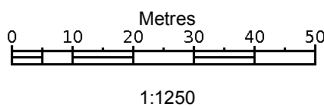




Produced 06 Jul 2021 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Woodstock, Goodshawfold Rd,
Loveclough, Rossendale
BB4 8QN

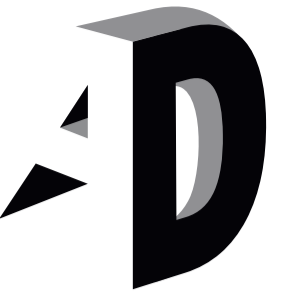
Supplied by: **Stanfords 06 Jul 2021**
Licence: © Crown Copyright and
database rights 2021 OS100035409
Order Licence Reference: OI1484137
Centre coordinates: 380998 426532



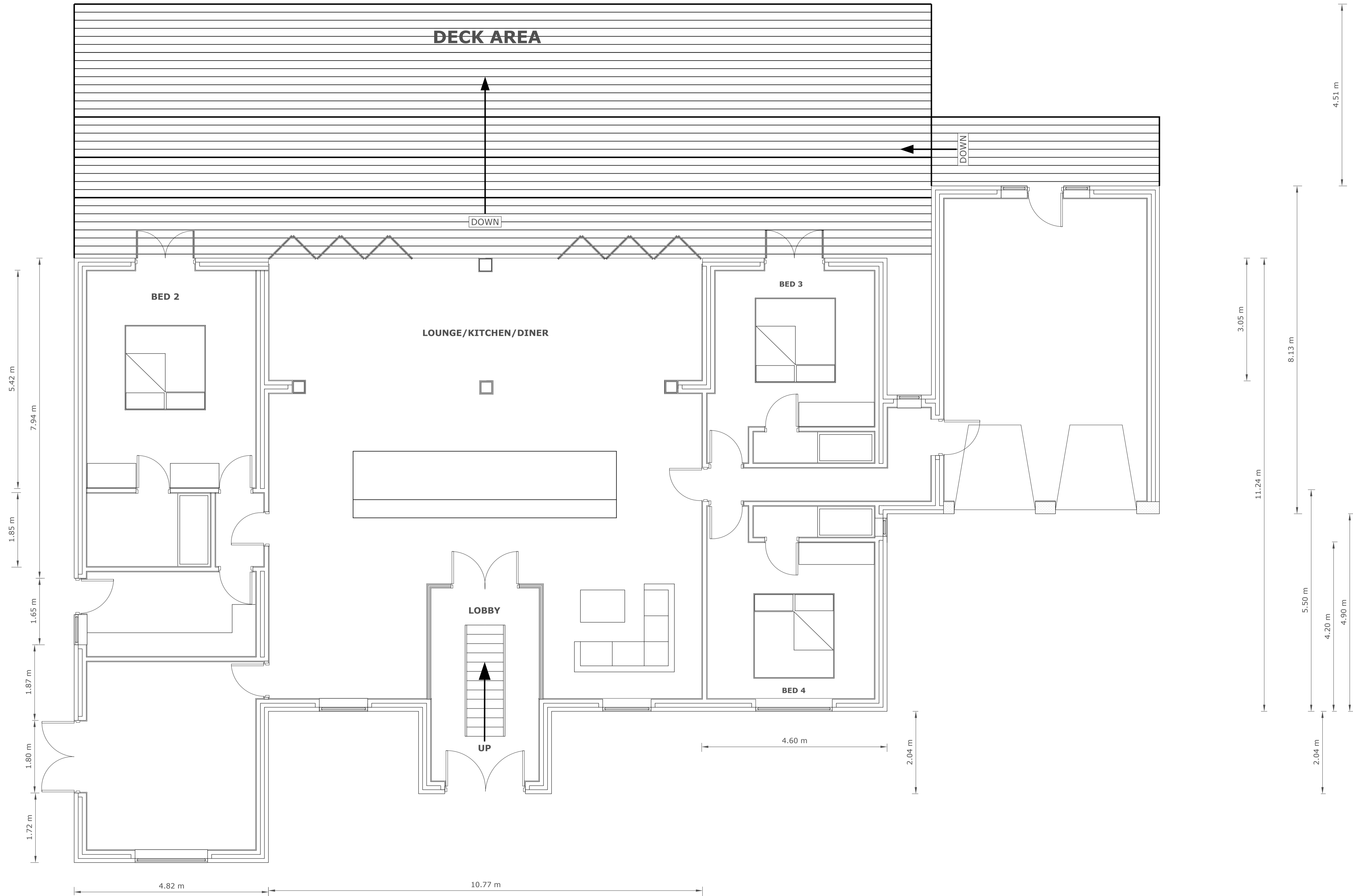








SOLUTIONS
Elevating Life Through Great Design



PROPOSED GROUND FLOOR LAYOUT

ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.

THE DRAWINGS AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/ LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.

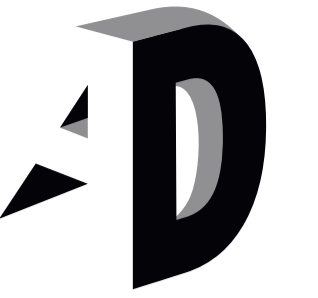
PROJECT/JOB/DWG NO/REVISION RF001/02

CLIENT MR RYAN FEBER

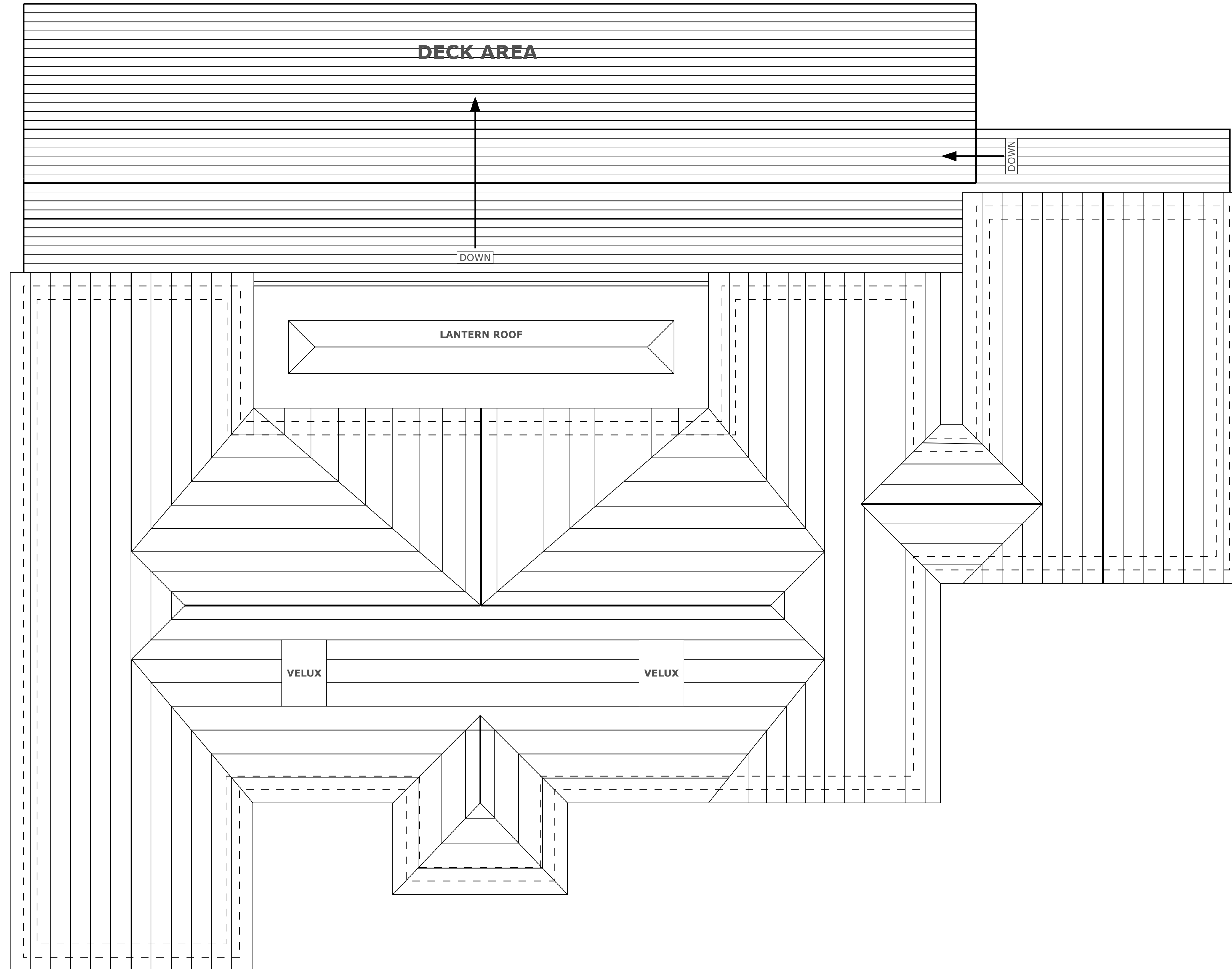
PROJECT. EXTENSION AT WOODSTOCK GOODSHAWFOLD ROAD ROSSENDALE

SCALE
1:50 @ A1

Archtech Design Solutions
Steve Jackson Dip con Dip arch
14 Maitland Place,
Rossendale,
Lancs
BB4 6AT
07792183353
archtech@ntlworld.com
Archtech-design.co.uk



SOLUTIONS
Elevating Life Through Great Design



PROPOSED ROOF LAYOUT

ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.

THE DRAWINGS AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.

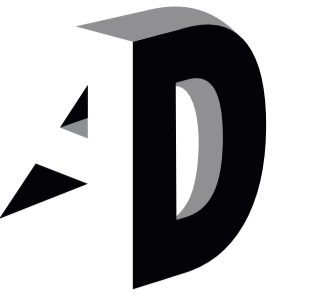
PROJECT/JOB/DWG NO/REVISION RF002/02

CLIENT MR RYAN FEBER

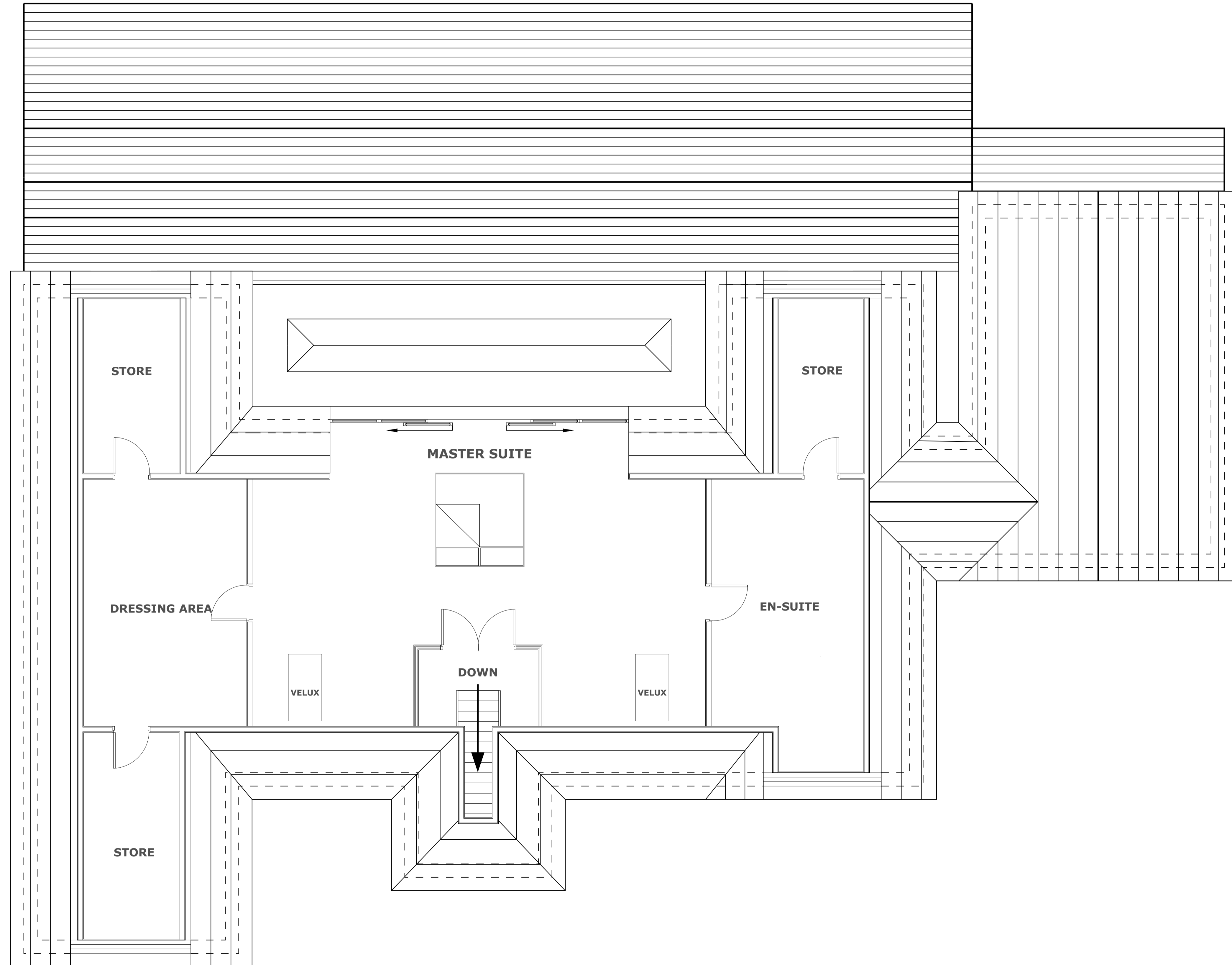
PROJECT. EXTENSION AT WOODSTOCK GOODSHAWFOLD ROAD ROSSENDALE

SCALE
1:50 @ A1

Archtech Design Solutions
Steve Jackson Dip con Dip arch
14 Maitland Place,
Rossendale,
Lancs
BB4 6AT
07792183353
archtech@ntlworld.com
Archtech-design.co.uk



SOLUTIONS
Elevating Life Through Great Design



PROPOSED 1ST FLOOR PLAN

ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.
THE DRAWINGS AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.

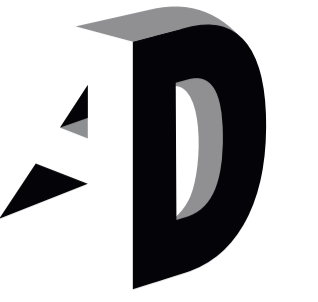
PROJECT/JOB/DWG NO/REVISION RF003/02

CLIENT MR RYAN FEBER

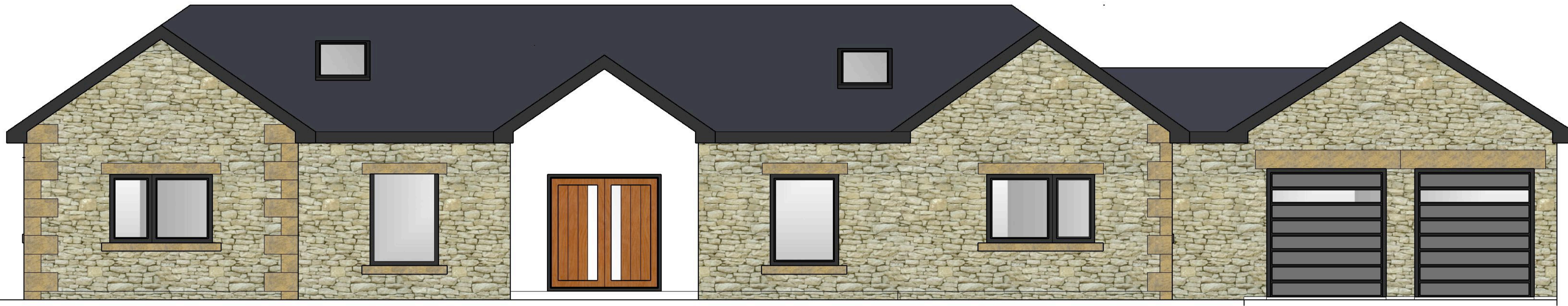
PROJECT EXTENSION AT WOODSTOCK GOODSHAWFOLD ROAD ROSSENDALE

SCALE
1:50 @ A1

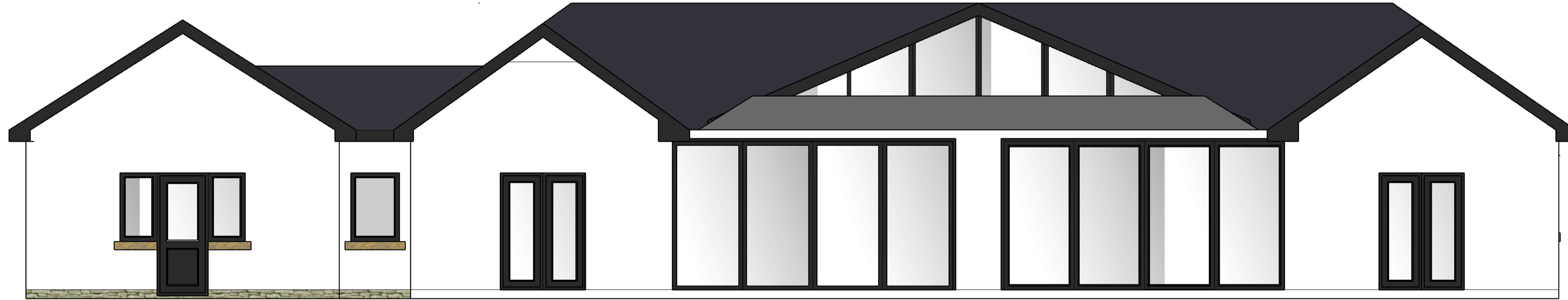
Archtech Design Solutions
Steve Jackson Dip con Dip arch
14 Maitland Place,
Rossendale,
Lancs
BB4 6AT
07792183353
archtech@ntlworld.com
Archtech-design.co.uk



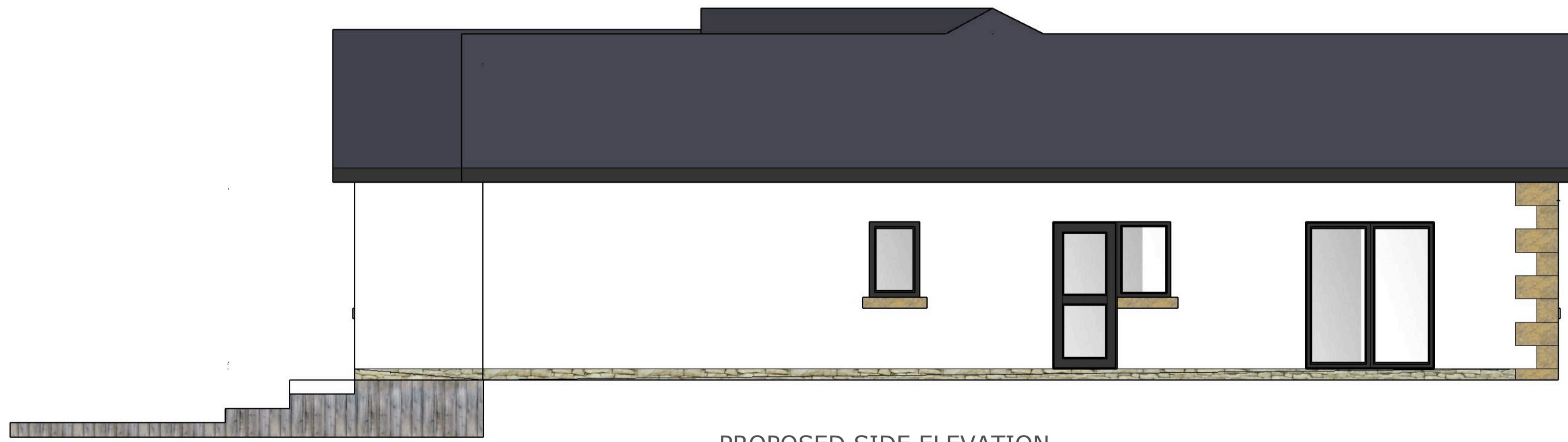
SOLUTIONS
Elevating Life Through Great Design



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GARAGE SIDE ELEVATION

ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.
THE DRAWINGS AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.

PROJECT/JOB/DWG NO/REVISION RF004/01

CLIENT MR RYAN FEBER

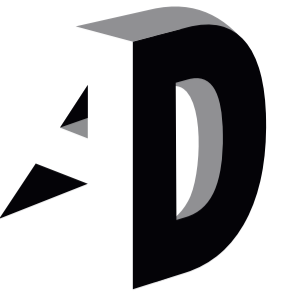
PROJECT. EXTENSION AT WOODSTOCK GOODSHAWFOLD ROAD ROSSENDALE

SCALE

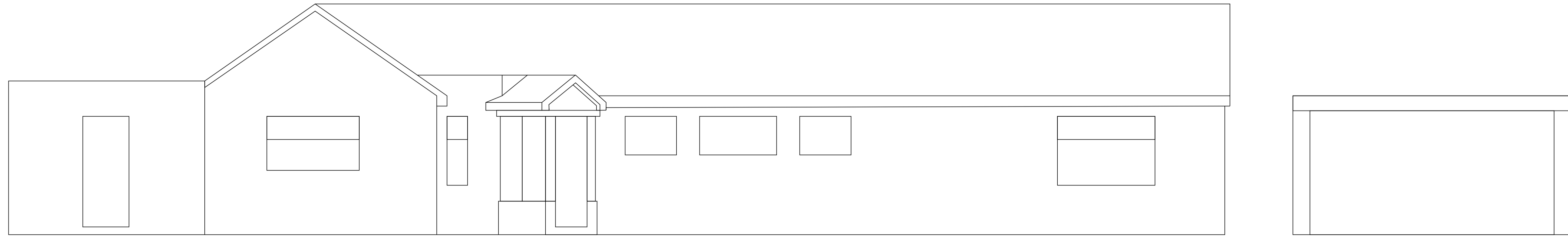
1:50 @ A1

GRAPHIC ELEVATIONS

Archtech Design Solutions
Steve Jackson Dip con Dip arch
14 Maitland Place,
Rossendale,
Lancs
BB4 6AT
07792183353
archtech@ntlworld.com
Archtech-design.co.uk

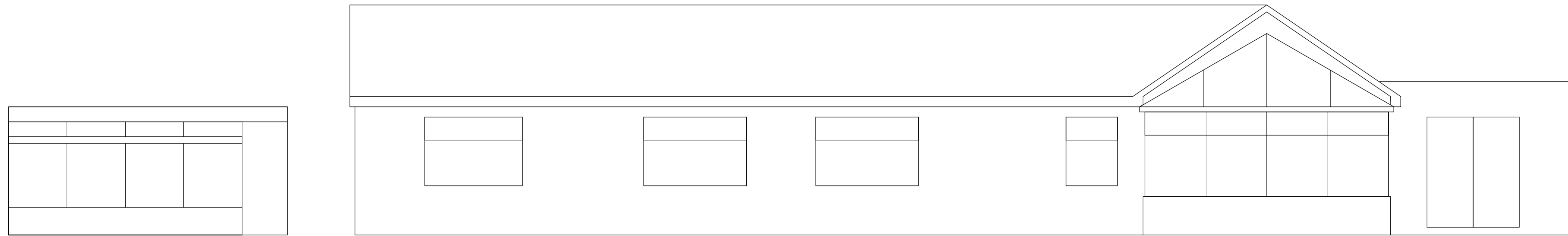
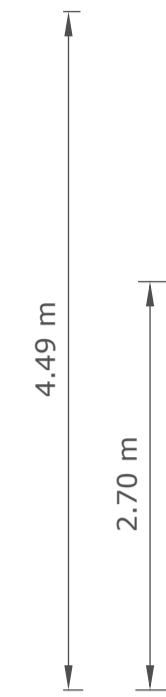


SOLUTIONS
Elevating Life Through Great Design



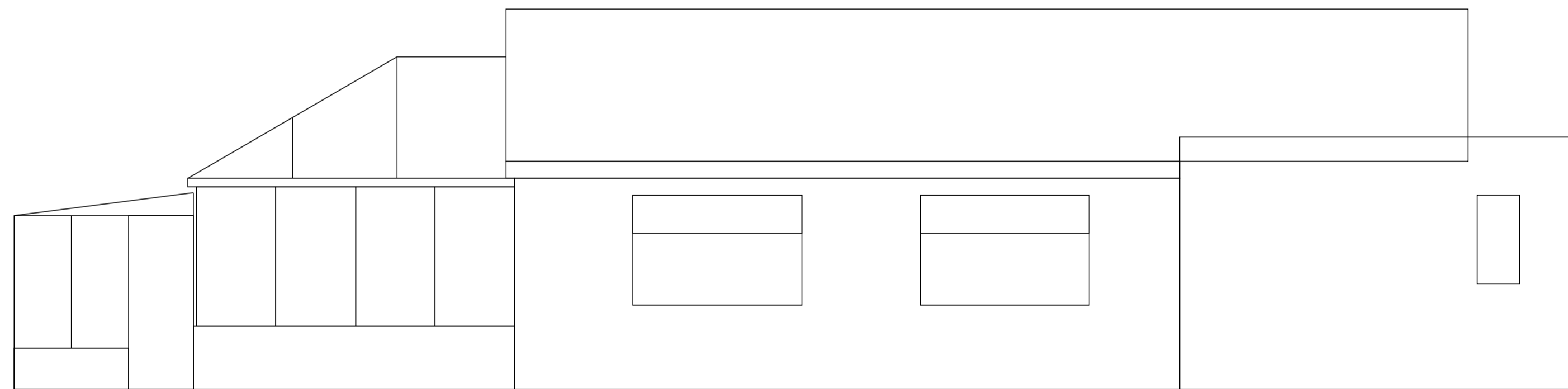
EXISTING FRONT ELEVATION
30.44 m

GARAGE

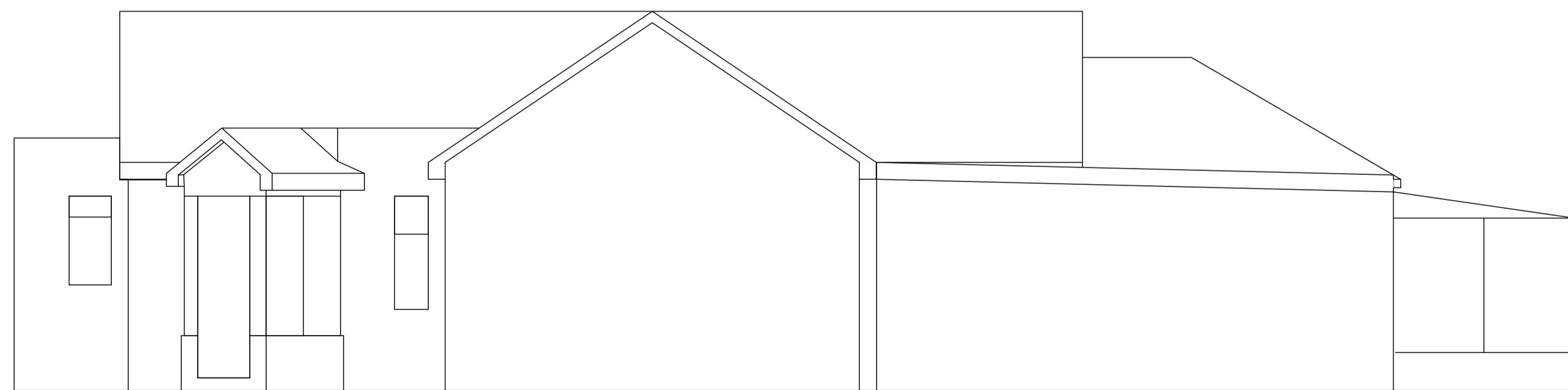


GARAGE

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION
18.46 m



EXISTING GARAGE SIDE ELEVATION

ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.
THE DRAWINGS AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/ LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.

PROJECT/JOB/DWG NO/REVISION RF008/01

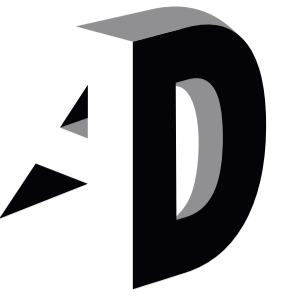
CLIENT MR RYAN FEBER

PROJECT. EXTENSION AT WOODSTOCK GOODSHAWFOLD ROAD ROSSENDALE

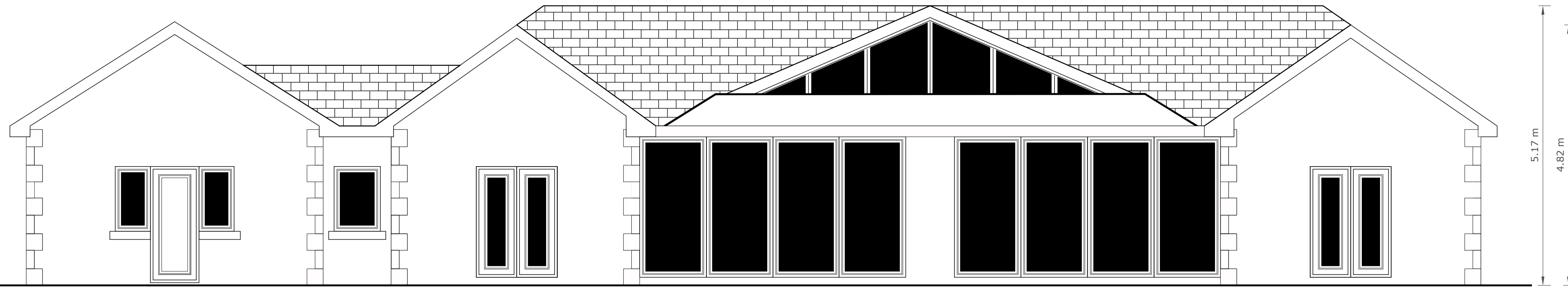
SCALE
1:50 @ A1

EXISTING ELEVATIONS

Archtech Design Solutions
Steve Jackson Dip con Dip arch
14 Maitland Place,
Rossendale,
Lancs
BB4 6AT
07792183353
archtech@ntlworld.com
Archtech-design.co.uk

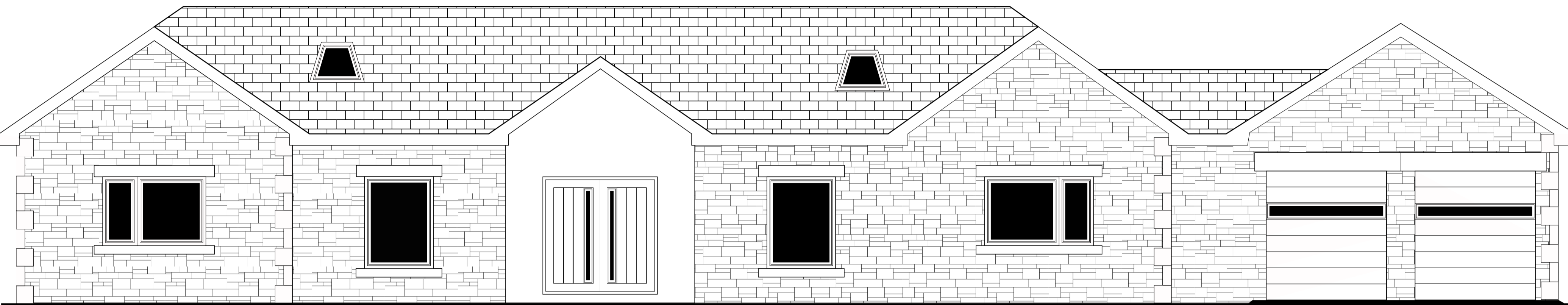


SOLUTIONS
Elevating Life Through Great Design



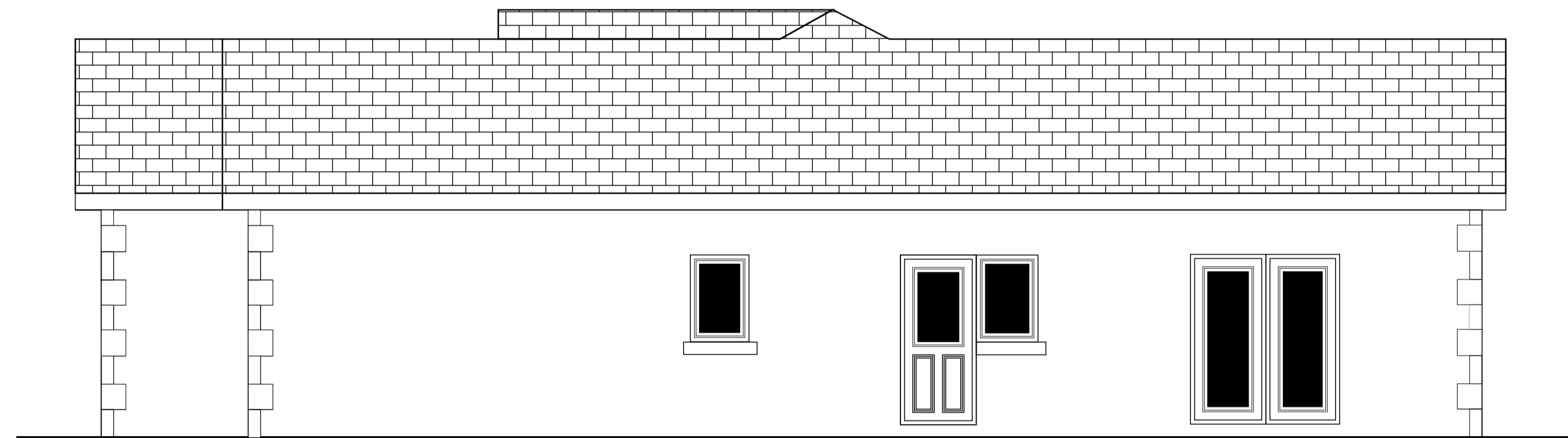
5.17 m
4.82 m

PROPOSED FRONT ELEVATION
26.92 m

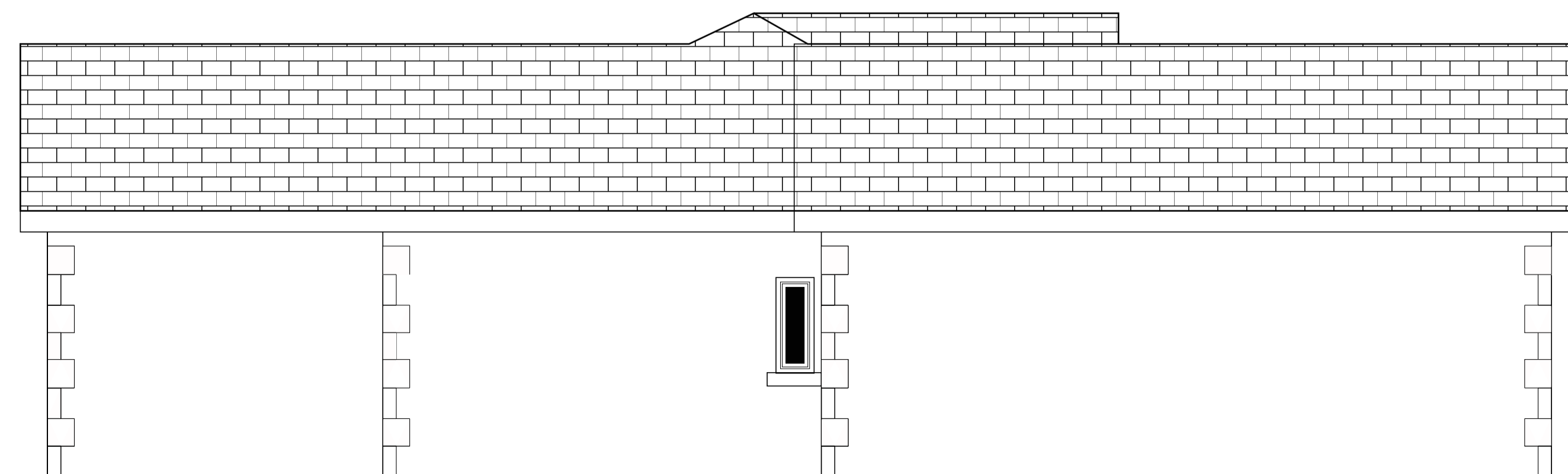


5.20 m
4.90 m
4.32 m

PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION
16.78 m



PROPOSED GARAGE SIDE ELEVATION

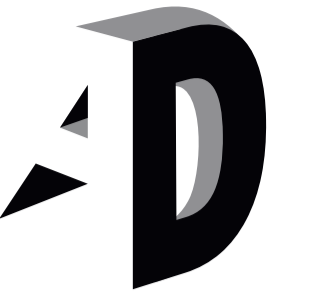
ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.
THE DRAWINGS AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.

PROJECT/JOB/DWG NO/REVISION RF006/01

CLIENT MR RYAN FEBER

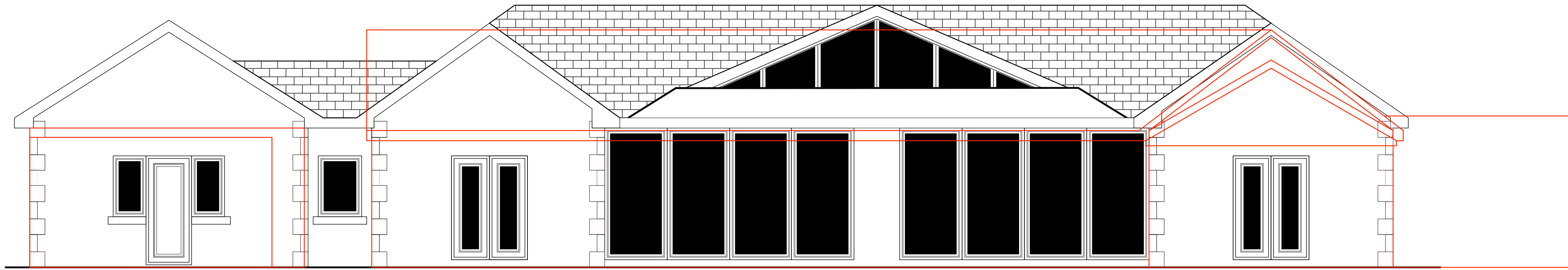
PROJECT. EXTENSION AT WOODSTOCK GOODSHAWFOLD ROAD ROSSENDALE

SCALE
1:50 @ A1
PROPOSED ELEVATIONS
Archtech Design Solutions
Steve Jackson Dip con Dip arch
14 Maitland Place,
Rossendale,
Lancs
BB4 6AT
07792183353
archtech@ntlworld.com
Archtech-design.co.uk

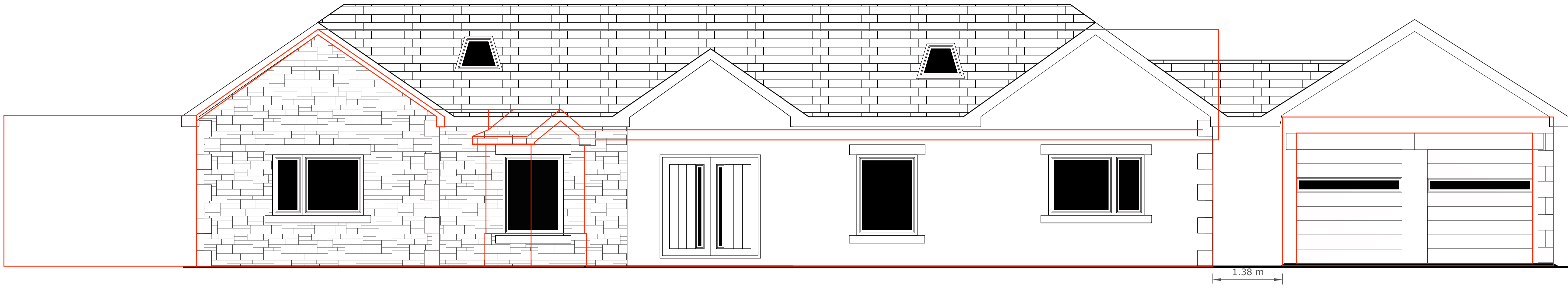


SOLUTIONS
Elevating Life Through Great Design

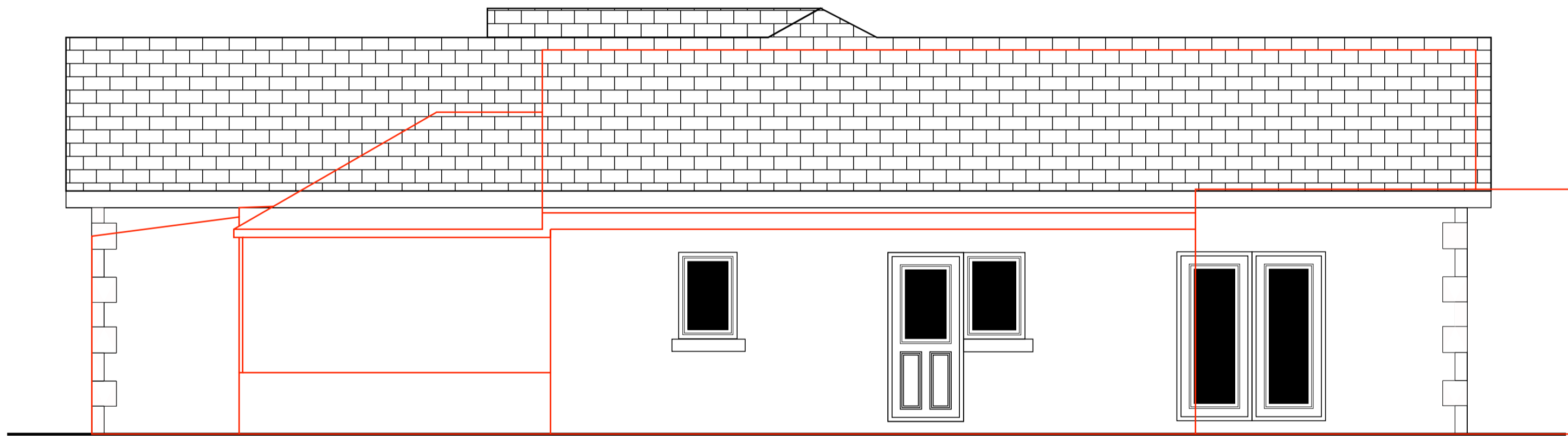
RED OVERLAY IS THE EXISTING
BUILDING SILHOUETTE



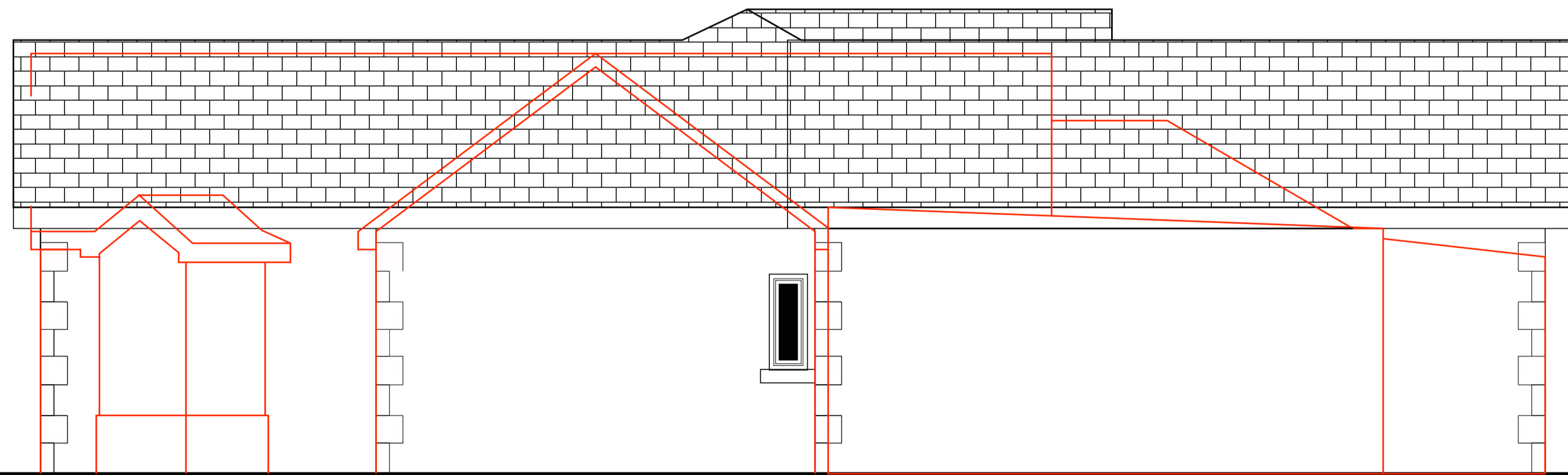
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GARAGE SIDE ELEVATION

ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.
THE DRAWINGS AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/ LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.

PROJECT/JOB/DWG NO/REVISION RF007/01

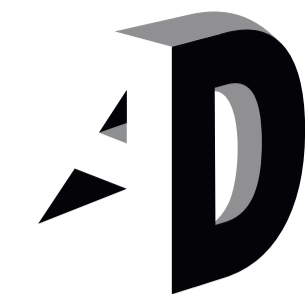
CLIENT MR RYAN FEBER

PROJECT. EXTENSION AT WOODSTOCK GOODSHAWFOLD ROAD ROSSENDALE

SCALE
1:50 @ A1

PROPOSED ELEVATIONS
OVERLAY

Archtech Design Solutions
Steve Jackson Dip con Dip arch
14 Maitland Place,
Rossendale,
Lancs
BB4 6AT
07792183353
archtech@ntlworld.com
Archtech-design.co.uk



SOLUTIONS
Elevating Life Through Great Design

The proposal relates to the extension and redevelopment of Woodstock which is located on Goodshawfold road in Clowbridge Rossendale. The current property is a single storey bungalow built in the 1960's which comprises of 3 beds, bath, lounge, kitchen, utility and conservatory, the layout of which has compartments off a linking corridor which has created a low level of natural light and a lack of flow through the property. The property does benefit from an detached garage, however, the access by car is very much limited.

The scale of extension and redevelopment proposes the removal of the utility block, conservatory, garage and rear wall to facilitate the proposed development, it is also proposed that the roof be replaced and raised to incorporate a loft room.

The general extension to the rear which attaches to the existing principal rear elevation, to the northeast end of the building a further extended portion with a projection of 3060mm and width of 4560mm is proposed to give balance to both the rear elevation and the roof line. Between the two wing extensions it is proposed that an infill comprising of an orangery which will project 3000mm from the newly formed rear main house elevation. The infill area which measures, 10800mm wide and 3000mm deep.

As indicated it is proposed that the current roof height be extended to accommodate an upper floor in the roof, with an enclosed balcony area which is sheltered by the wing roofs, so as not to encroach upon the neighbouring properties. The roof will extend vertically by 600mm although a significant increase it does not obscure any current views and respects the surrounding ridge heights and the existing pitch of the host property.

As indicated the scale of extension is within current permitted development allowances however the roof height increase does not. The site is bounded by greenbelt land and as such a max increase of development would be 30% which equates to an increase of 65m², the proposed increase of footprint is 70m² which is an increase of 34% should the orangery be removed from the calculation as a glass building this then falls below the prescribed 30% increase allowance. As it is shown the site has the benefit of a significant site area which will accommodate the proposal without any impact. In addition rebuilding the garage including a link to the property and a dual access drive proposes a redevelopment which improves the current accommodation, has minimal impact upon the surrounding area and properties provides much needed improved access and adds benefit through enjoyment of the views and locality for the current occupants it is therefore requested that approval be granted so that much needed improvements can be carried out yet retaining the single property accommodated site.

ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.

THE DRAWINGS AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.

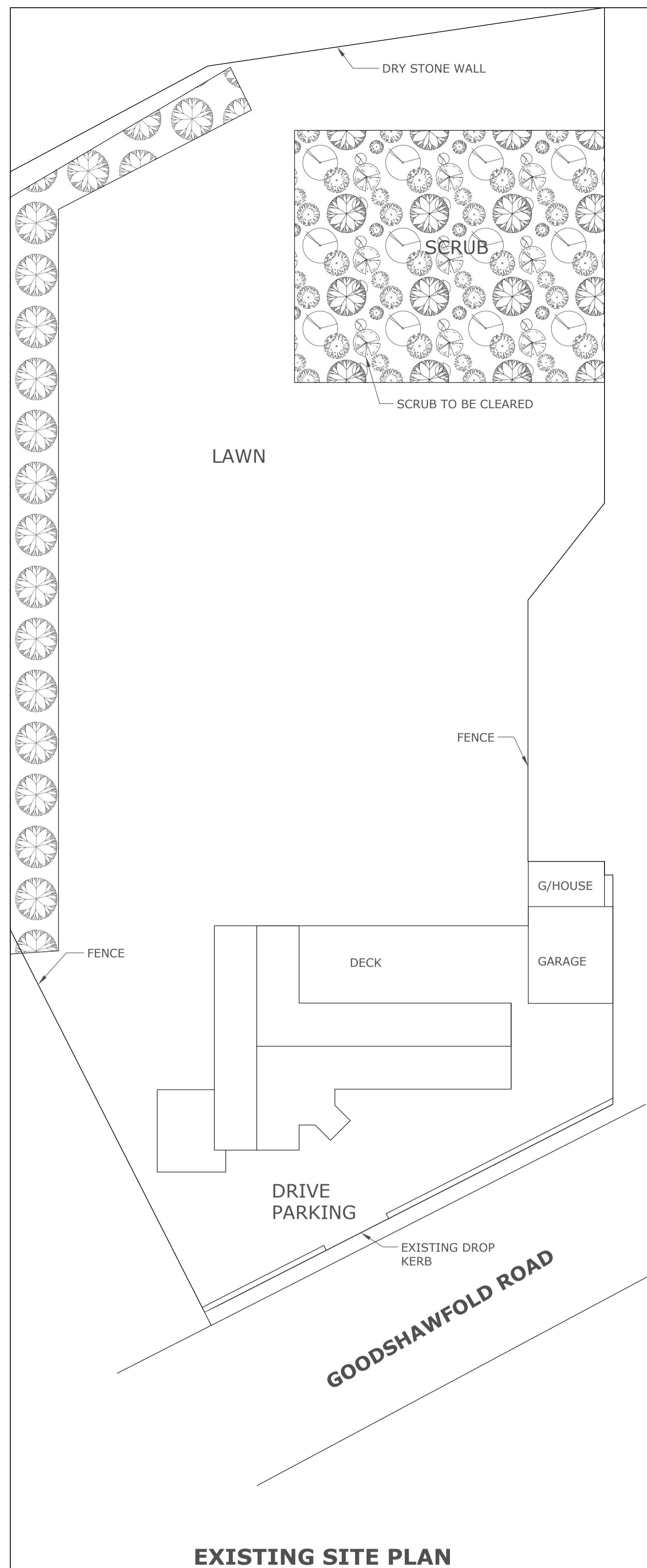
**PROJECT/JOB/DWG NO/
RF009/R02**

**CLIENT
MR RYAN FEBER**

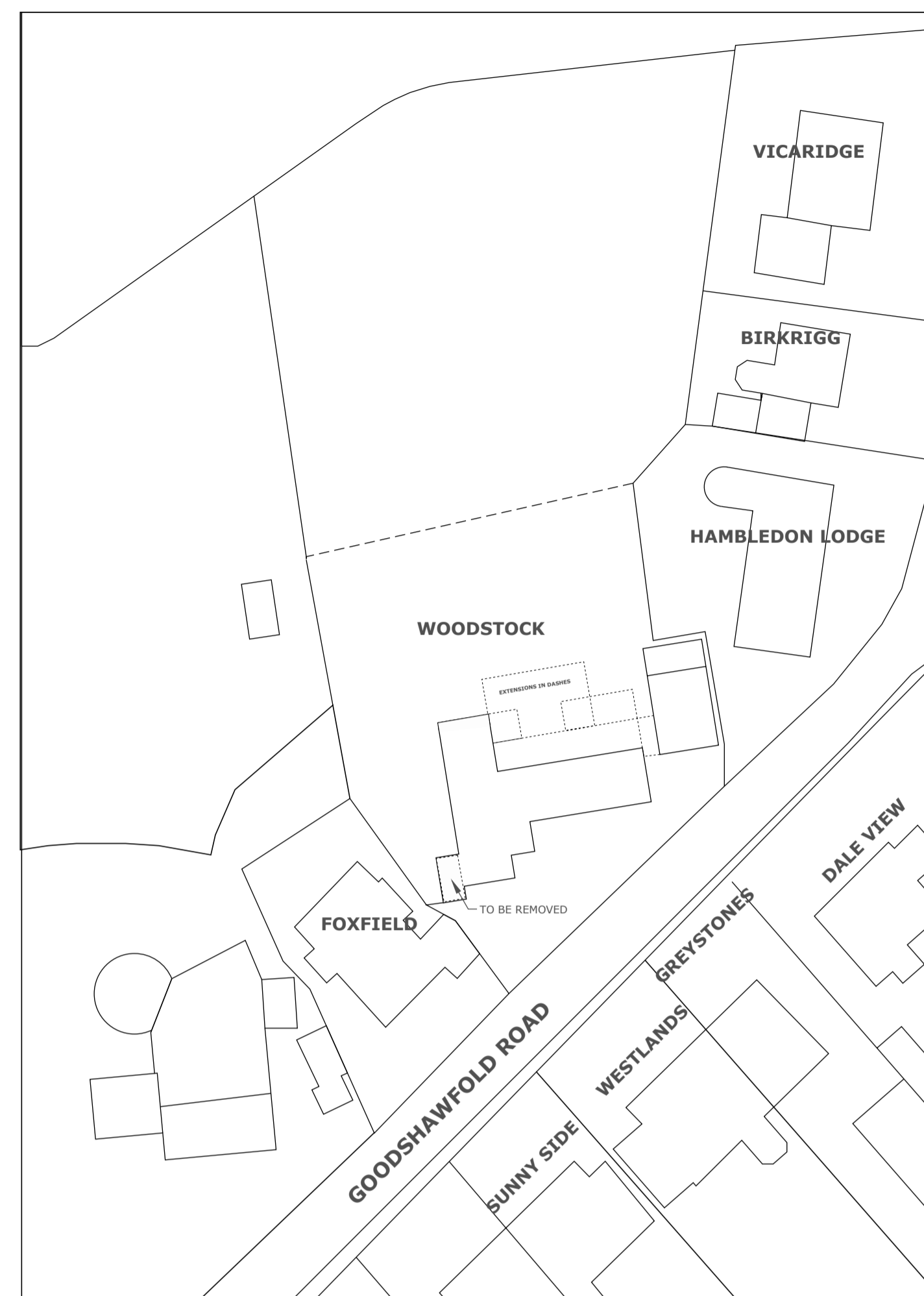
PROJECT PROPOSED EXTENSION REDEVELOPMENT OF
"WOODSTOCK" GOODSHAWFOLD ROAD
CRAWSHAWBOOTH.

SCALE
1:200 SITE PLANS
1:500 BLOCK PLAN
@ A1

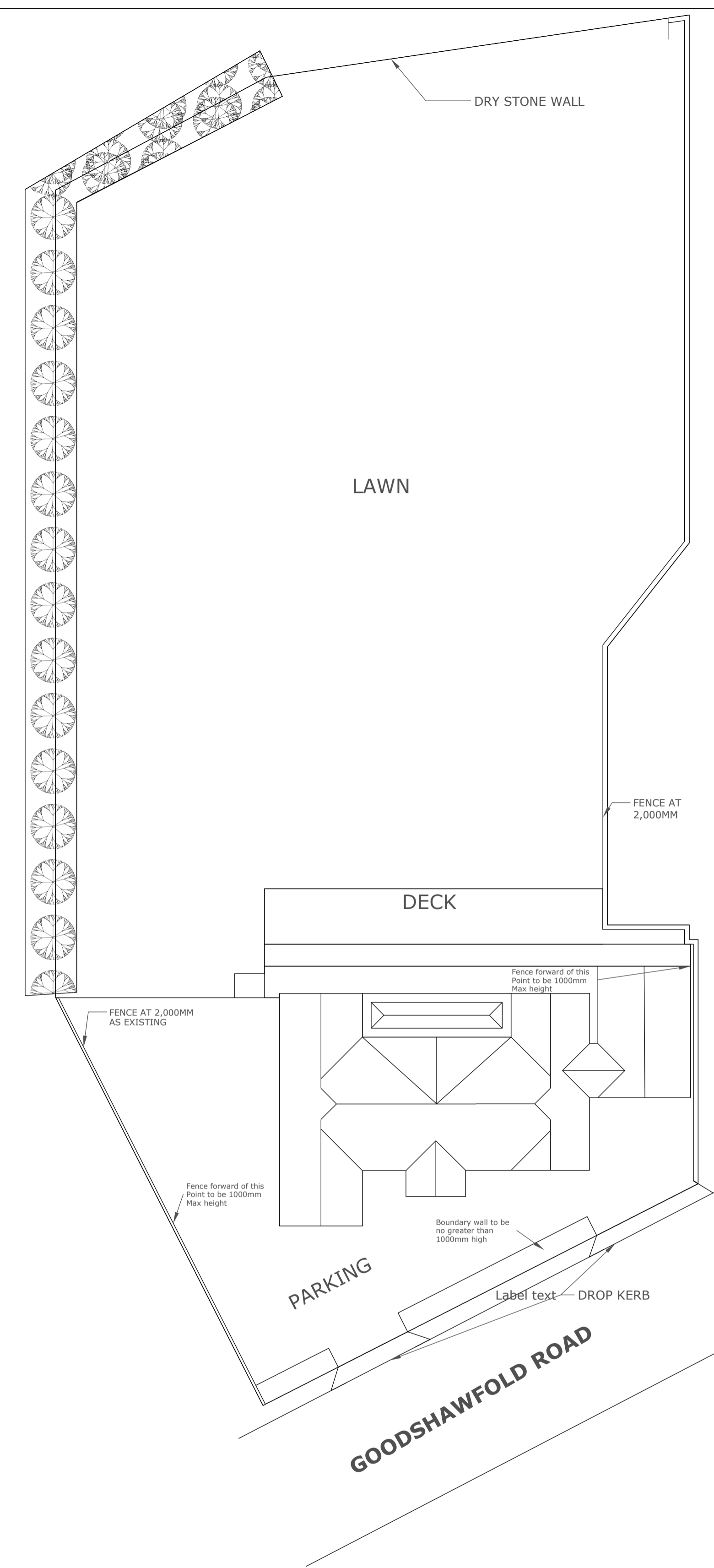
Archtech Design Solutions
Steve Jackson Dip con Dip arch
14 Maitland Place,
Rossendale,
Lancs
BB4 6AT
07792183353
archtech@ntlworld.com
Archtech-design.co.uk



EXISTING SITE PLAN



BLOCK PLAN



PROPOSED SITE PLAN