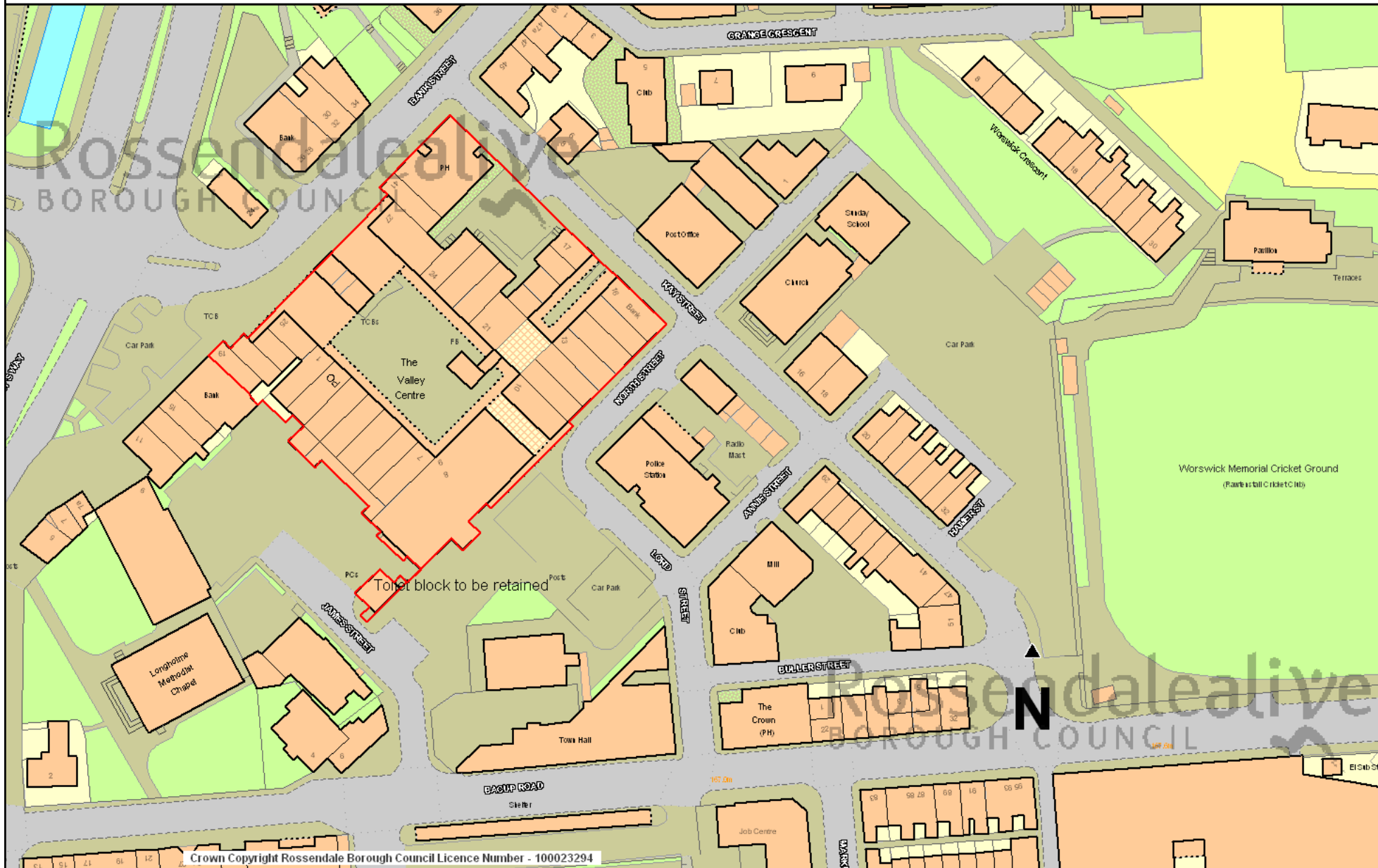
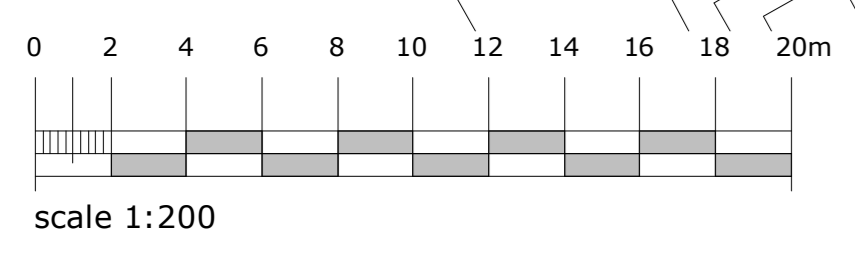
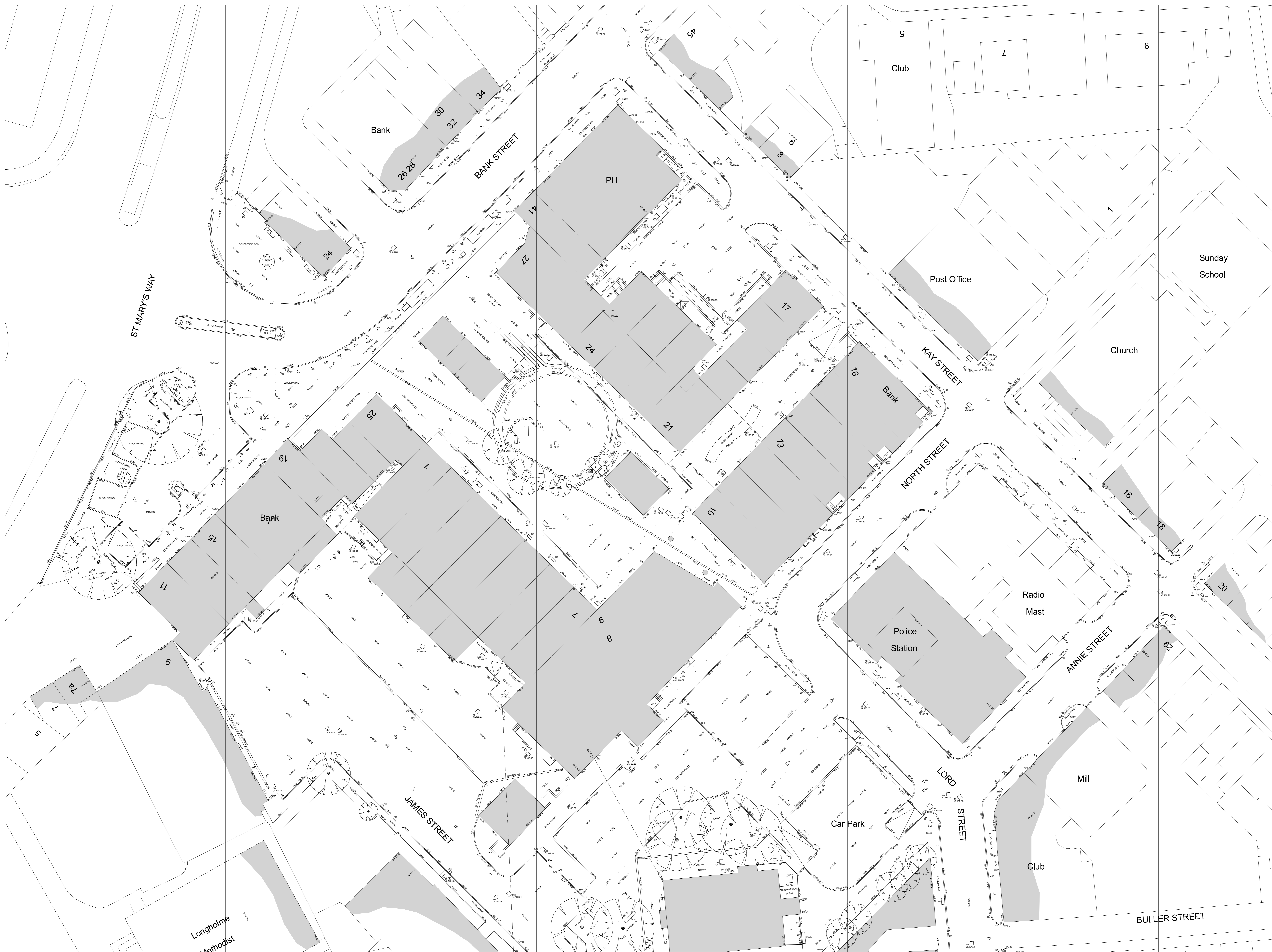


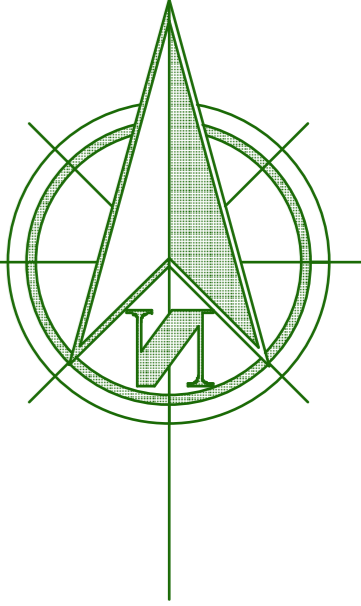
# Site Location Plan



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scale 1:200



**campbell driver partnership**  
 architects designers surveyors

client: rossendale borough council

project: town centre development  
 lord street / bank street, rawtenstall

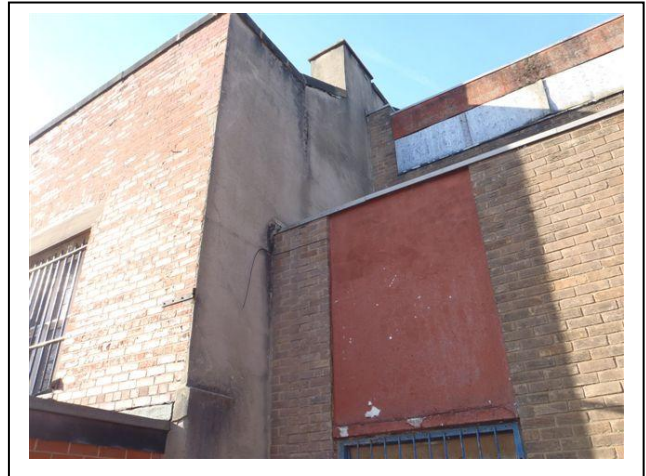
sheet: existing site plan

dwg no: 11.178	01
scale: 1:200 @ A0	capricorn park blakewater road blackburn to 1st t: 01254 297700 f: 01254 297701 email: design@cdpartnership.co.uk
date: 26.10.11	
drawn: sc	

## Party Wall Liabilities

### HSBC Bank, 17 Bank Street, Rawtenstall, BB4 7QF

The proposed Conservation Area Consent will impact on an adjoining party wall which is the external gable wall for the HSBC Bank located at 17 Bank Street, Rawtenstall and will be subject to the Party Wall Act 1996. The HSBC Bank have been notified of the intentions of the Conservation Area Consent. Records indicating the state of the party wall prior to the construction of the Valley Centre have been requested from the HSBC's Property Services Department and these are still outstanding at time of submission.

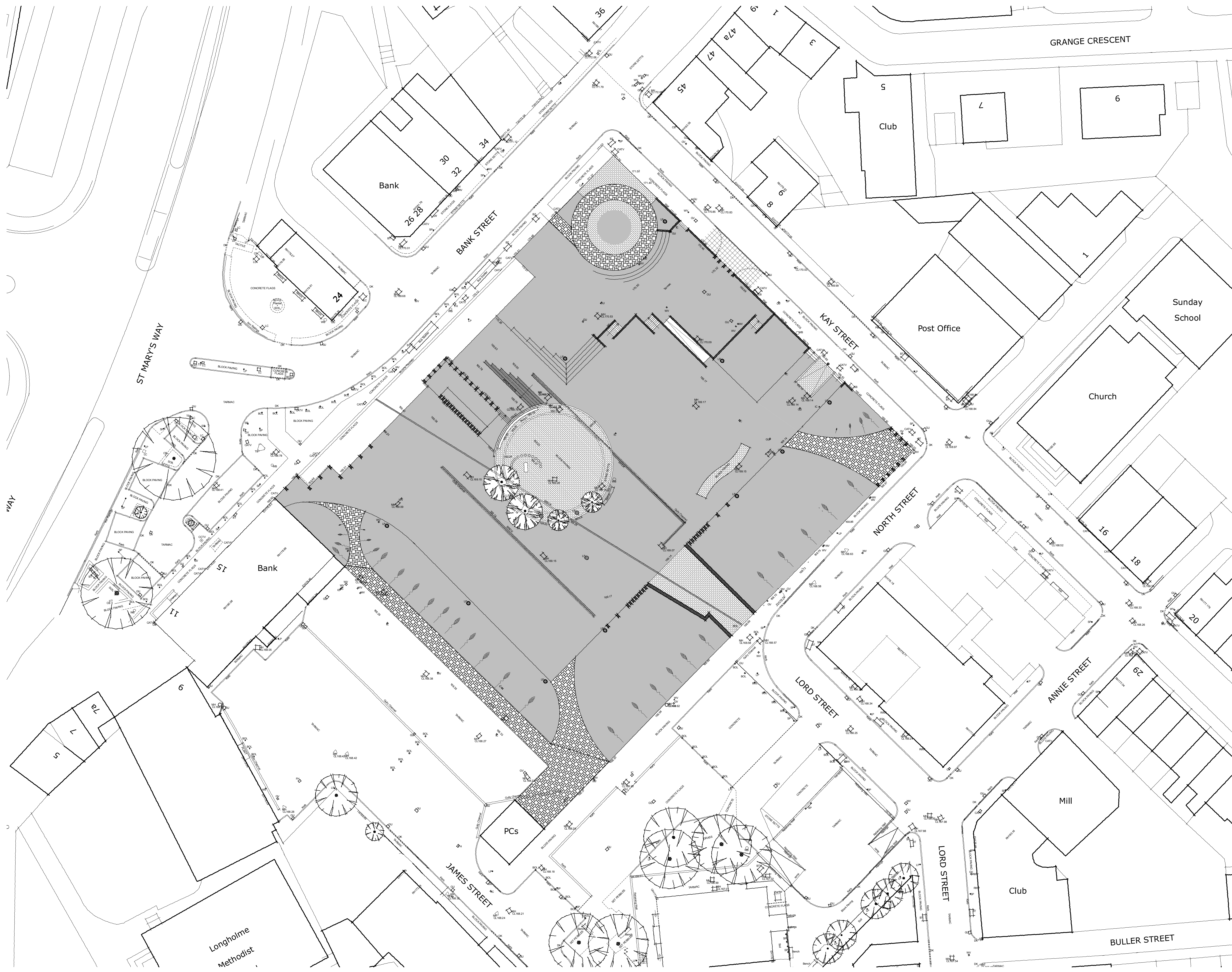


Until demolition has been undertaken it is difficult to assess the state of the wall and the remediation options, if any, that are required to the party wall. From the current state of the wall and what can be seen the gable wall is rendered at the exposed areas above the centre. We have also assumed that the Valley Centre is not tied into the external gable wall of the HSBC Bank and photos would support that assumption.

As part of the demolition works we would initially propose that the wall is rendered to match the rest of the gable wall (if required) or re-render the entire wall if the covered area is of poor quality render. This would be done with an appropriate lime render. However, if it is discovered that the wall is an exposed stone wall in reasonable condition once the Valley Centre is demolished then we would take the opportunity to re-assess the condition of the gable wall and review if the currently exposed render can be removed, stonework cleaned and re-pointed.

The agreed works to the party wall work would be undertaken in agreement with the HSBC Bank and Rossendale Borough Council's Conservation Officer and in compliance with Building Regulations where necessary.



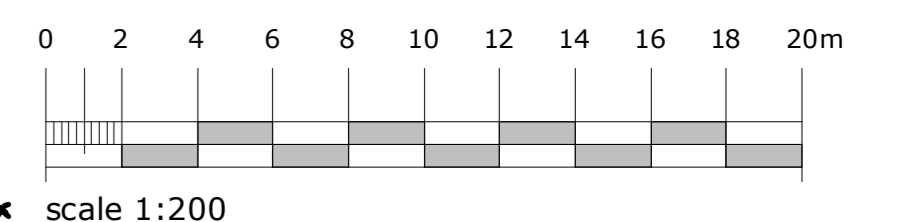


**ABBREVIATIONS**

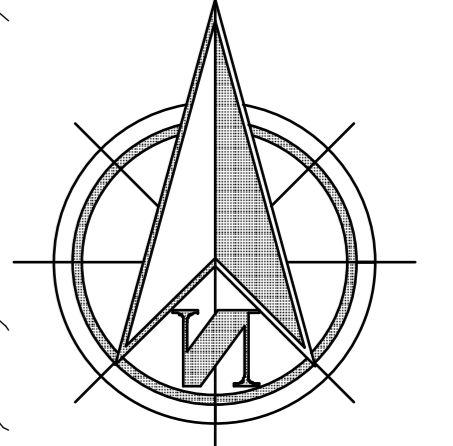
- BM Bench Mark
- BOL Bollard
- BOLI Bollard (Illuminated)
- BT BT Cover
- CATV Cable TV Cover
- CB Control Box
- CCTV CCTV Mast
- CL Cover Level
- DK Drop Kerb
- EC Electric Cover
- EH Eves Height
- FH Fire Hydrant
- GV Gas Valve
- GU Gully
- IC Inspection Cover
- LC Lighting Cover
- LP Lamp Post
- LW Light Well
- MH Man Hole
- O/H Over Head
- PB Post Box
- RH Ridge/Roof Height
- RWP Rain Water Pipe
- SP Sign Post
- TB Telephone Box
- TF Top of Fence
- TL Threshold Level
- TS Traffic Signal
- TW Top of Wall
- WB Waste Bin
- WV Water Valve

NOTE  
 Datum level (71.40m) taken from the OS  
 Bench Mark located at the North West side  
 of Bank Street

Levels defining edge of carriageway are  
 observed at channel (bottom of kerb).



scale 1:200



**campbelldriverpartnership**  
 architects designers surveyors

client: rossendale borough council

project: town centre development  
 lord street / bank street, rawtenstall

sheet: proposed block plan

dwg no: 11.178	05	B
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scale: 1:100, 1:200 @ A0  
 date: 03.11.11  
 drawn: sc  
 email: design@cdpartnership.co.uk