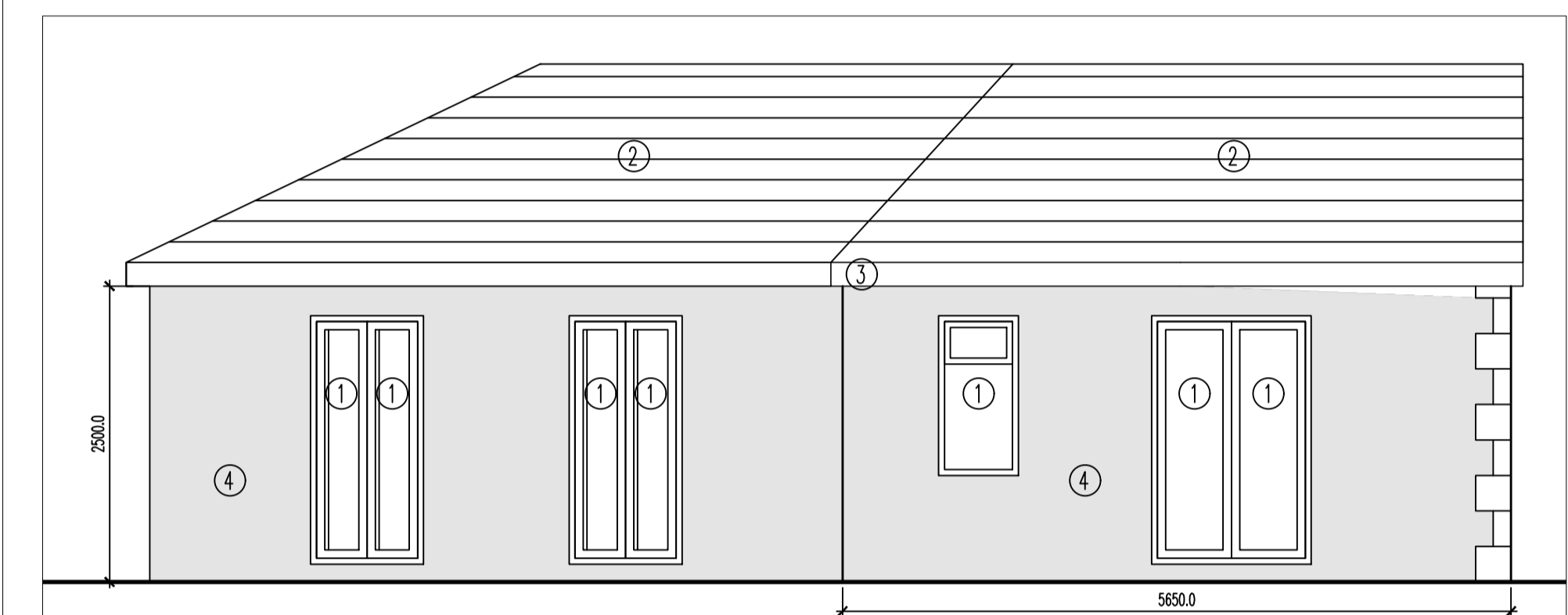
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.



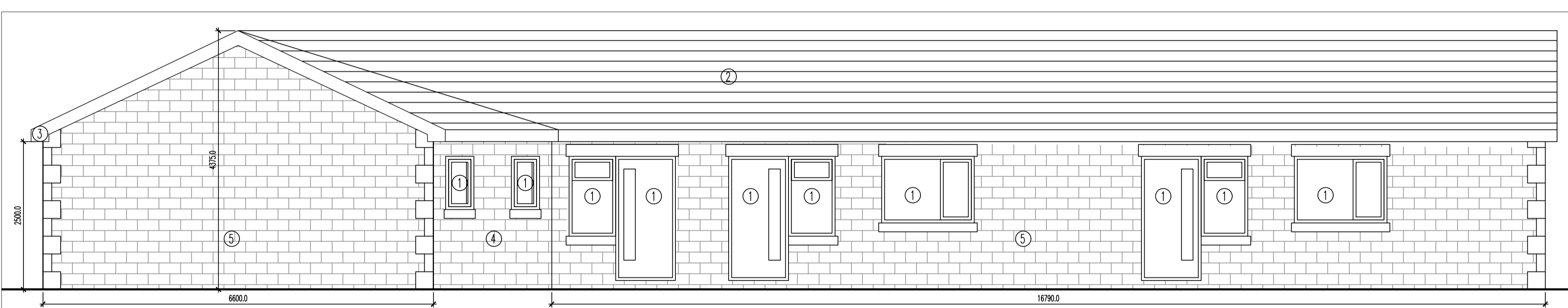
01 Proposed Bungalow Floor Plan  
Scale 1:50



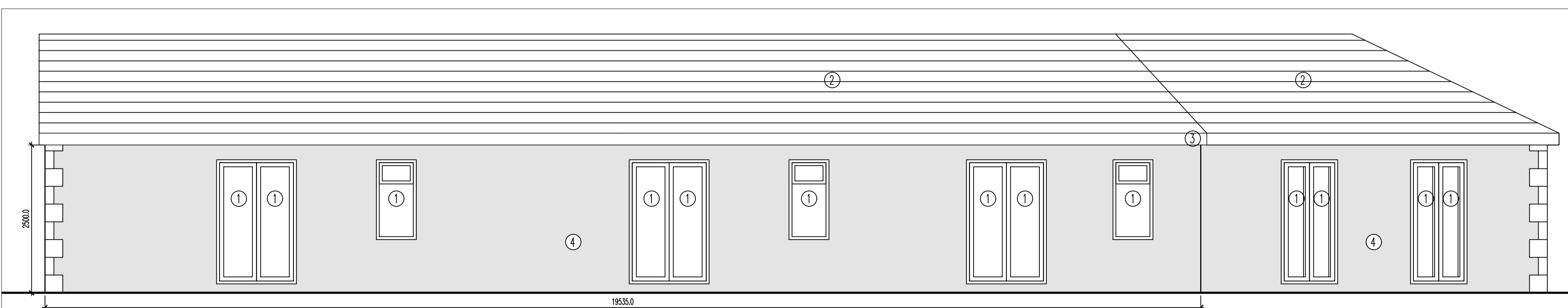
02 Proposed Bungalow Side Elevation  
Scale 1:50



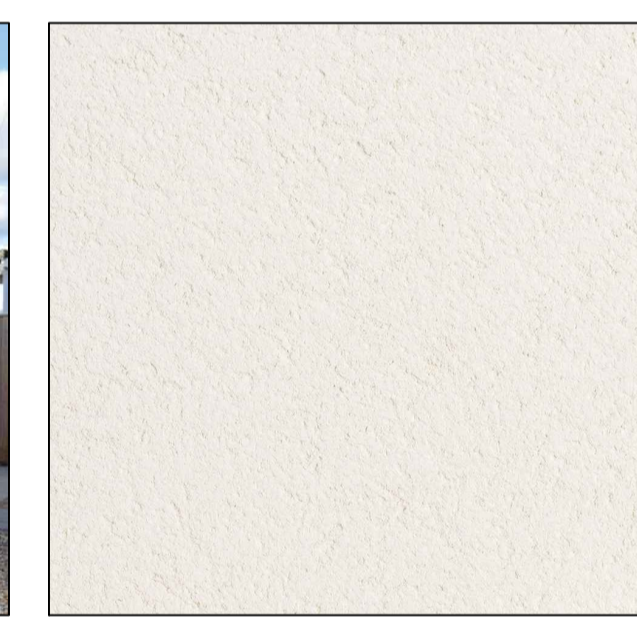
03 Proposed Bungalow Side Elevation  
Scale 1:50



03 Proposed Bungalow Front Elevation  
Scale 1:50



05 Proposed Bungalow Rear Elevation  
Scale 1:50



- ① PROPOSED BLACK UPVC FRAMES
- ② PROPOSED BLUE SLATE
- ③ PROPOSED BLACK UPVC FASCIA
- ④ PROPOSED OFF WHITE RENDER
- ⑤ PROPOSED STONWORK

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Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions are to be checked prior to proceeding.

Building regulation drawings can be used for building estimates, however for an accurate quote builders must attend site as these drawings do not account for all aspects of the building works.

Rev	Description	Date	By	Chk

Status:  Survey  Tender  Construction  As Built

Purpose for Issue:  Tender  Construction  As Built

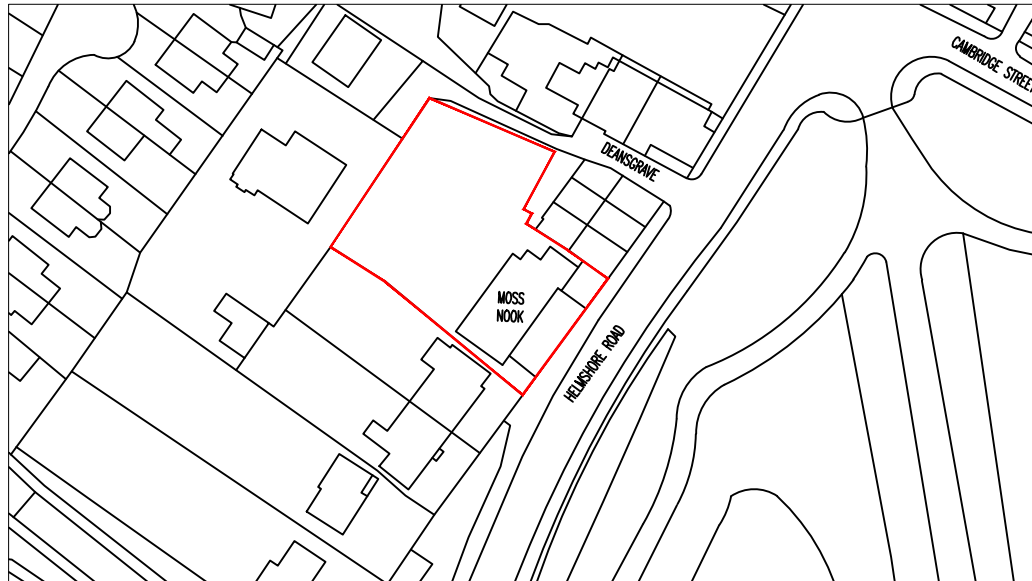
Client: Gordon Lawrie  
Moss Nook, Helmshore Road

Contract: Proposed conversion of house into 3x apartments and proposed 4x Bungalows to rear of site

Drawing: Proposed Bungalow Plan and Elevations

Drawing No. ZT24-196-08 Revision A  
Scales 1:50 Date Jan '25  
Drawn ZTT Checked

THORPE  
DESIGN  
SERVICES LTD.



01 Block Plan  
Scale 1:1250

Notes

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SURVEY ORIENTATED TO MAGNETIC NORTH

Rev	Description	Date	By	Chk

Status	Purpose for Issue
Planning <input type="checkbox"/>	Tender <input type="checkbox"/>
Construction <input type="checkbox"/>	As Built <input type="checkbox"/>
<b>PLANNING</b>	

Client  
Gordon Lawrie  
Moss Nook, Helmshore Road

Contract  
Proposed conversion of house into 5x apartments and proposed 3x Bungalows to rear of site

Drawing  
Location Plan

Drawing No.	ZT24-196-00	Revision	/
Scales	1:1250 @ A4	Date	Nov '24
Drawn	ZTT	Checked	





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SURVEY ORIENTATED TO MAGNETIC NORTH

Rev	Description	Date	By	Chk
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Status	Purpose for Issue
Planning <input type="checkbox"/>	Tender <input type="checkbox"/>
Construction <input checked="" type="checkbox"/>	As Built <input type="checkbox"/>

**PLANNING**

Client  
Gordon Lawrie  
Moss Nook, Helmsore Road

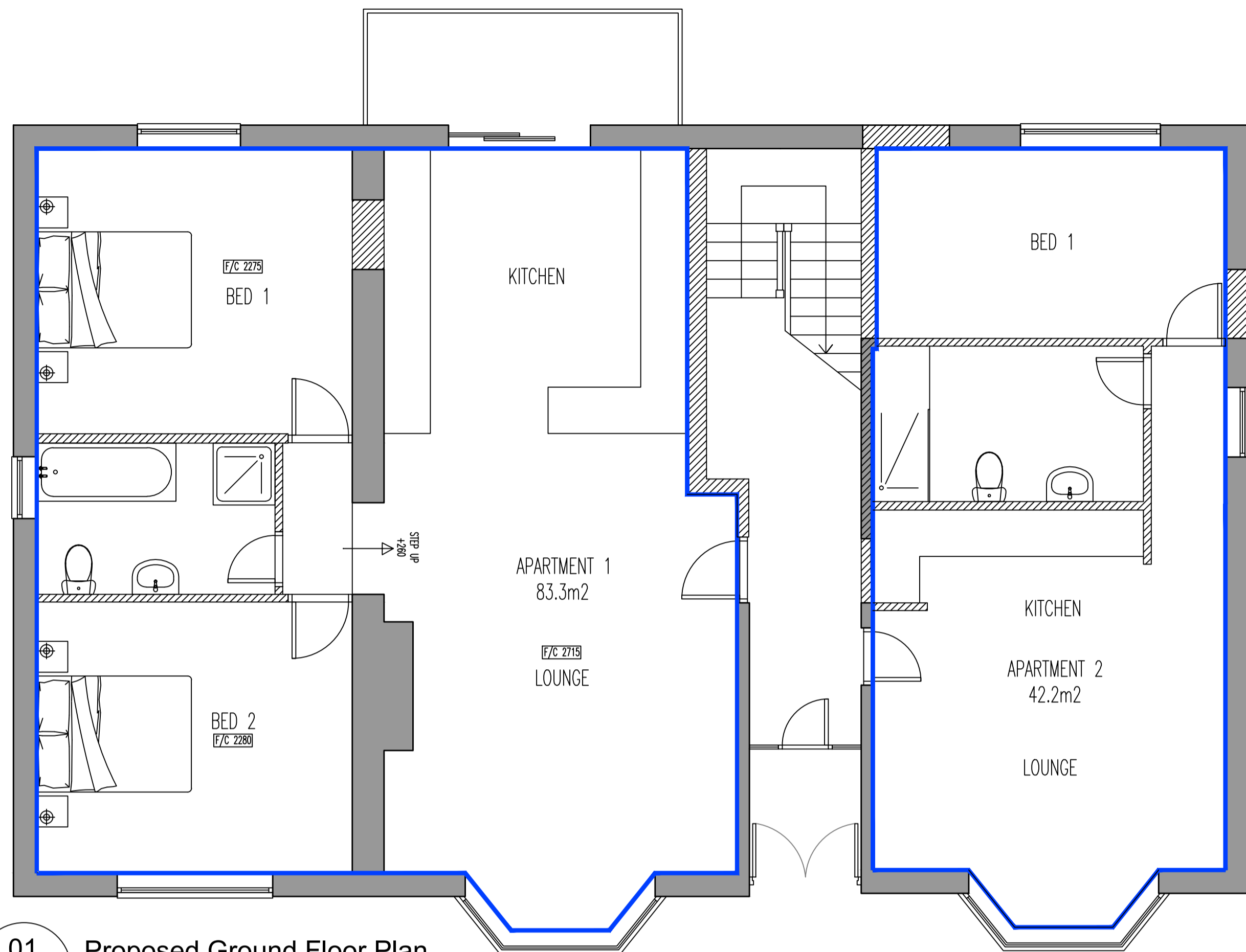
Contract  
Proposed conversion of house into 3x apartments and proposed 4x Bungalows to rear of site

Drawing  
Proposed Site Plan

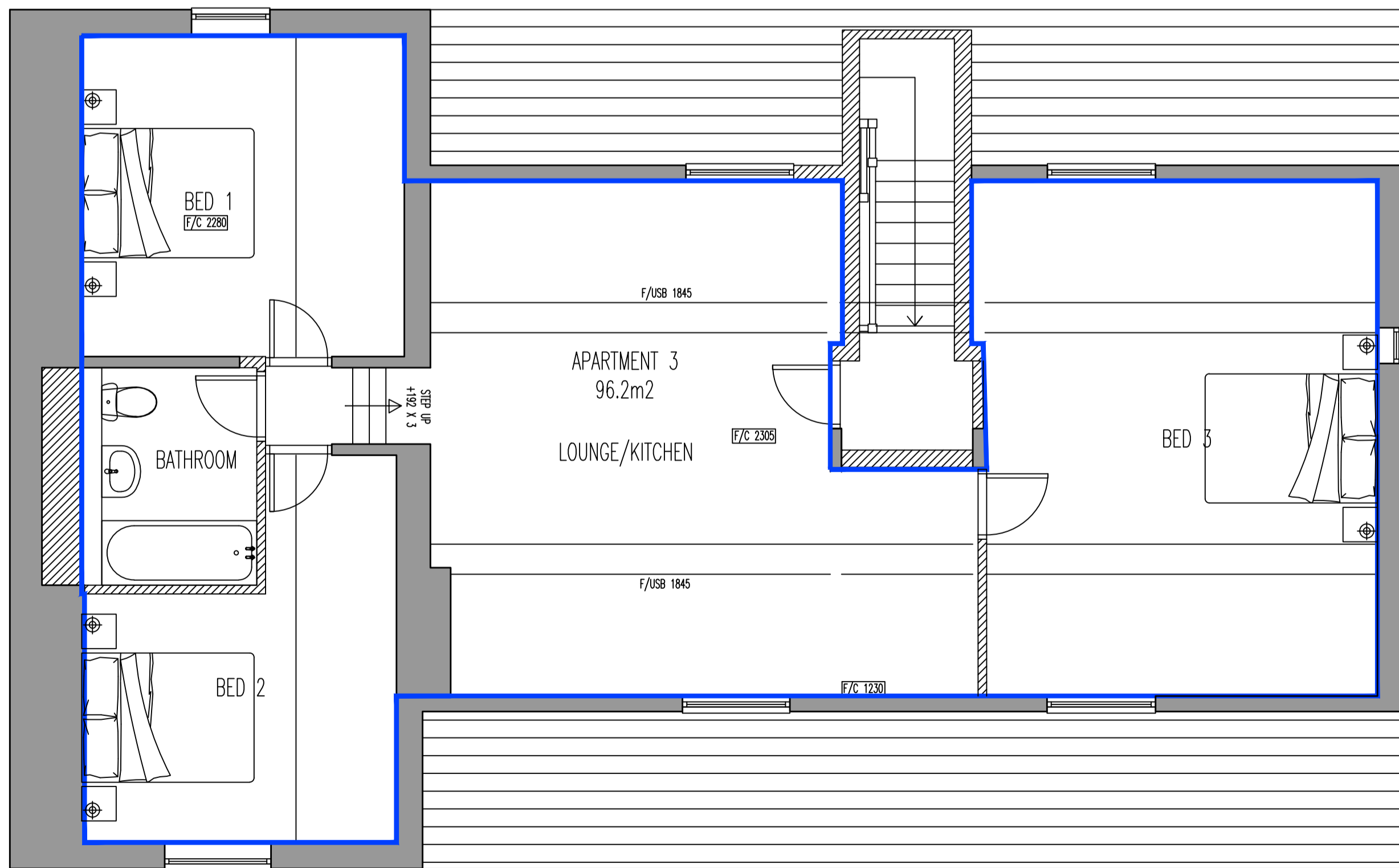
Drawing No.	ZT24-196-04	Revision	A
Scales	1:500 @ A3	Date	Nov '24
Drawn	ZTT	Checked	



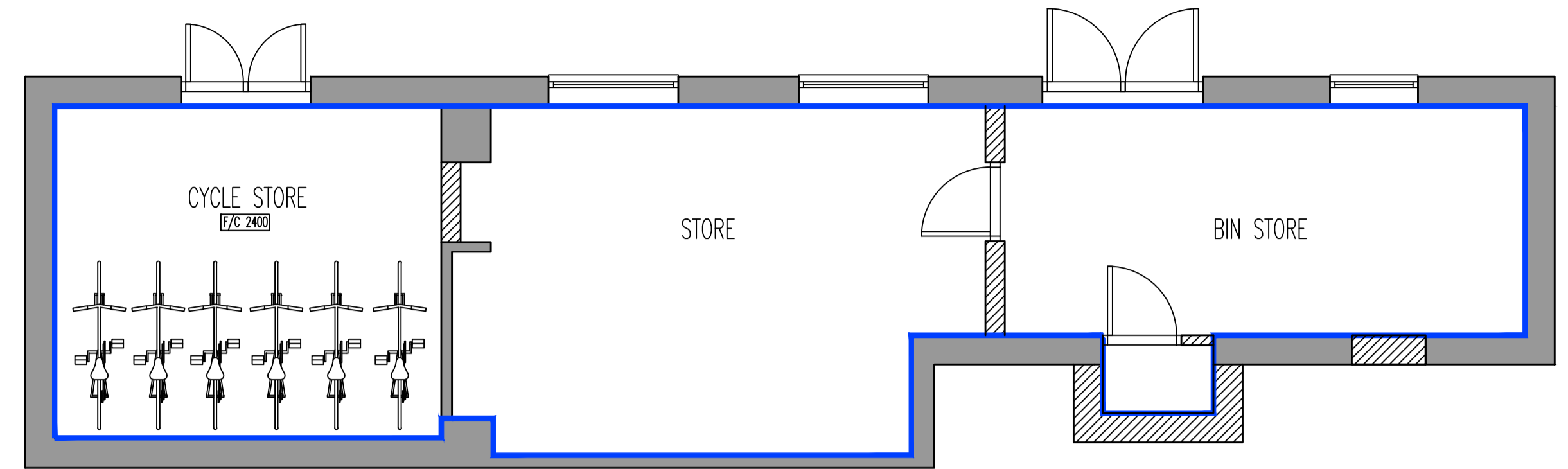
**01** Proposed Site Plan  
Scale 1:200



01 Proposed Ground Floor Plan  
Scale 1:50



02 Proposed 1st Floor Plan  
Scale 1:50



03 Proposed Basement Plan  
Scale 1:50

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Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions are to be checked prior to proceeding

Building regulation drawings can be used for building estimates, however for an accurate quote builders must attend site as these drawings do not account for all aspects of the building works.

Rev/Description	Date	By	Chk

Status  Survey  Tender  Purpose for Issue  
 Construction  As Built

Client  
Gordon Lawrie  
Moss Nook, Helmshore Road

Contract  
Proposed conversion of house into 5x apartments and proposed 3x Bungalows to rear of site

Drawing  
Proposed Plans

Drawing No. ZT24-196-05 Revision /  
Scales 1:50 Date Nov '24  
Drawn ZTT Checked



01 Proposed Front Elevation  
Scale 1:50



02 Proposed Rear Elevation  
Scale 1:50



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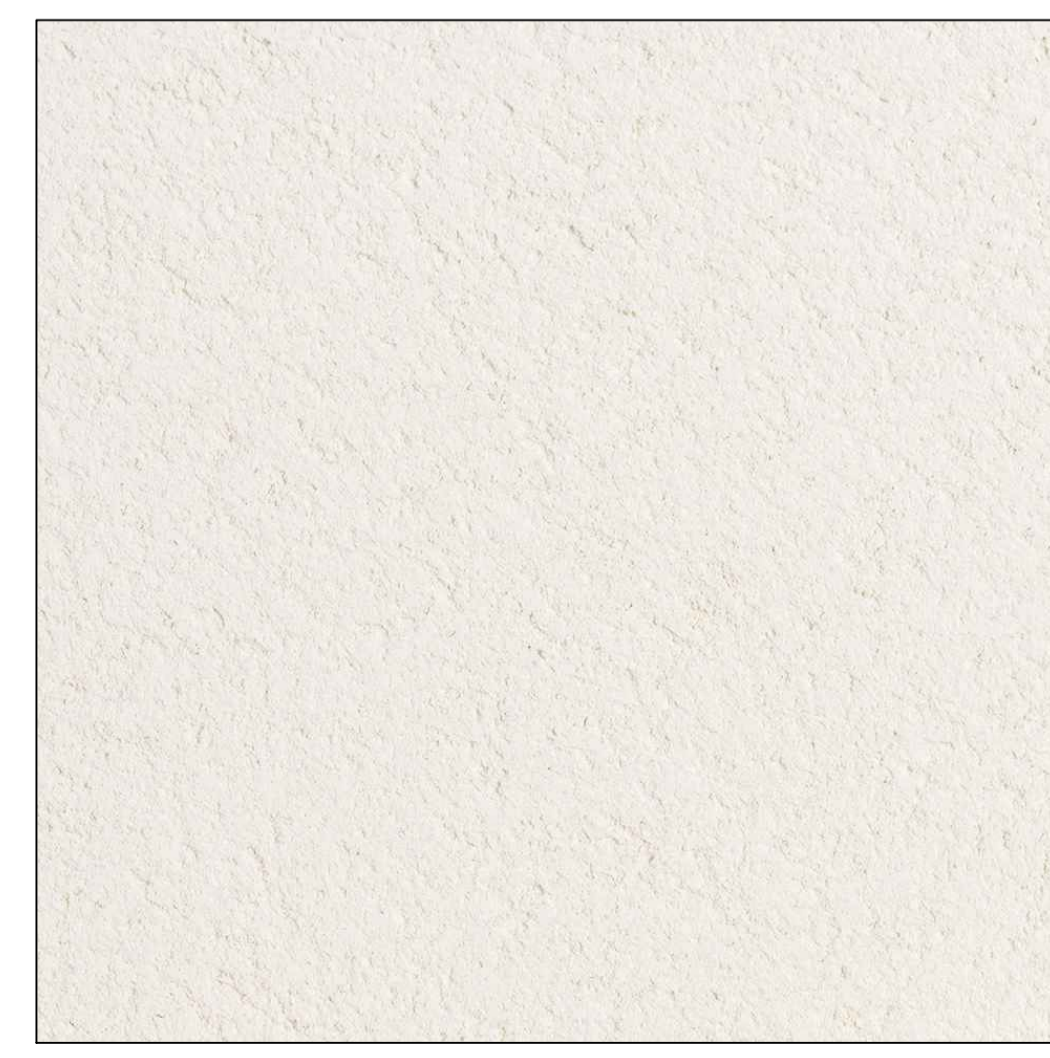
Do not scale off this drawing

All dimensions are to be checked on site and any discrepancies to be referred to the designer before proceeding. All levels to be checked on site All discrepancies between information shown on the drawings and the information in the specification to be referred to the designer prior to proceeding. All component sizes and references to be checked before ordering

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All relevant boundary positions are to be checked prior to proceeding

Building regulation drawings can be used for building estimates, however for an accurate quote builders must attend site as these drawings do not account for all aspects of the building works.



- ① PROPOSED BLACK UPVC FRAMES
- ② PROPOSED BLUE SLATE
- ③ PROPOSED BLACK UPVC FASCIA
- ④ PROPOSED OFF WHITE RENDER
- ⑤ EXISTING STONework
- ⑥ PROPOSED GLASS BALUSTRADE

Rev/Description	Date	By	Chk

Status:  Survey  Tender  Construction  As Built

Purpose for Issue:  Client  Contract

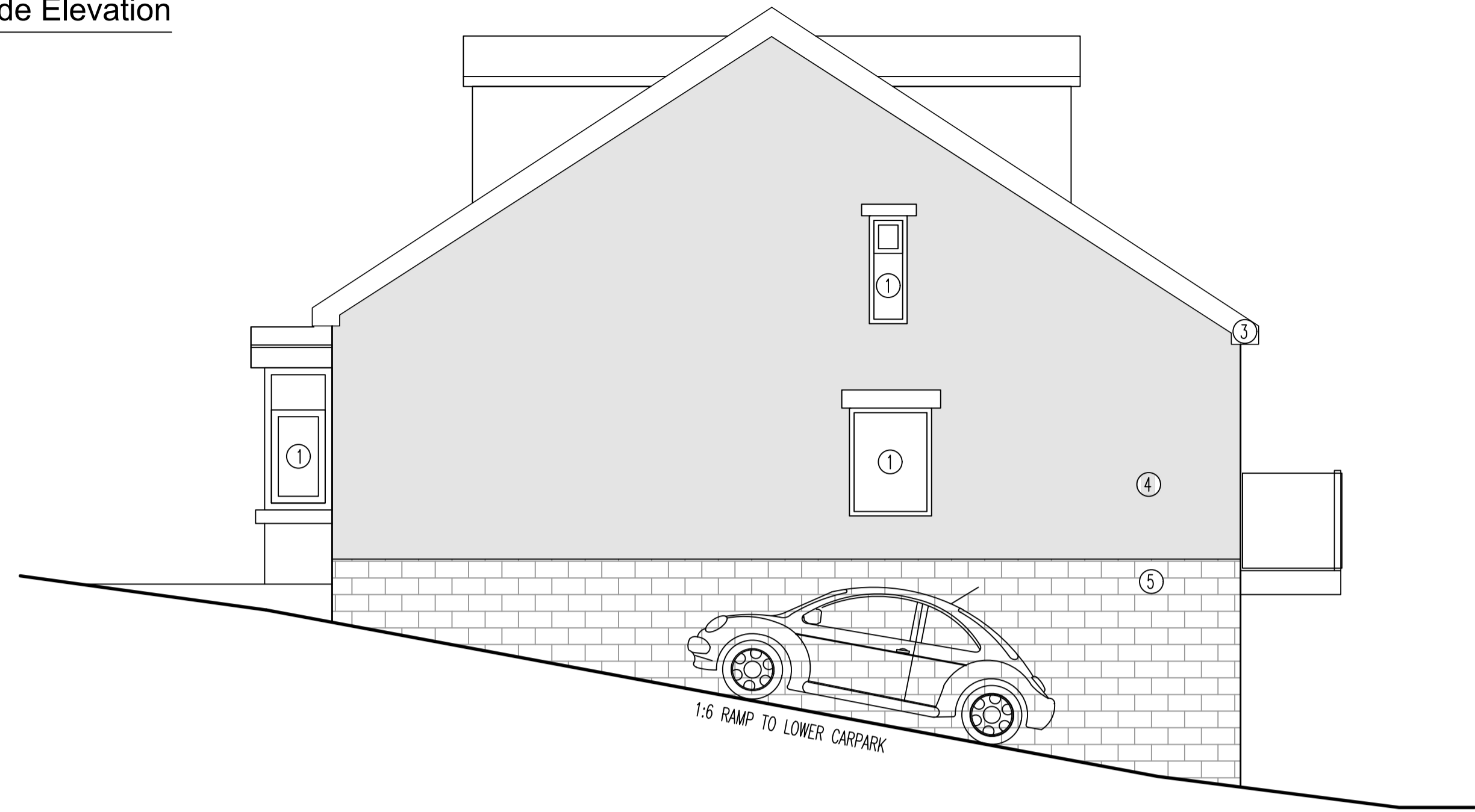
Client: Gordon Lawrie  
Moss Nook, Helmshore Road

Contract: Proposed conversion of house into 5x apartments and proposed 3x Bungalows to rear of site

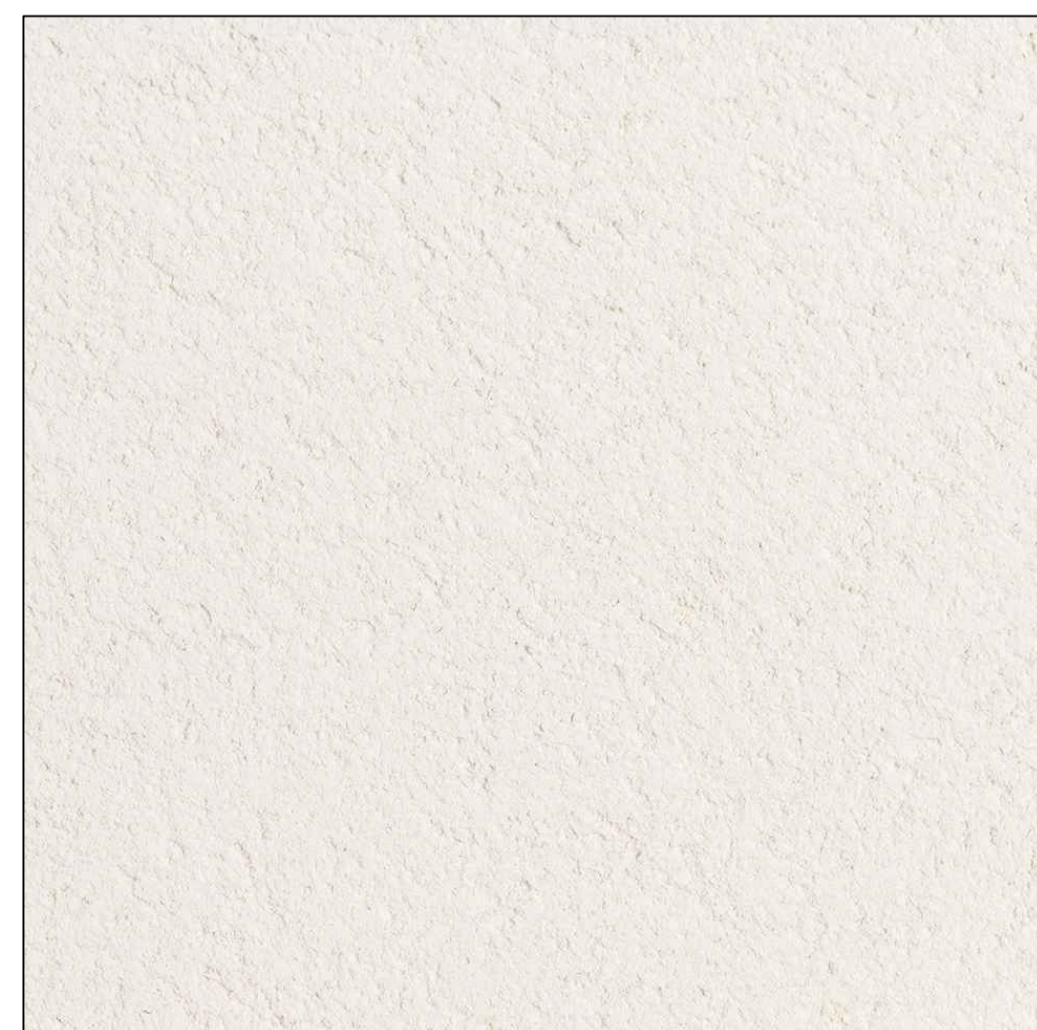
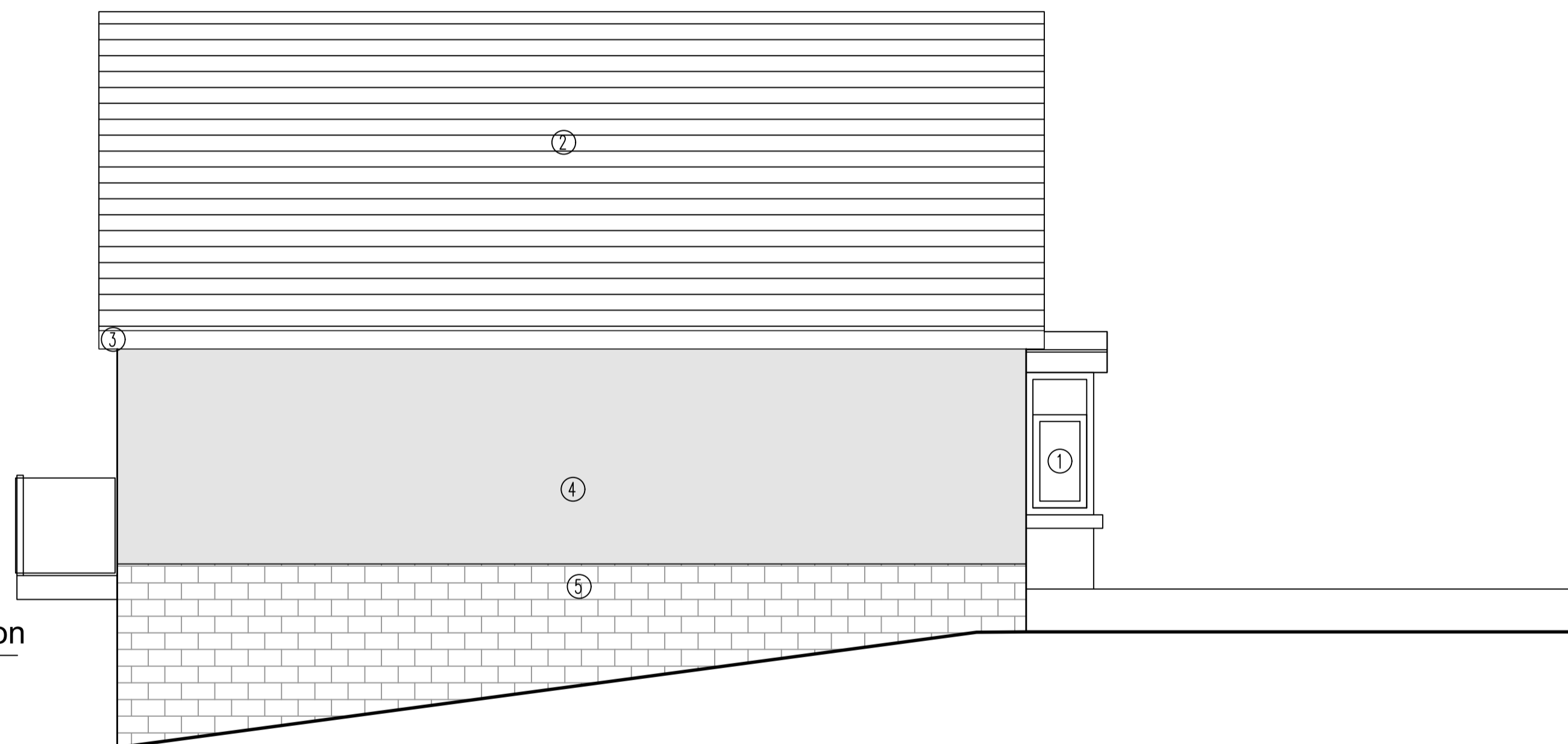
Drawing: Proposed Elevations 1

Drawing No. ZT24-196-06 Revision /  
Scales 1:50 Date Nov '24  
Drawn ZTT Checked

01 Proposed Side Elevation  
Scale 1:50



02 Proposed Side Elevation  
Scale 1:50



- ① PROPOSED BLACK UPVC FRAMES
- ② PROPOSED BLUE SLATE
- ③ PROPOSED BLACK UPVC FASCIA
- ④ PROPOSED OFF WHITE RENDER
- ⑤ EXISTING STONEWORK
- ⑥ PROPOSED GLASS BALUSTRADE

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Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions are to be checked prior to proceeding.

Building regulation drawings can be used for building estimates, however for an accurate quote builders must attend site as these drawings do not account for all aspects of the building works.

Rev/Description	Date	By	Chk

Status Purpose for Issue

Survey  Tender

Construction  As Built

Client  
Gordon Lawrie  
Moss Nook, Helmshore Road

Contract  
Proposed conversion of house into 3x apartments and proposed 4x Bungalows to rear of site

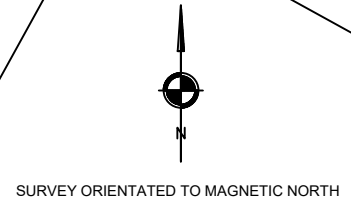
Drawing  
Proposed Elevations 2

Drawing No. ZT24-196-07 Revision A  
Scales 1:50 Date Jan '25  
Drawn ZTT Checked



01 Proposed Site Plan

Scale 1:200



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- GRASS
- TARMAC
- INDIAN STONE PAVING
- SITE BOUNDARY
- PROPERTY BOUNDARIES
- PROPOSED FENCING
- PROPOSED EXISTING STONE WALL TO BE REBUILT

Rev	Description	Date	By	Chk

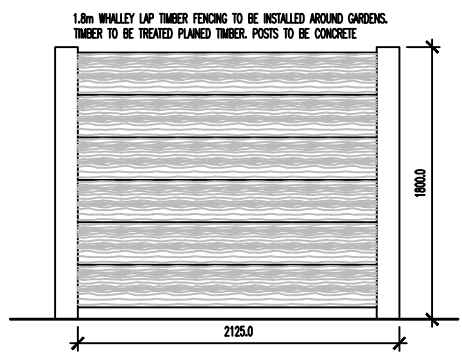
Status	Purpose for Issue
Planning <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input checked="" type="checkbox"/> As Built <input type="checkbox"/>	PLANNING

Client  
Gordon Lawrie  
Moss Nook, Helmshore Road

Contract  
Proposed conversion of house into 3x apartments and proposed 4x Bungalows to rear of site

Drawing  
Proposed Landscaping, Materials and Boundary Treatment Plan

Drawing No. ZT24-196-09 Revision A  
Scales 1:200 @ A3 Date Jan '25  
Drawn ZTT Checked



02 Proposed Fencing Elevation

Scale 1:200

Proposed Indian Stone Paving







TR23 YKY

OUTBACK

SUBARU