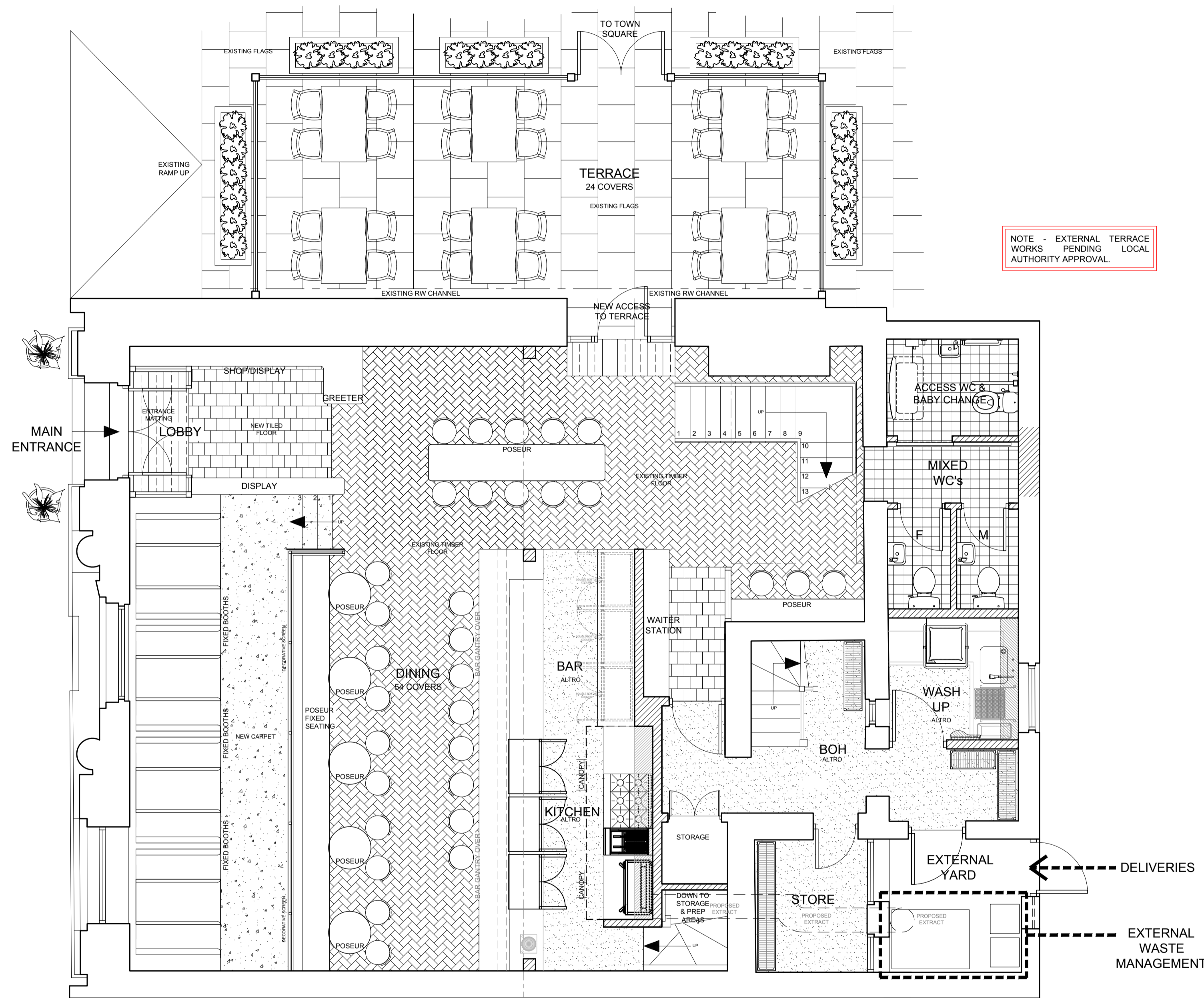
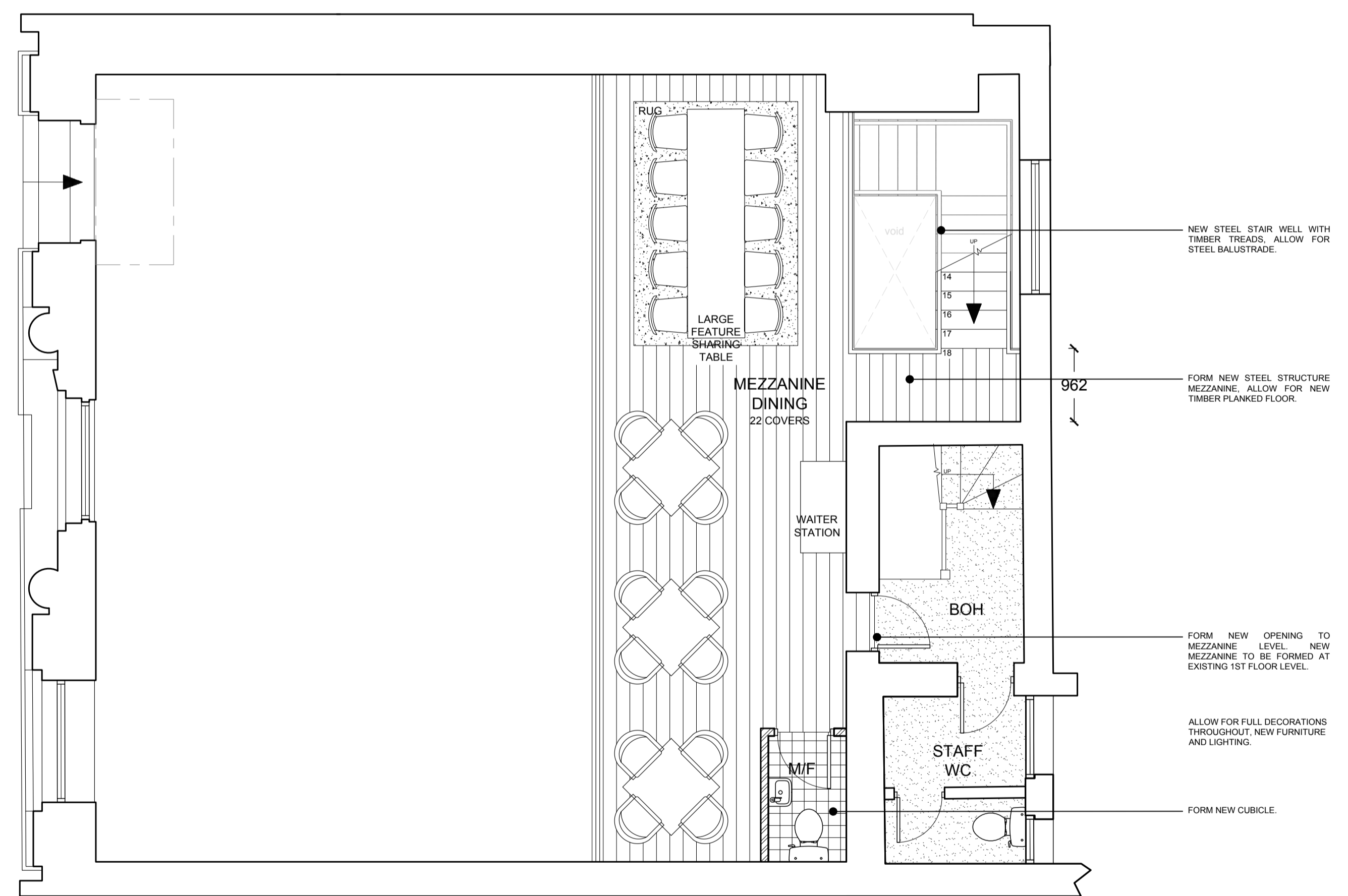


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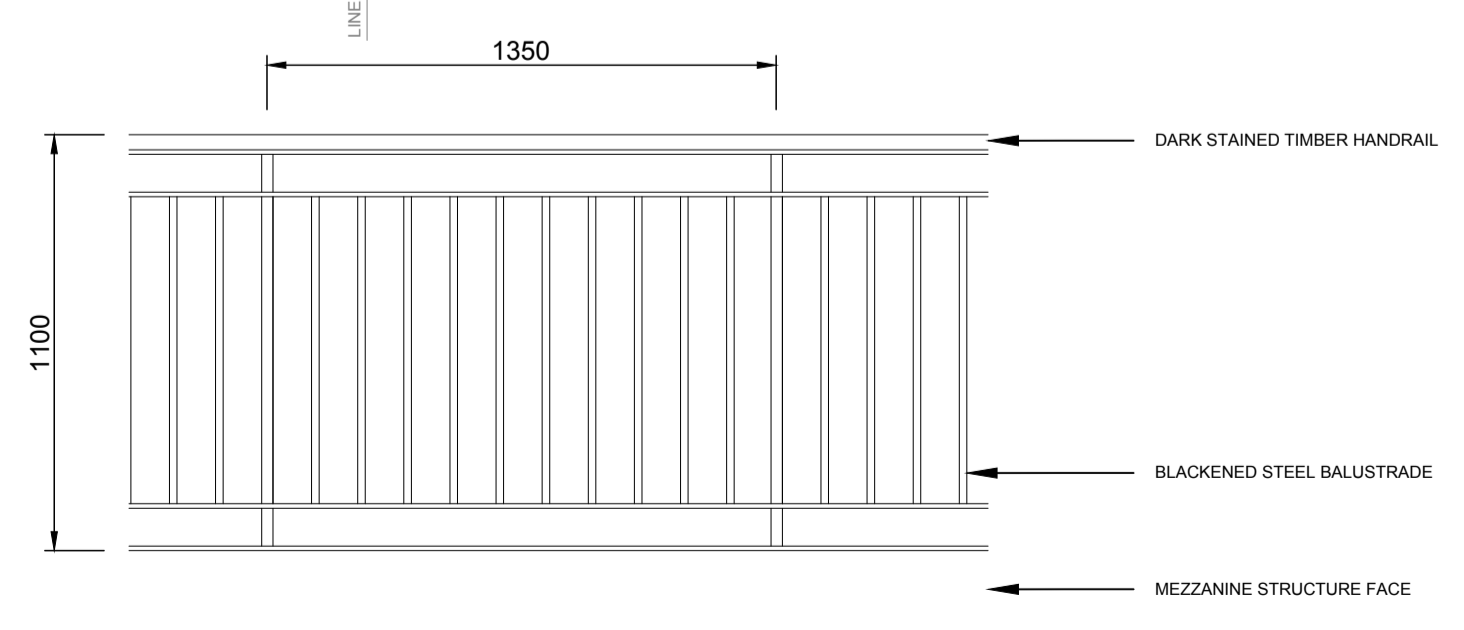
rev	date	note



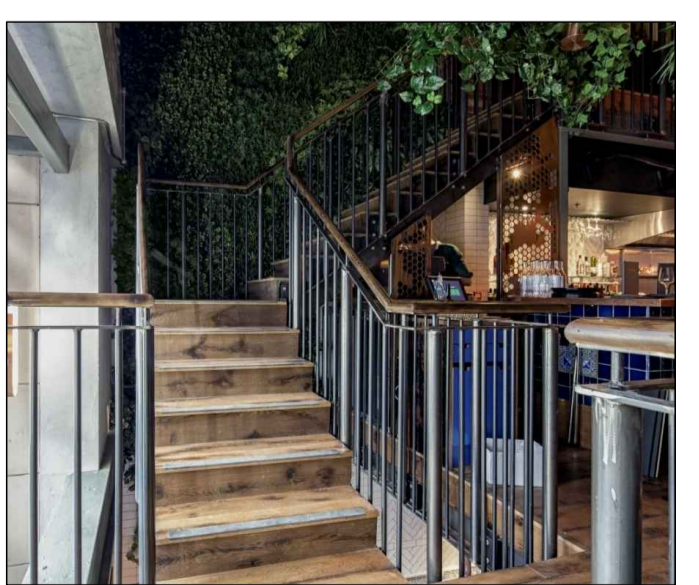
**PROPOSED GROUND FLOOR 1:50@A1**



**PROPOSED MEZZANINE FLOOR 1:50@A1**  
 TOTAL MEZZANINE - 37SQM



**PROPOSED BALUSTRADE DETAIL 1:20@A1**



STAIR CASE & BALUSTRADE REFERENCE IMAGE



MEZZANINE STRUCTURE REFERENCE IMAGE

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 tel: 01274 533022 email: info@jsdesignpartnership.co.uk  
 the jsdesign partnership is a limited liability partnership registered no OC 382311

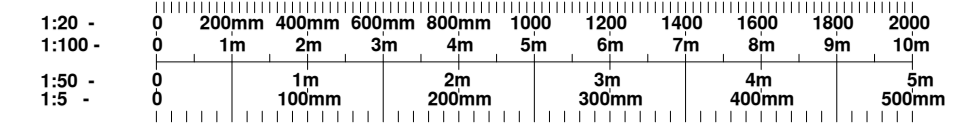
client  
**I PILLITTERI**

address  
**17 BANK STREET  
 RAWTENSTALL  
 BB4 8QS**

drawing title  
**PROPOSED GA**

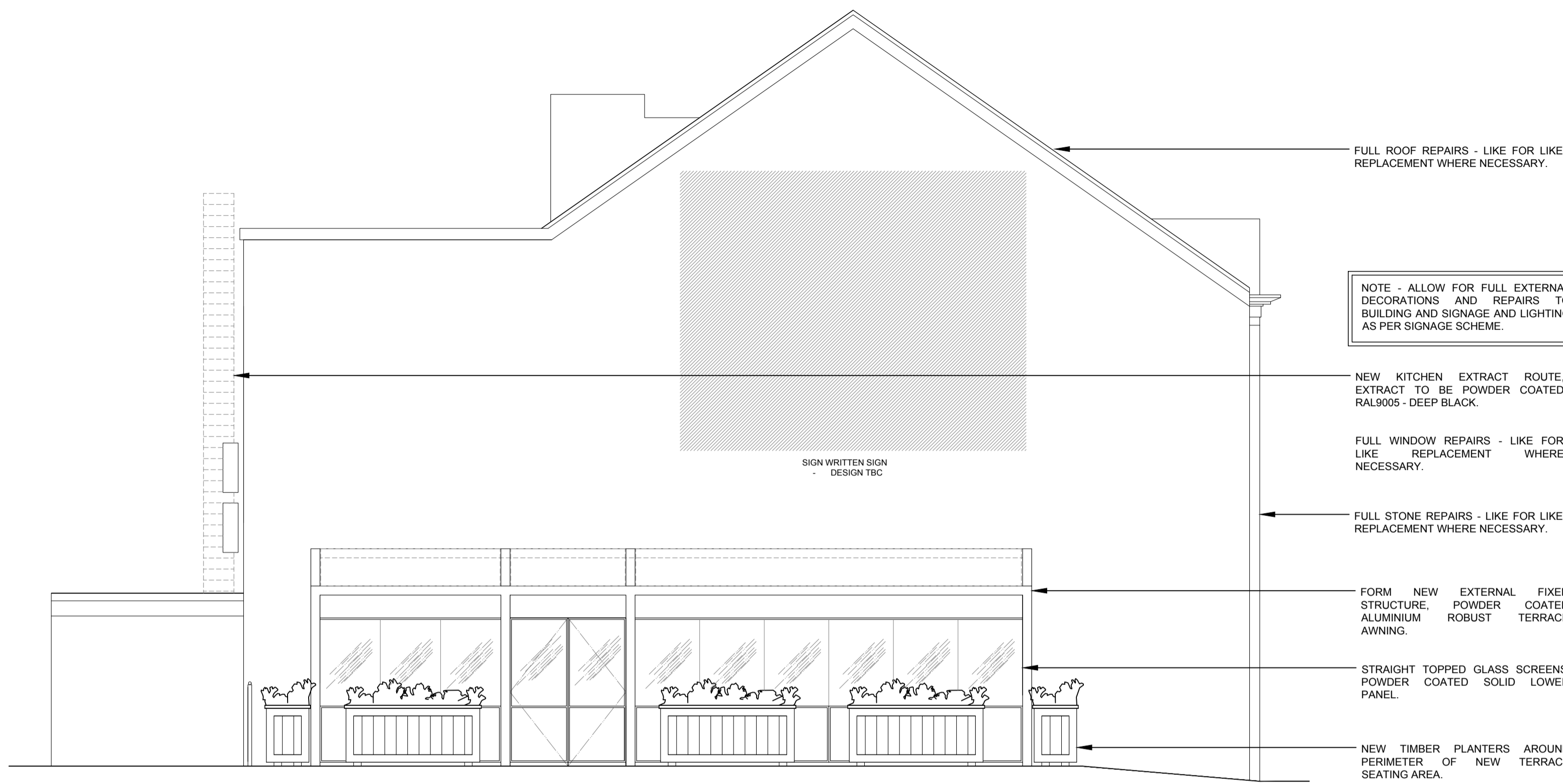
drawing no	rev	date	drawn by	checked	scale @ A1
7533-02	-	15.07.16	FP	SA	1:50



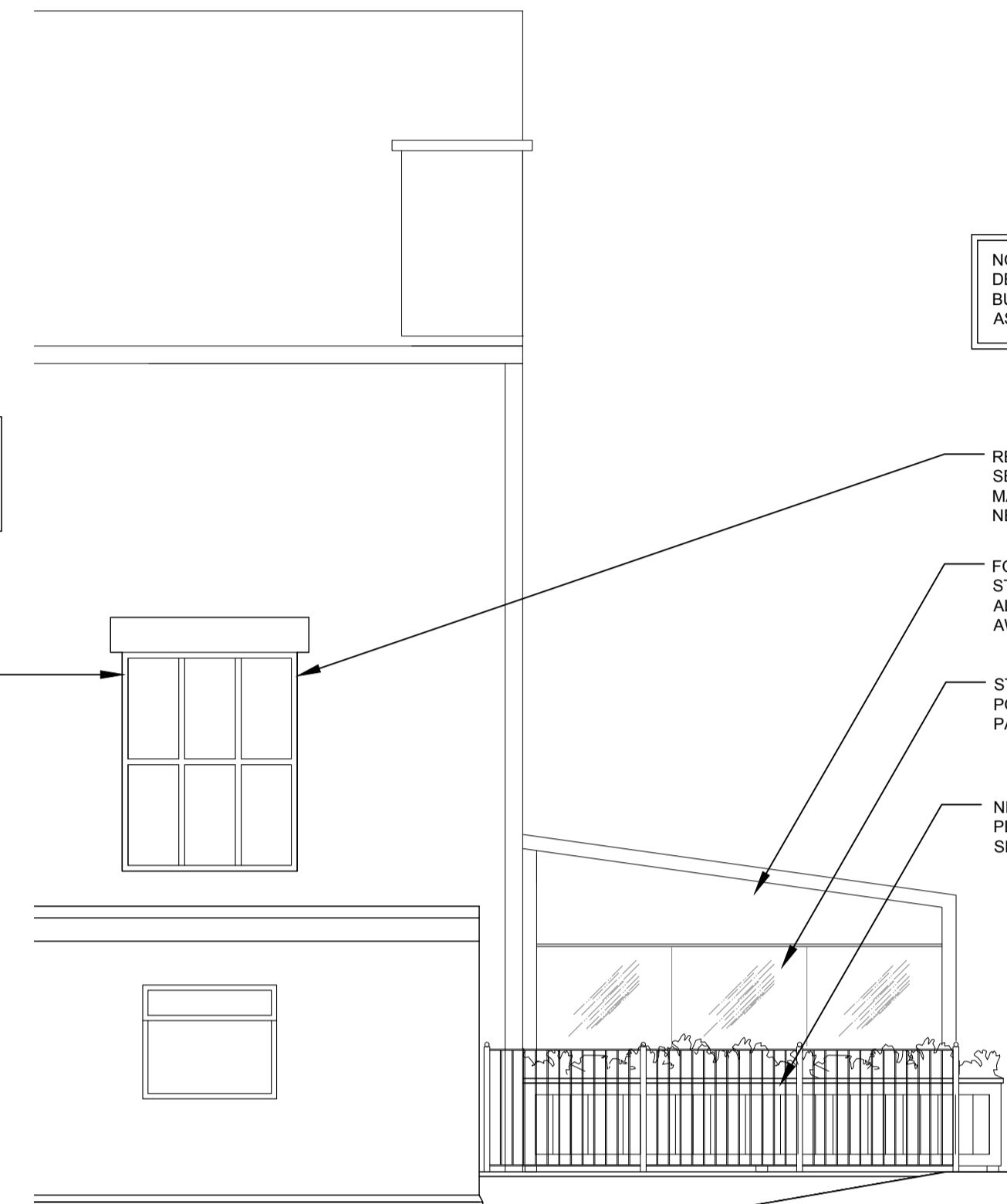


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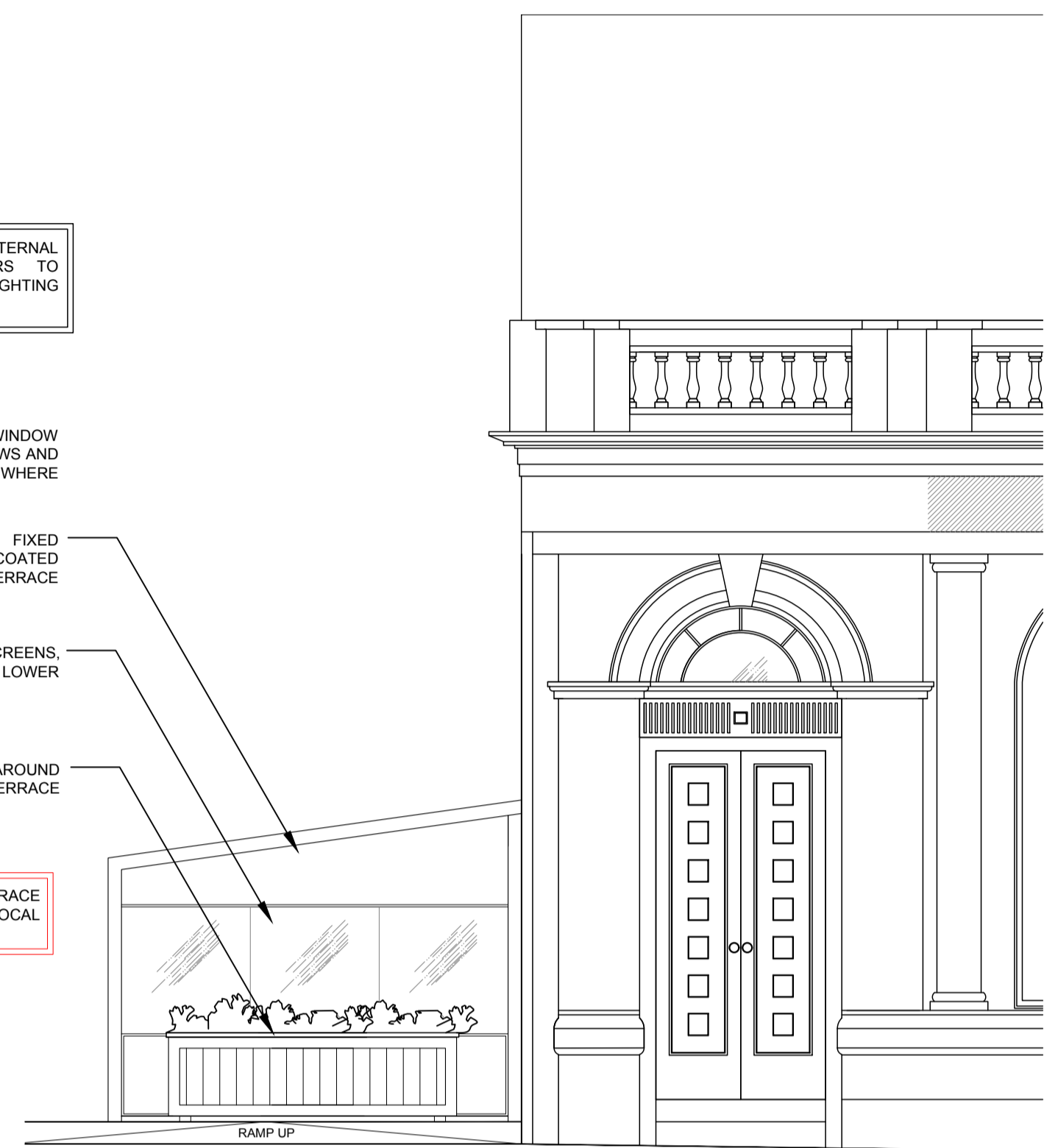
rev	date	note



PROPOSED ELEVATION A 1:50@A1



PROPOSED ELEVATION B 1:50@A1



PROPOSED ELEVATION C 1:50@A1

FULL ROOF REPAIRS - LIKE FOR LIKE REPLACEMENT WHERE NECESSARY.

NOTE - ALLOW FOR FULL EXTERNAL DECORATIONS AND REPAIRS TO BUILDING AND SIGNAGE AND LIGHTING AS PER SIGNAGE SCHEME.

NEW KITCHEN EXTRACT ROUTE, EXTRACT TO BE POWDER COATED RAL9005 - DEEP BLACK.

FULL WINDOW REPAIRS - LIKE FOR LIKE REPLACEMENT WHERE NECESSARY.

FULL STONE REPAIRS - LIKE FOR LIKE REPLACEMENT WHERE NECESSARY.

FORM NEW EXTERNAL FIXED STRUCTURE, POWDER COATED ALUMINIUM ROBUST TERRACE AWNING.

STRAIGHT TOPPED GLASS SCREENS, POWDER COATED SOLID LOWER PANEL.

NEW TIMBER PLANTERS AROUND PERIMETER OF NEW TERRACE SEATING AREA.

NOTE - ALLOW FOR FULL EXTERNAL DECORATIONS AND REPAIRS TO BUILDING AND SIGNAGE AND LIGHTING AS PER SIGNAGE SCHEME.

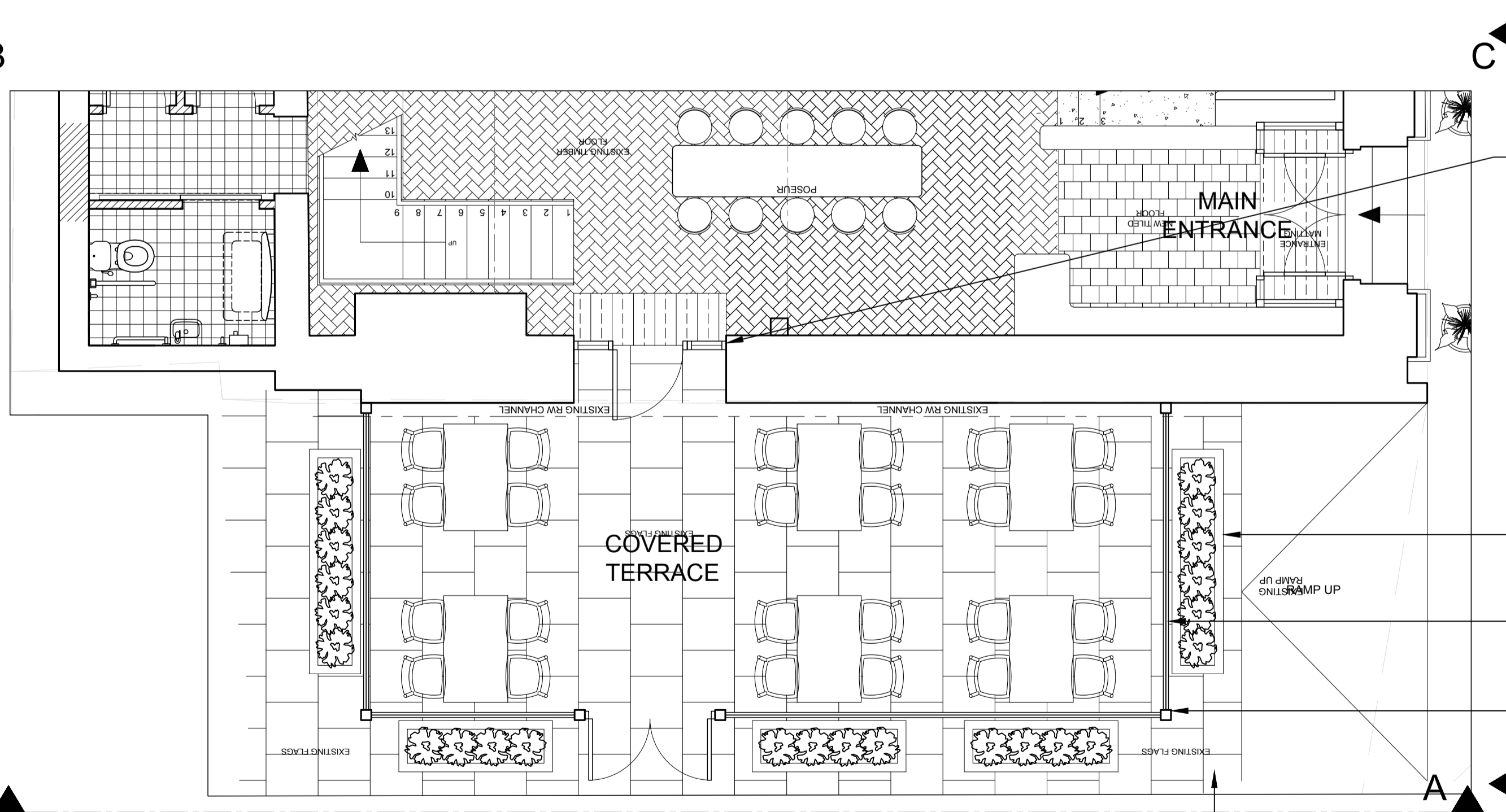
REMOVE EXTERNAL WINDOW SECURITY BARS TO ALL WINDOWS AND MAKE ANY REPAIRS WHERE NECESSARY.

FORM NEW EXTERNAL FIXED STRUCTURE, POWDER COATED ALUMINIUM ROBUST TERRACE AWNING.

STRAIGHT TOPPED GLASS SCREENS, POWDER COATED SOLID LOWER PANEL.

NEW TIMBER PLANTERS AROUND PERIMETER OF NEW TERRACE SEATING AREA.

NOTE - EXTERNAL TERRACE WORKS PENDING LOCAL AUTHORITY APPROVAL.



PROPOSED PLAN 1:50@A1

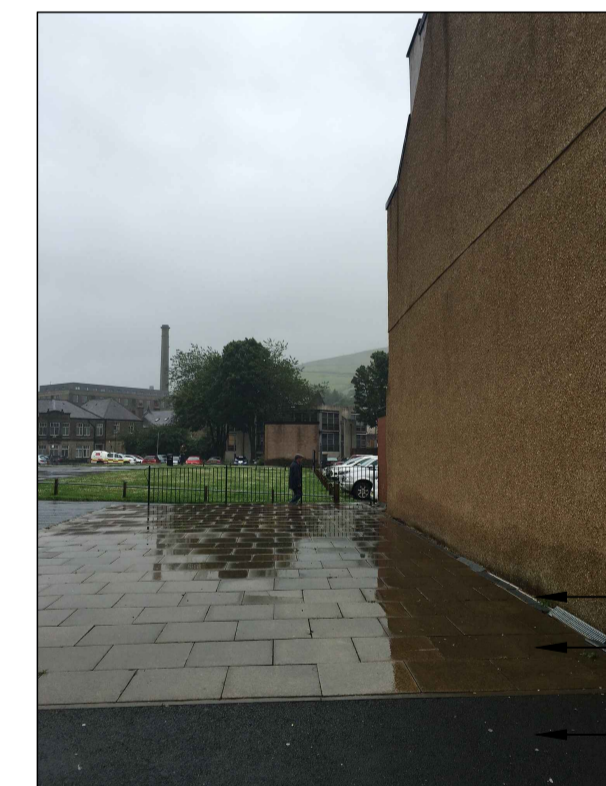
NEW SIDE ACCESS TO EXTERNAL TERRACE, ALUMINIUM DOUBLE DOORS AND GLAZED SIDE PANELS.

FORM NEW EXTERNAL FIXED STRUCTURE, POWDER COATED ALUMINIUM ROBUST TERRACE AWNING.

STRAIGHT TOPPED GLASS SCREENS, POWDER COATED SOLID LOWER PANEL.

NEW TIMBER PLANTERS AROUND PERIMETER OF NEW TERRACE SEATING AREA.

RETAIN ALL EXISTING FLAGS, ALLOW TO JET WASH.



EXISTING PHOTO A



EXISTING PHOTO B

EXISTING RW CHANNEL

EXISTING FLAGS

EXISTING TARMAC RAMP UP



PROPOSED FRONT ELEVATION 1:100@A1

FULL ROOF REPAIRS - LIKE FOR LIKE REPLACEMENT WHERE NECESSARY.

FULL STONE REPAIRS - LIKE FOR LIKE REPLACEMENT WHERE NECESSARY.

MENU/ADVERTISING BOARD TO FORMER ATM POSITION. NOTE: THE POSITION AND SIZE ARE NOTIONAL. THE DISPLAY WILL FILL THE BRICKED UP AREA.

MENU/ADVERTISING BOARD TO FORMER ATM POSITION. NOTE: THE POSITION AND SIZE ARE NOTIONAL. THE DISPLAY WILL FILL THE BRICKED UP AREA.

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client  
**I PILLITTERI**

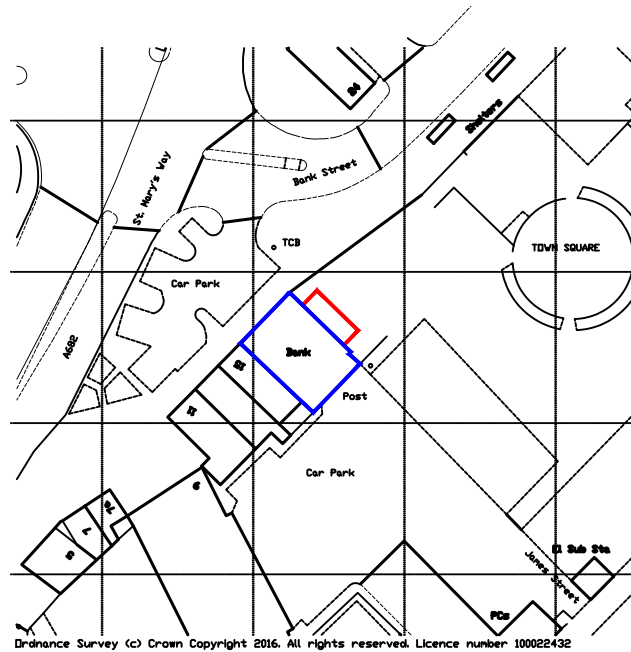
address  
**17 BANK STREET  
 RAWTENSTALL  
 BB4 8QS**

drawing title  
**PROPOSED EXTERNAL TERRACE ELEVATIONS**

drawing no	rev	date	drawn by	checked	scale @ A1
7533-05	-	25.07.16	FP	SA	VARIES

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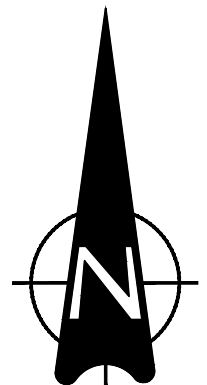
rev	date	note
A	15.08.16	External boundary shown in blue. Existing road names added
B	16.12.16	Red line amended to include proposed external seating area.
C	16.12.16	Red line amended to proposed development




**KEY**

 DENOTES PROPOSED SITE DEVELOPMENT

 DENOTES EXISTING LAND OWNED BY APPLICANT



 <p><b>the jsdesign partnership</b> architects and interior designers</p> <p>Unit 5, Peel House, 2 Taunton Street, Shipley Bradford, BD18 3NA.          tel: 01274 533022 email: info@jsdesignpartnership.co.uk  <small>the jsdesign partnership llp is a limited liability partnership registered no OC 392311</small></p>	client		<b>I PILLITTERI</b>			
	drawing title		LOCATION MAP - 17 BANK STREET, RAWTENSTALL, BB4 8QS			
	drawing no	rev	date	drawn by	checked	scale @ A4
7533	C	25.07.16	FP	SA	1:1250	