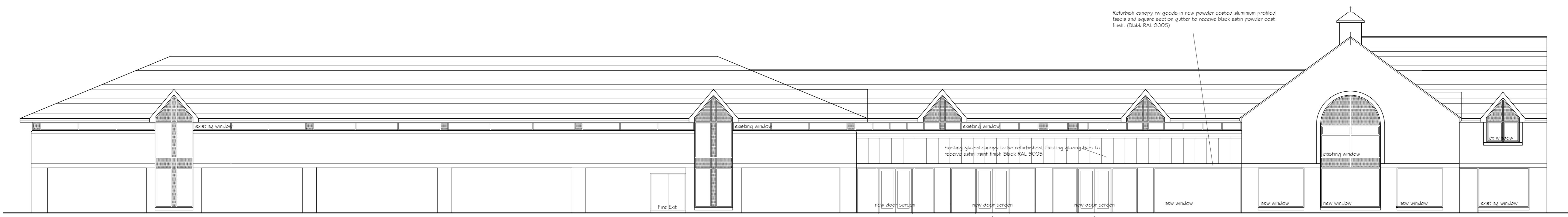




DO NOT SCALE FROM THIS DRAWING

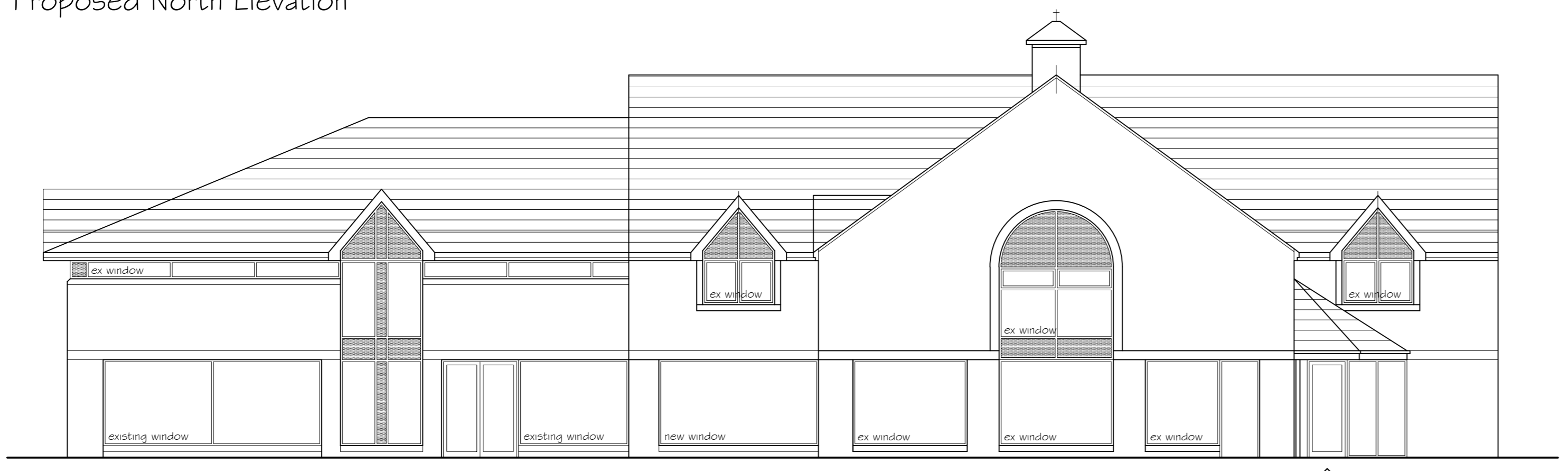
This scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site.  
 Any discrepancies are to be reported to the architect before work commences. Figures and dimensions only are to be taken from this drawing.  
 This drawing is to be read in conjunction with all relevant consultants and / or specialist drawings / documents and any discrepancies or variations are to be notified to the architect before the allocated work commences.  
 The drawing has been prepared to accompany an application for approval under the Town & Country Planning Act and shall not be copied in any format or used for any other purpose without the written permission of PETER HARRISON ARCHITECTS.  
 Party Wall etc. Act. 1996  
 If the project progresses onto site without the involvement of Peter Harrison Architects, the Client MUST seek advice prior to the commencement of the planned works as detailed on the drawings. To establish whether the works fall within the scope of the above Act, which requires Adjoining Property Owners to be served with a statutory notice.  
 CDM Regulations 1994  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses onto site without the involvement of Peter Harrison Architects, the Client and Contractor must ensure that they fulfil their duties in respect of the Construction, Design and Management Regulations 1994. If advice is required, please do not hesitate to contact Peter Harrison Architects.  
 DDA Act  
 The Client is advised to seek advice as to their legal obligations under the DDA Act to provide reasonable access and facilities into and within their premises, for disabled persons.  
 Regulatory Reform (Fire Safety) Order 2005  
 The Client's attention is drawn to their continuing requirement for the owner / end users to carry out a continual assessment under the Regulatory Reform Order (RRO) which came into force in October 2006.



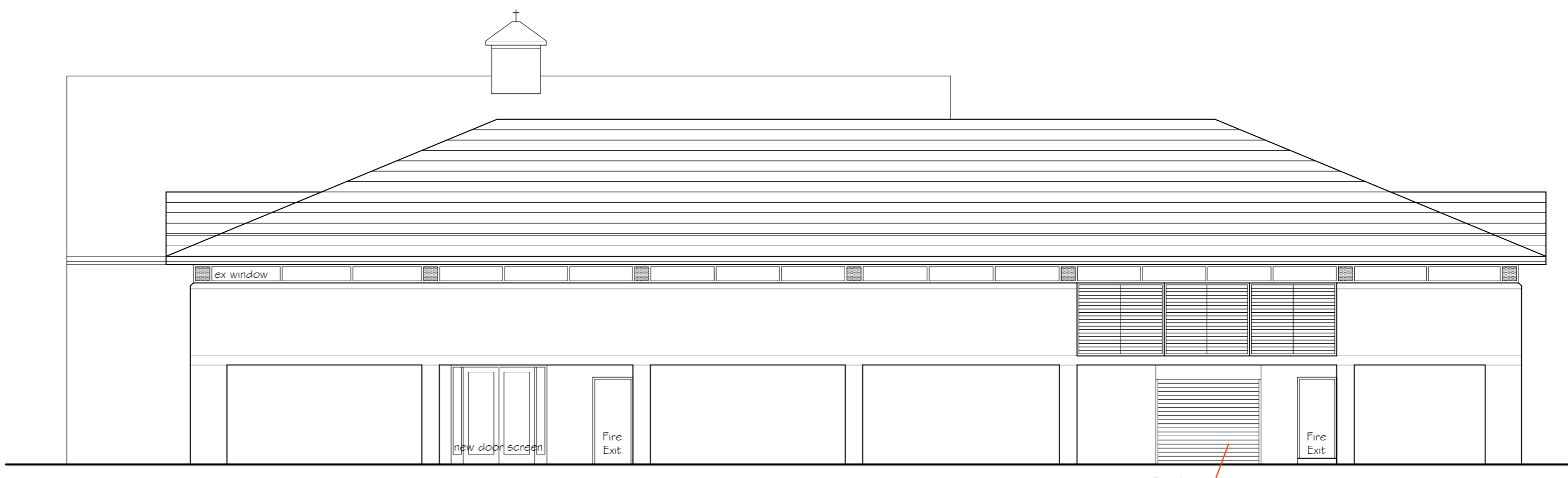
Proposed South Elevation



Proposed North Elevation

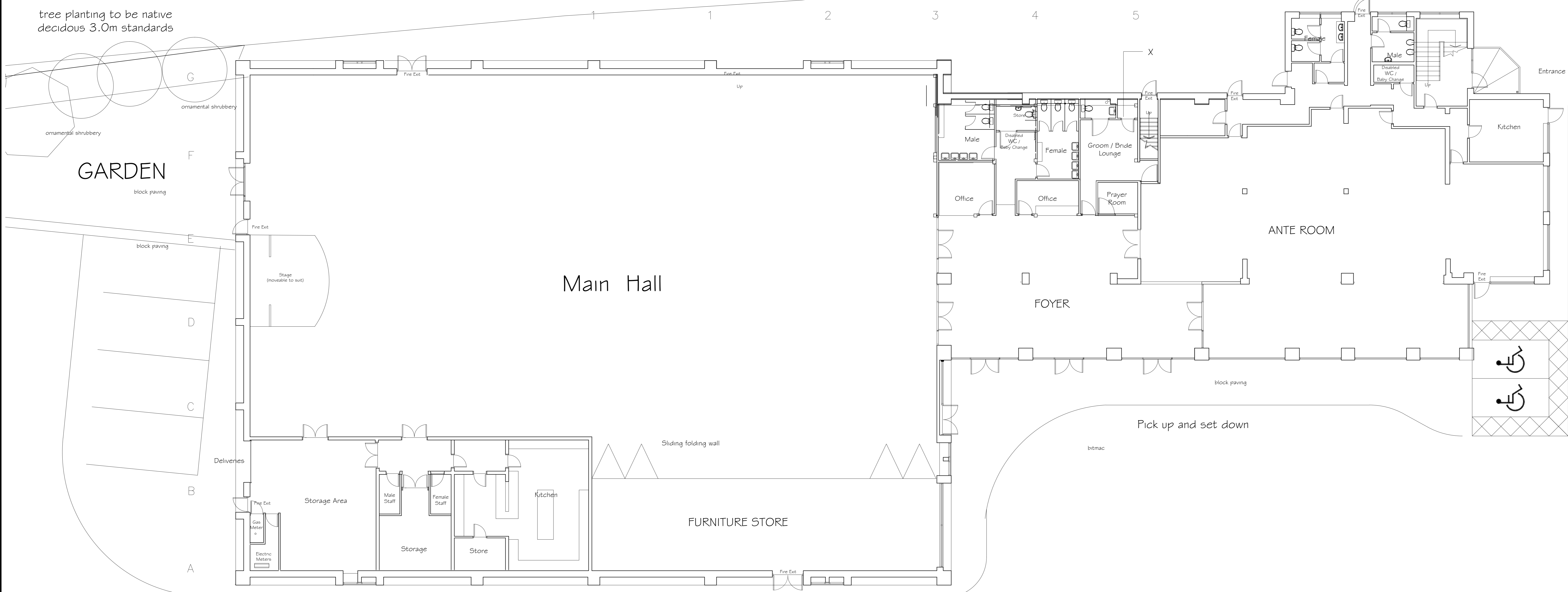


Proposed East Elevation



Proposed West Elevation

tree planting to be native deciduous 3.0m standards



Proposed Ground Floor Layout

AMENDMENTS

REF	DATE	DESCRIPTION

**PETER HARRISON ARCHITECTS**  
 90A High Street  
 Lees, Oldham,  
 Lancashire OL4 5AA  
 Tel: 0161 785 9045

**PROJECT**  
 Proposed Banqueting / Function  
 Suites / Events Venue  
 Former Winners Discount Megastore  
 New Hall Hey Road  
 Rawtenstall, Rossendale,  
 Lancashire BB4 6AJ

**TITLE**  
 Proposed ground floor layout, North, South,  
 East & West Elevations

DATE December 2017	DRAWN MEP
SCALE 1: 100	DRG No 2771/AU3002E

DO NOT SCALE FROM THIS DRAWING

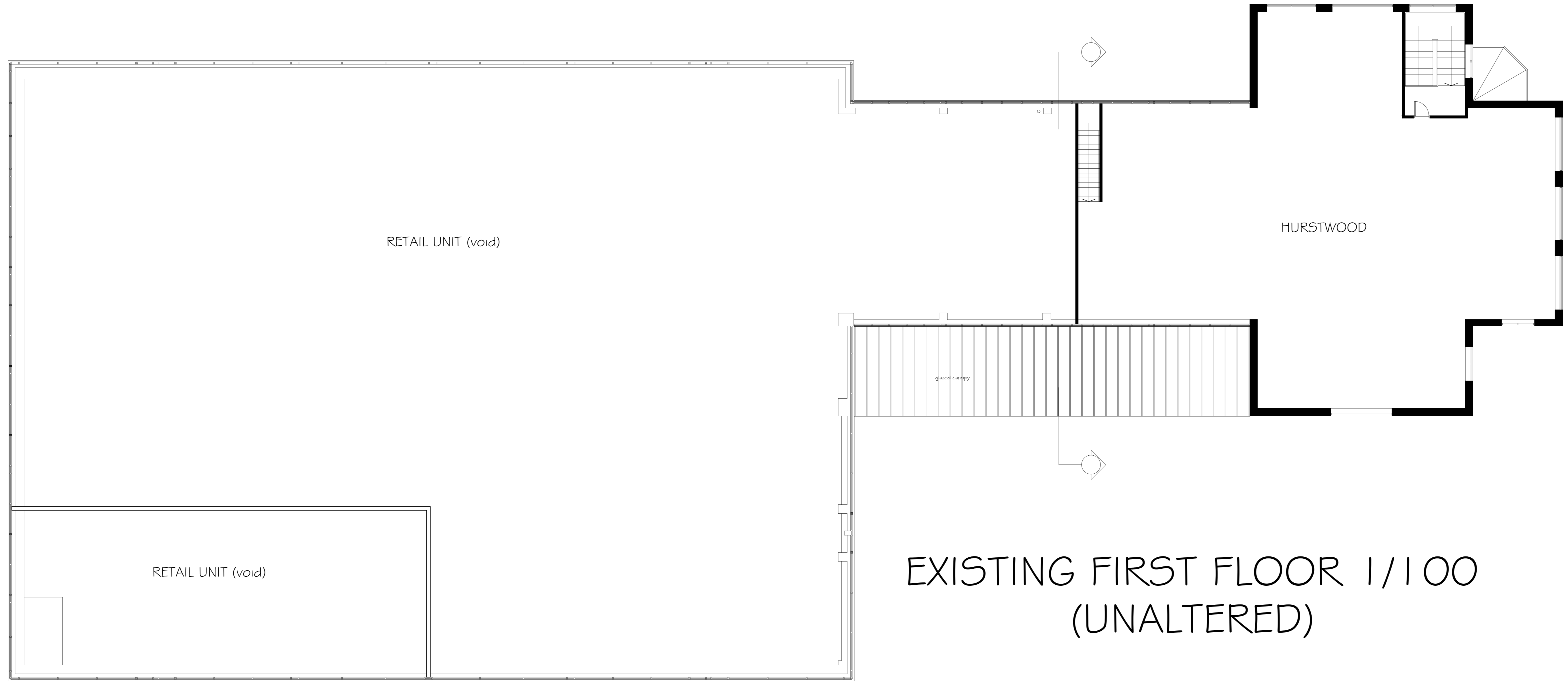
The scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies are to be reported to the architect before work commences. Planned dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant consultants and / or specialist drawings / documents and any discrepancies or variations are to be notified to the architect before the affected work commences. This drawing has been prepared to accompany an application for approval under the Town & Country Planning Act and shall not be copied in any format or used for any other purpose without the written permission of PETER HARRISON ARCHITECTS.

Party Wall etc Act 1996: If the project progresses onto site without the involvement of Peter Harrison Architects, the Client MUST seek advice prior to the commencement of the planned works as detailed on the drawings. To establish whether the works fall within the scope of the above Act, which require adjoining Property Owners to be served with a statutory notice.

CDM Regulations 1994: These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses onto site without the involvement of Peter Harrison Architects, the Client and Contractor must ensure that they fulfil their duties in respect of the Construction, Design and Management Regulations 1994. If advice is required, please do not hesitate to contact Peter Harrison Architects.


DDA Act: The Client is advised to seek advice as to their legal obligations under the DDA Act to provide reasonable access and facilities etc and within their premises, for disabled persons.

Regulatory Reform (Fire Safety) Order 2005: The Client's attention is drawn to their continuing requirement for the owner / end users to carry out a continual assessment under the Regulatory Reform Order (RRO) which came into force in October 2006.



EXISTING FIRST FLOOR 1/100  
(UNALTERED)

AMENDMENTS		
REF	DATE	DESCRIPTION
A	APRIL 2018	planning resubmission following boundary change

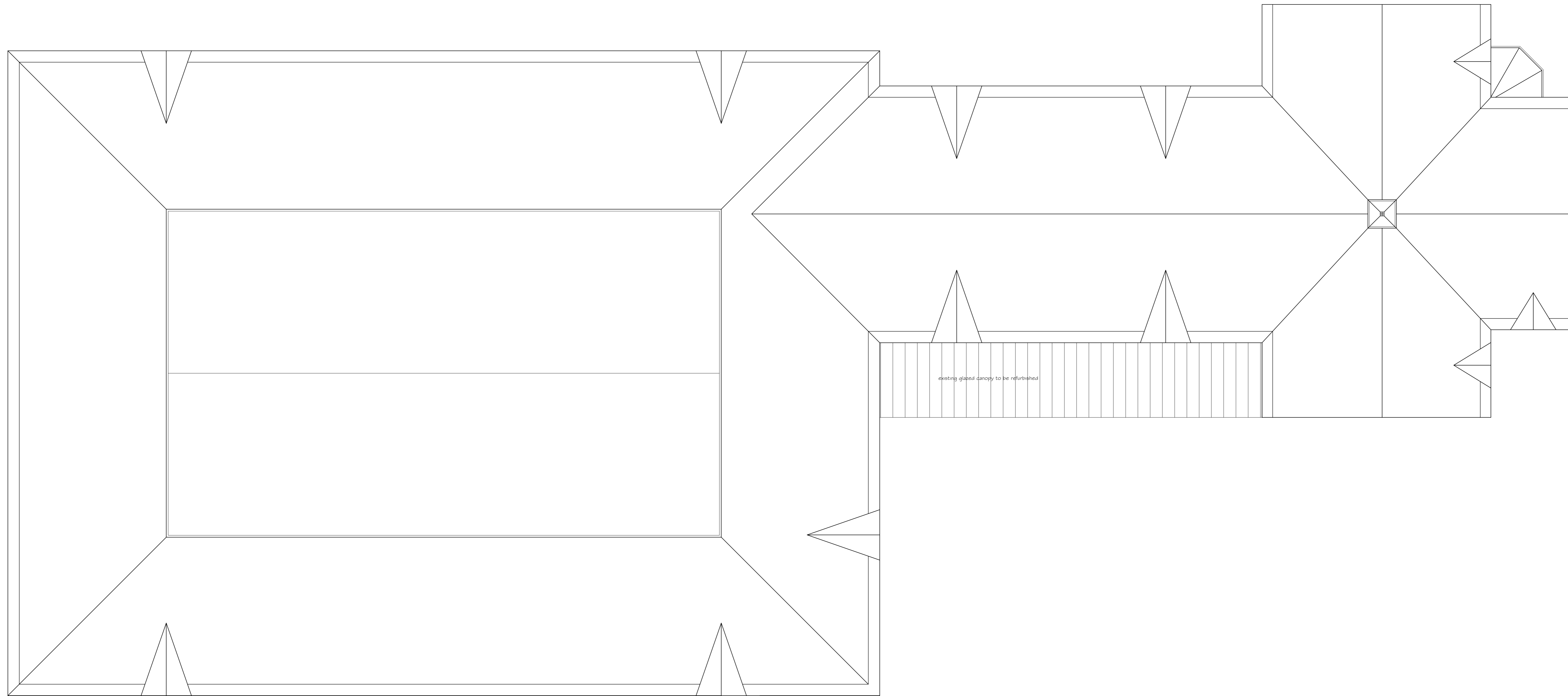
**PETER HARRISON ARCHITECTS**  
  
 90A High Street  
 Lees, Oldham,  
 Lancashire OL4 5AA  
 Tel: 0161 785 9045

**PROJECT**  
 Proposed Banqueting / Function Suites / Events Venue  
 at  
 Former Winners Discount Megastore  
 New Hall Hey Road  
 Rawtenstall, Rossendale,  
 Lancashire BB4 6AJ

TITLE	
Existing First Floor Plan	
DATE December 2017	DRAWN gxxff
SCALE 1:100	DRG No 2771/AL/3003E

DO NOT SCALE FROM THIS DRAWING

The scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies are to be reported to the architect before work commences. Planned dimensions only are to be taken from the drawing. This drawing is to be read in conjunction with all relevant consultants and / or specialists drawings / documents and any discrepancies or variations are to be notified to the architect before the affected work commences. This drawing has been prepared to accompany an application for approval under the Town & Country Planning Act and shall not be copied in any format or used for any other purpose without the written permission of PETER HARRISON ARCHITECTS. Party Wall etc. Act 1996: If the project progresses onto site without the involvement of Peter Harrison Architects, the Client MUST seek advice prior to the commencement of the planned works as detailed on the drawings. To establish whether the works fall within the scope of the above Act, which require Adjoining Property Owners to be served with a statutory notice. CDM Regulations 1994: These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses onto site without the involvement of Peter Harrison Architects, the Client and Contractor must ensure that they fulfil their duties in respect of the Construction, Design and Management Regulations 1994. If advice is required, please do not hesitate to contact Peter Harrison Architects. DDA Act: The Client is advised to seek advice as to their legal obligations under the DDA Act to provide reasonable access and facilities into and within their premises, for disabled persons. Regulatory Reform (Fire Safety) Order 2005: The Client's attention is drawn to their continuing requirement for the owner / end users to carry out a continual assessment under the Regulatory Reform Order (RRO) which came into force in October 2006.



EXISTING ROOF LAYOUT UNALTERED

AMENDMENTS

REF	DATE	DESCRIPTION
A	APRIL 2016	planning resubmission following boundary change

**PETER HARRISON ARCHITECTS**

90A High Street  
Lees, Oldham,  
Lancashire OL4 5AA  
Tel: 0161 785 9045

PROJECT

Proposed Banqueting / Function Suites / Events Venue at Former Winners Discount Megastore New Hall Hey Road Rawtenstall, Rossendale, Lancashire BB4 6AJ

TITLE

Existing & Proposed Roof Layouts

DATE	DRAWN
December 2017	gxxff

SCALE	DRG No
1: 100	277   /AL/3004E