

**IOM Design Ltd.**  
 CHARTERED ARCHITECTS

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 4 Castle Bank, Silverdale, Lancs, LA5 0RY

JOB TITLE  
**'FLAXMOSS HOUSE'**  
**HELMSHORE ROAD,**  
**HASLINGDEN**

DRAWING TITLE  
**SITE LOCATION PLAN**

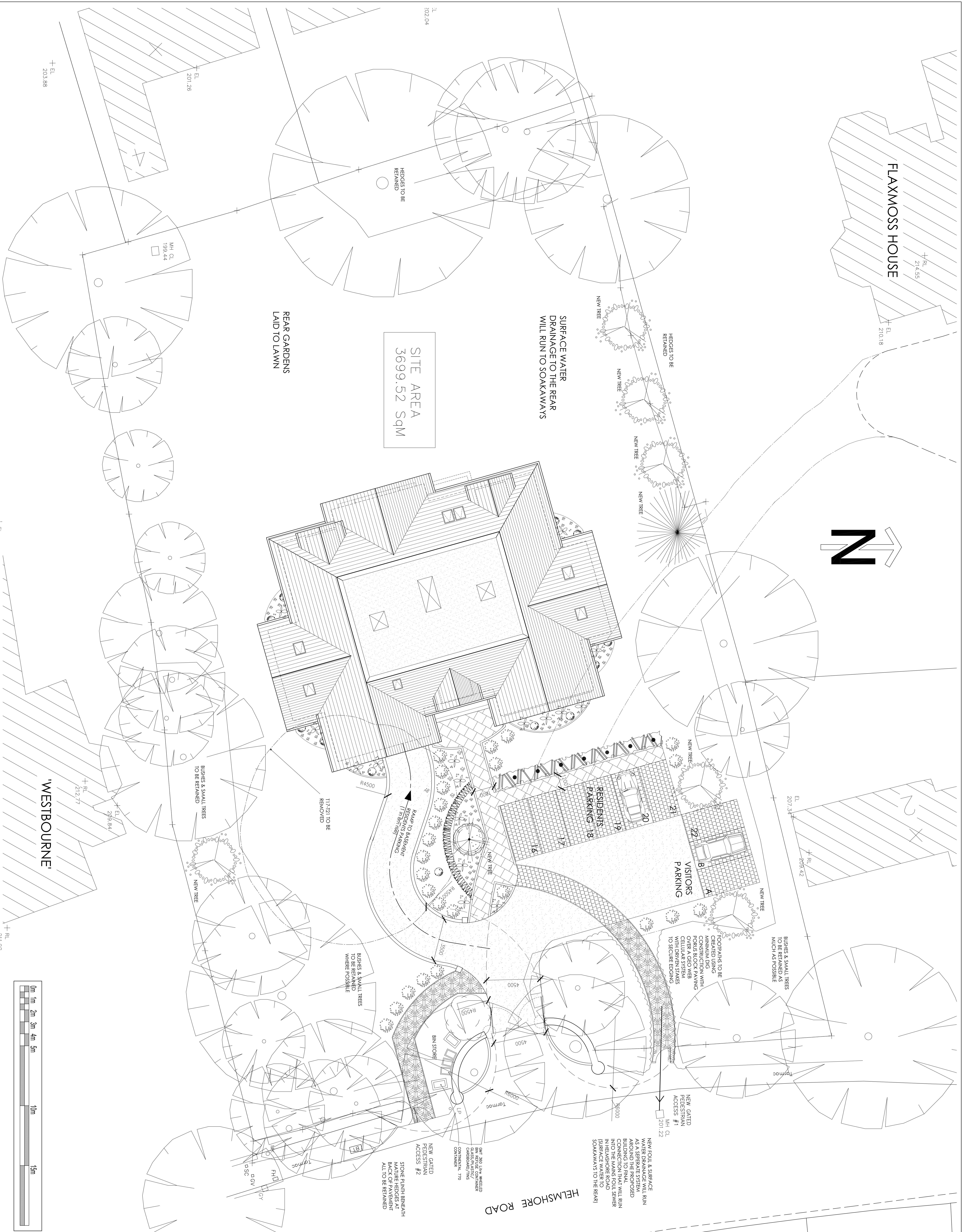
DRAWN BY IOM DESIGN	DRAWN OCT 2010	SCALE 1:1250 at A4
JOB NO. 22/09	DWG NO. PLANNING-01	REV -

DATE	REVISION	BY	NO.
23.03.2011	ISSUED FOR PLANNING APPROVAL	FM/A	A

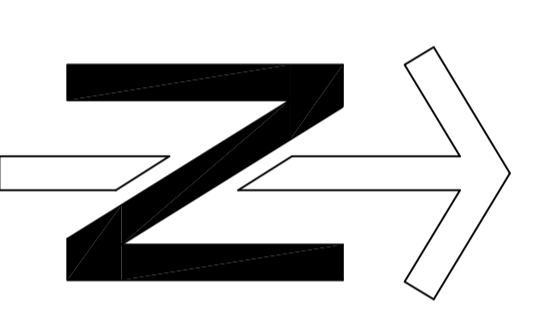
JOB TITLE  
PROPOSED RESIDENTIAL DEVELOPMENT  
LAND ADJACENT TO FLAXMOSS HOUSE  
FLAXMOSS MEWS, HELMSHORE ROAD,  
HASLINDEN

DRAWING TITLE  
PROPOSED SITE PLAN

DRAWN BY	DATE DRAWN
IQM DESIGN LTD	MARCH 2011
JOB NO.	DWG NO.
222010	PLANNING-02
SCALE	REV
1:100 at A0	A



FLAXMOSS HOUSE  
EL 214.59



SITE AREA  
3699.52 SqM

SURFACE WATER  
DRAINAGE TO THE REAR  
WILL RUN TO SOAKAWAYS

REAR GARDENS  
LAID TO LAWN

EL 203.88

EL 201.26

MH CL  
199.44

EL 302.04

HEDGES TO BE  
RETAINED

HEDGES TO BE  
RETAINED

NEW TREE

NEW TREE

NEW TREE

NEW TREE

NEW TREE

NEW TREE

NEW TREE

EL 207.31

EL 209.42

BUSHES & SMALL TREES  
TO BE RETAINED

NEW TREE

117/121 TO BE  
REMOVED

BUSHES & SMALL TREES  
TO BE RETAINED  
WHERE POSSIBLE

BUSHES & SMALL TREES  
TO BE RETAINED AS  
MUCH AS POSSIBLE

FOOTPATHS TO BE  
CREATED USING  
CONTRIBUTION WITH  
PORUS BLOCK PAVING  
OVER A GEO WEB  
CELLULAR SYSTEM  
TO SECURE EROSION

NEW GATED  
PEDESTRIAN  
ACCESS #1

NEW FOUL & SURFACE  
WATER DRAINAGE WILL RUN  
AS A SERRATE STRIPPED  
BUILDING TO FINAL GATED  
CONNECTION THAT WILL RUN  
INTO THE MAINS FOUL SEWER  
IN HELMSHORE ROAD  
SOAKAWAYS TO THE REAR

NEW GATED  
PEDESTRIAN  
ACCESS #2

STONE PLINTH BENEATH  
MATURE HEDGES AT  
BACK OF PAVEMENT  
ALL TO BE RETAINED

600 250 150mm WHEELED  
BIN SERVICE CONTAINER  
CARRIAGEWAY/INS  
CONTINGENTIAL 770  
CONFINED

R4500

RAMP TO BASEMENT  
RESIDENTIAL PARKING

11m 800mm

NEW TREE

R4500

3500

4500

4500

4500

4500

4500

4500

4500

4500

4500

4500

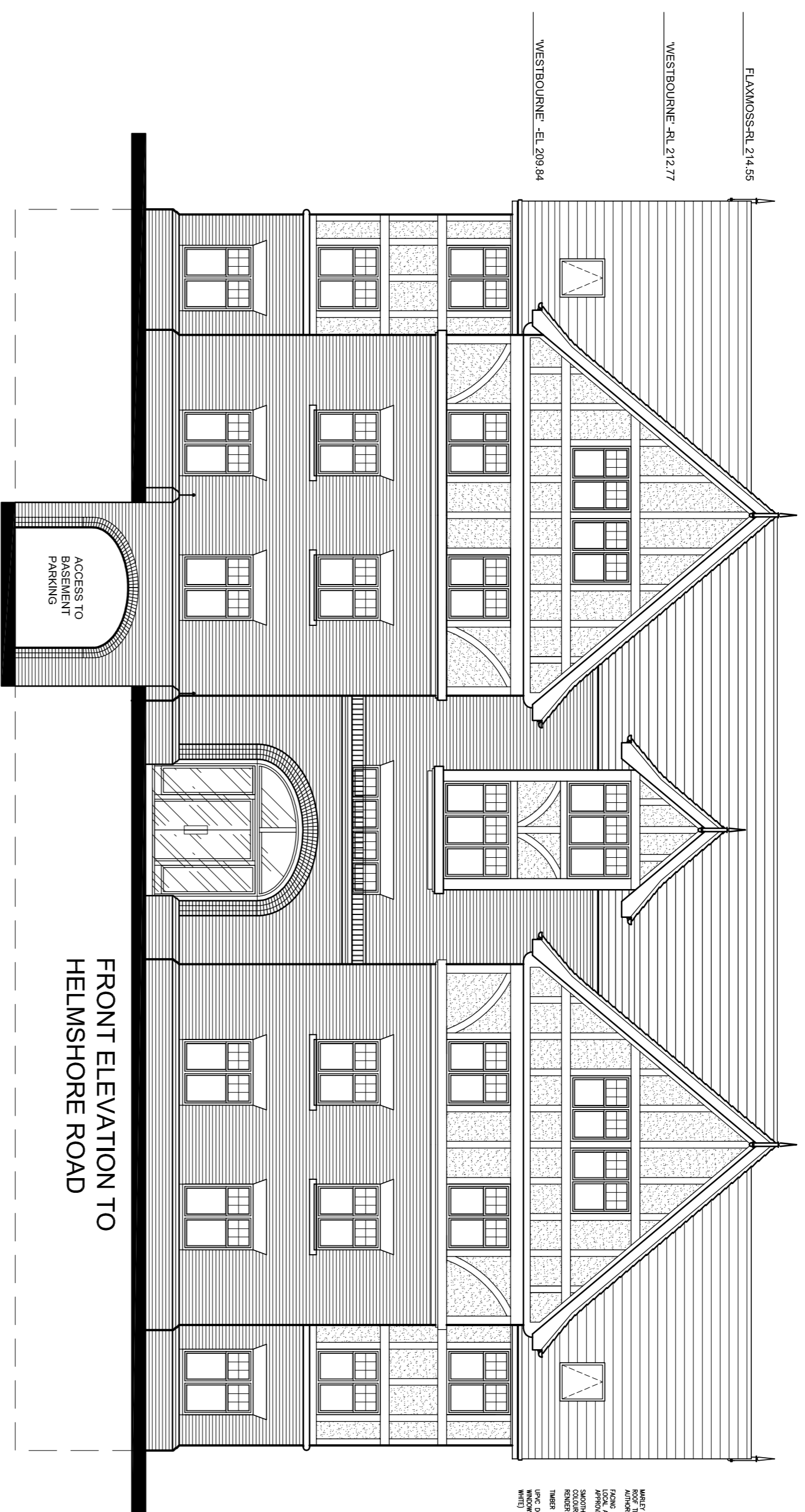
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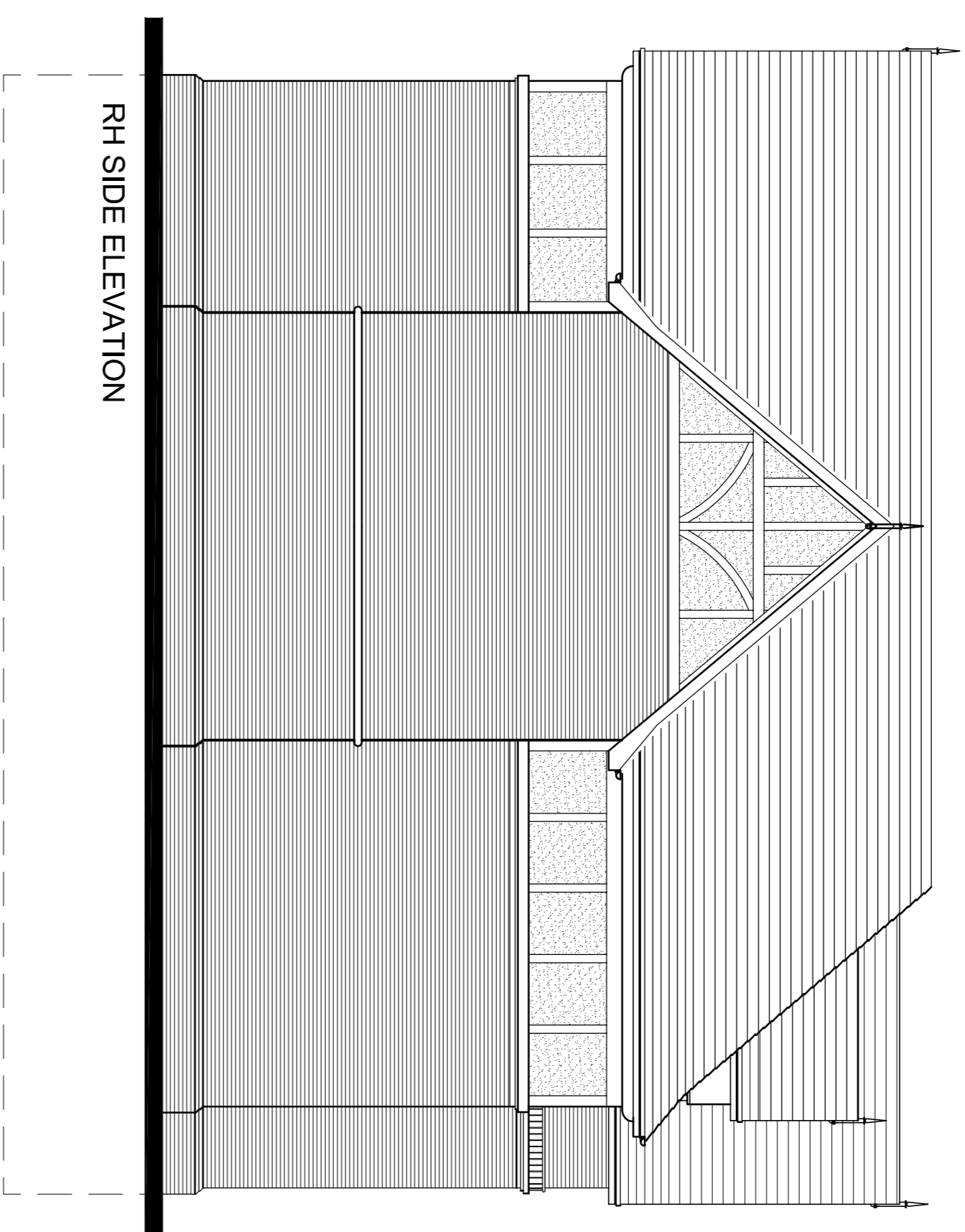
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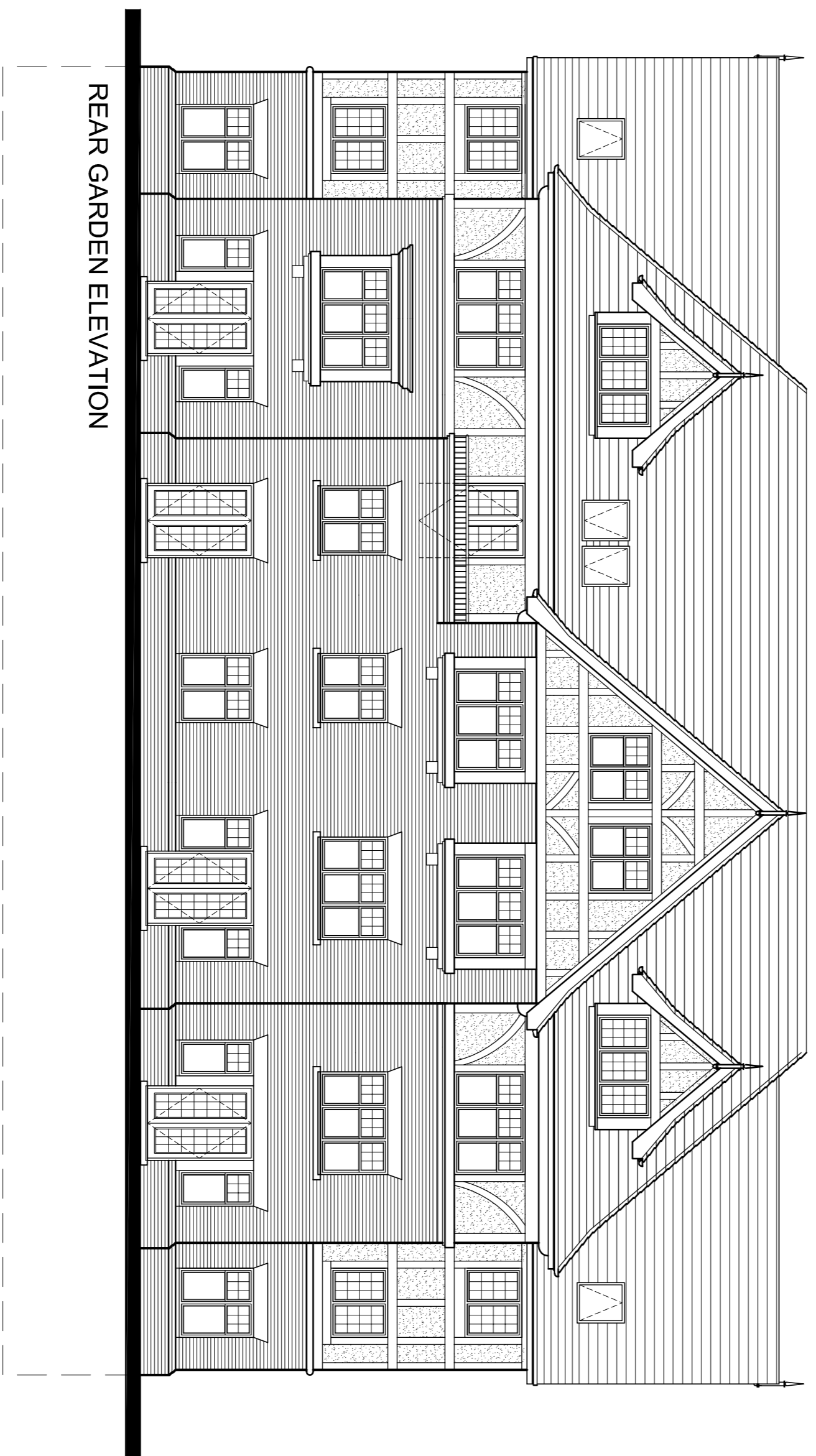


FRONT ELEVATION TO  
 HELMSHORE ROAD

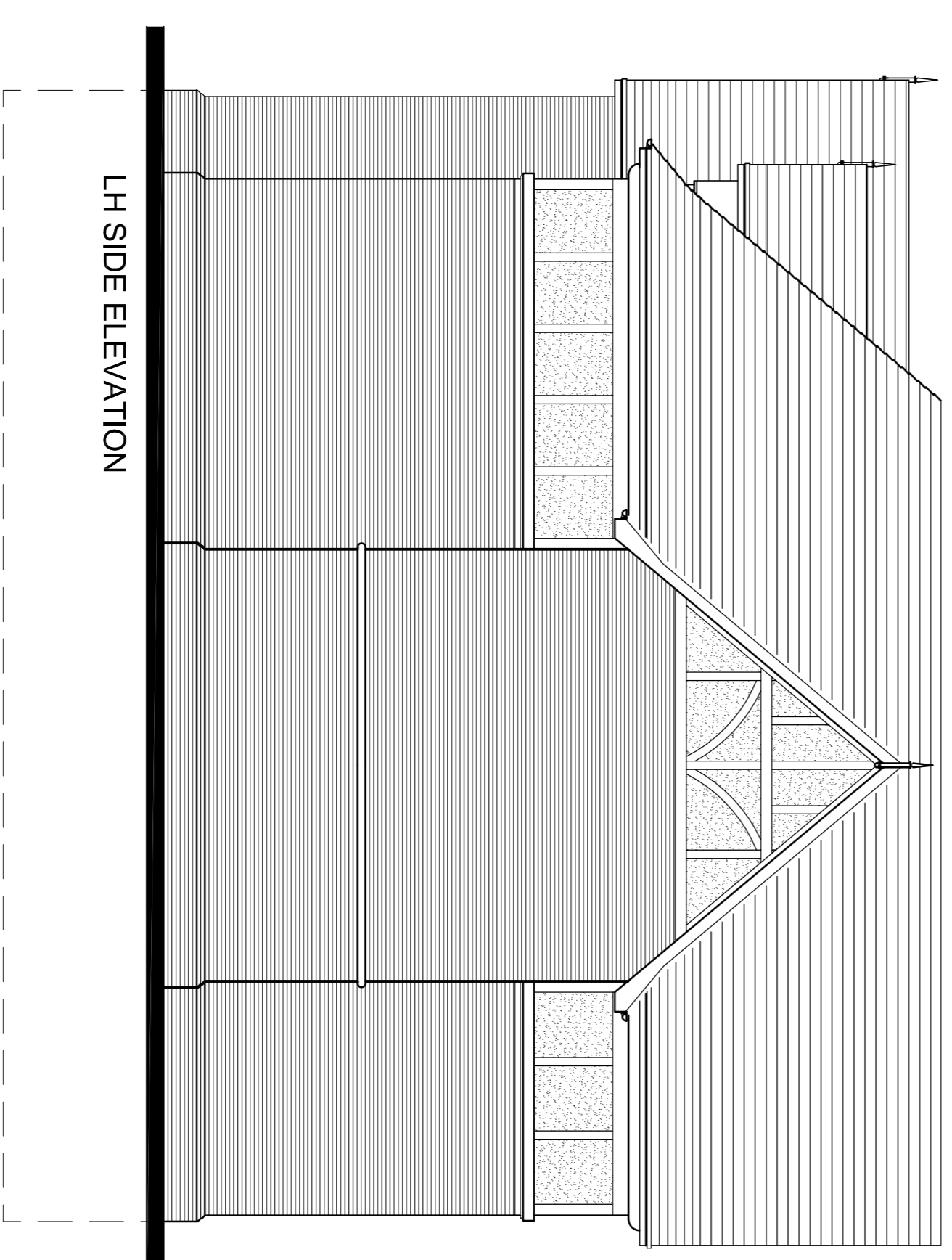
SCALE 1:100  
 DATE 22/2/10  
 DRAWN BY IOM  
 CHECKED BY IOM  
 APPROVED BY IOM



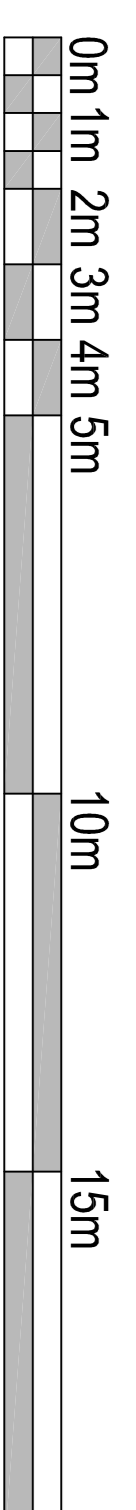
RH SIDE ELEVATION



REAR GARDEN ELEVATION



LH SIDE ELEVATION

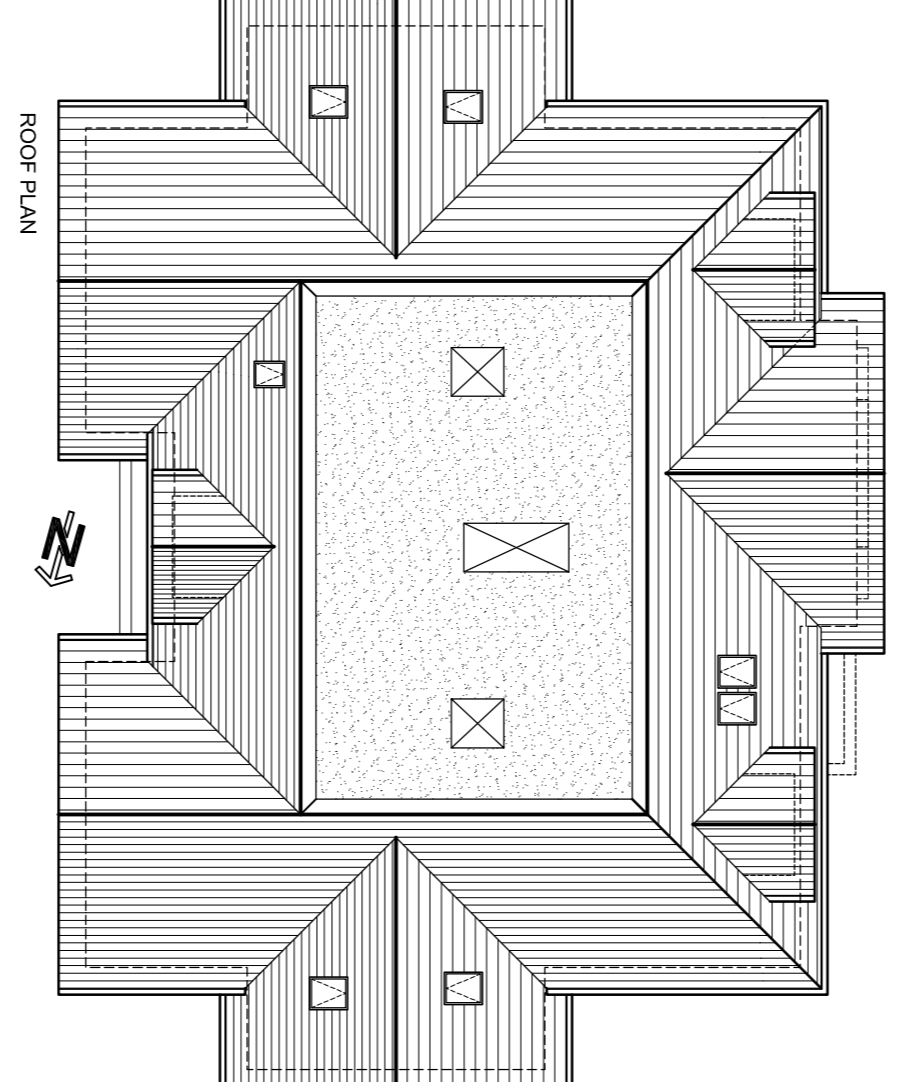
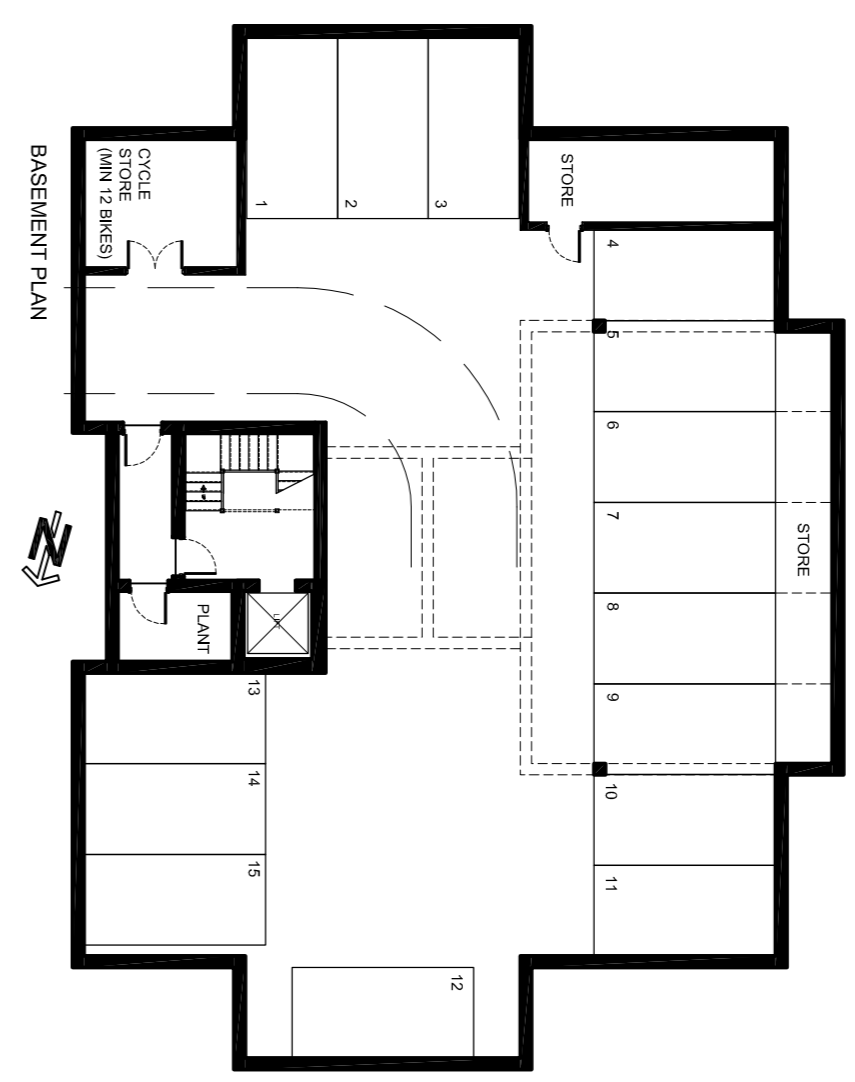
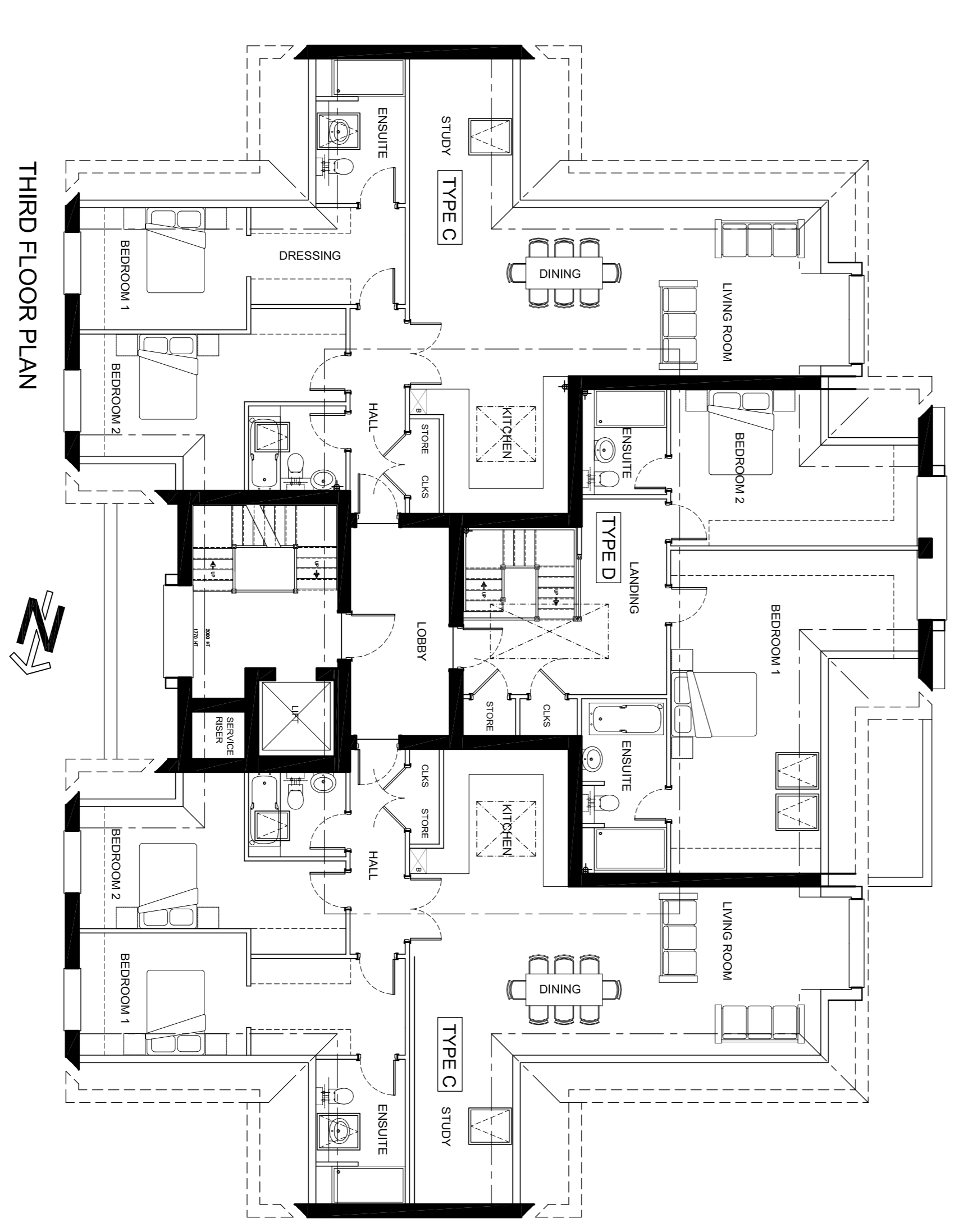
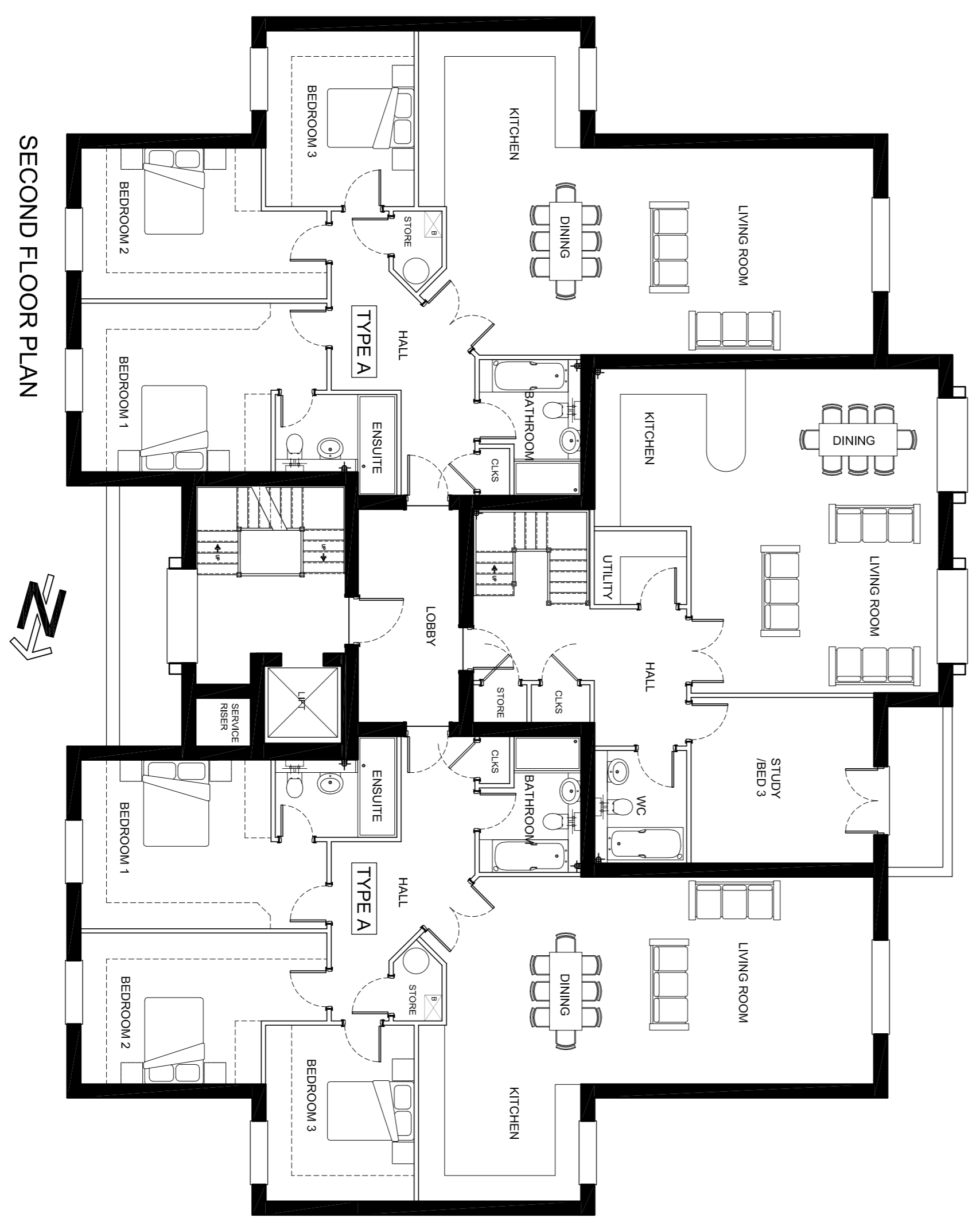
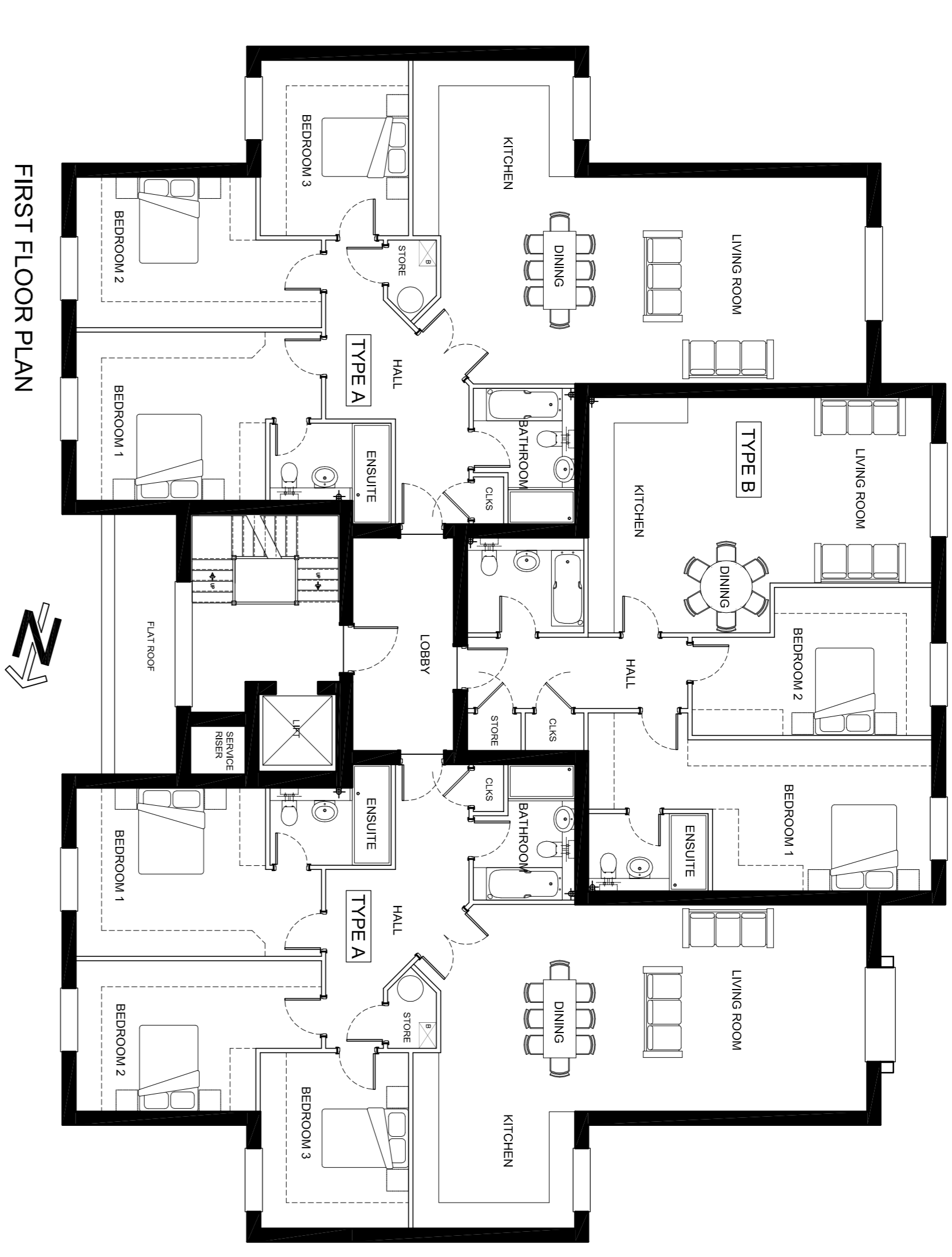
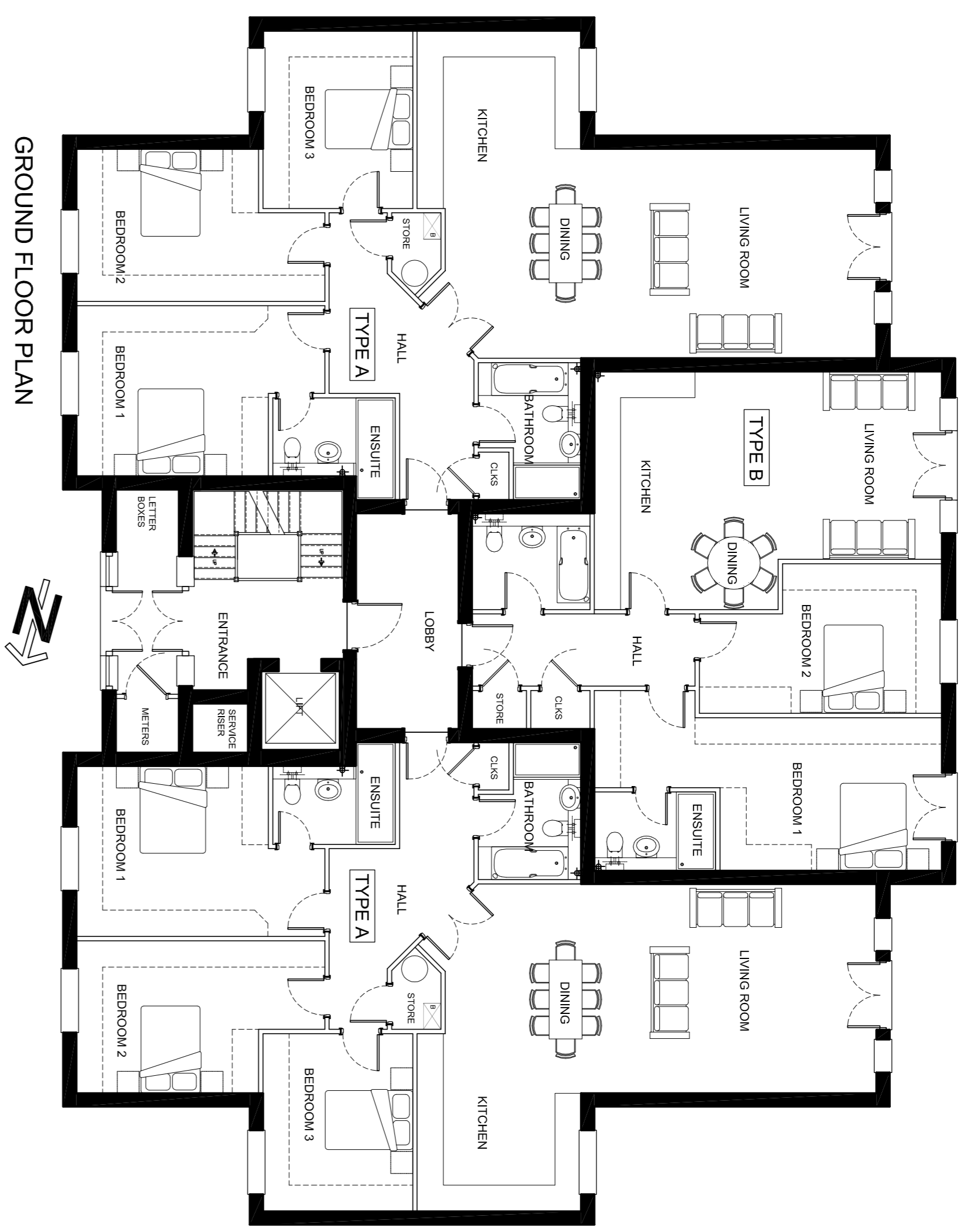


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DATE	REVISION	BY	INO

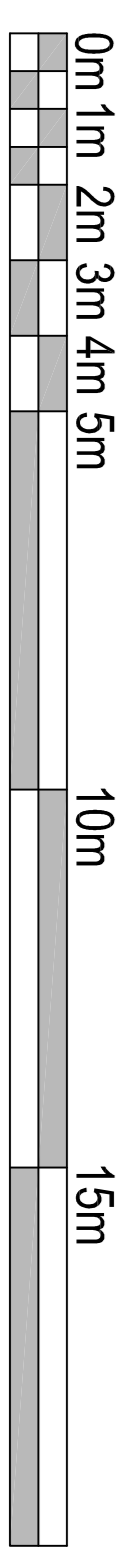
**JOB TITLE**  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 LAND ADJACENT TO FLAXMOSS HOUSE  
 FLAXMOSS MEWS, HELMSHORE ROAD,  
 HASLINGDEN

**DRAWING TITLE**  
 PROPOSED ELEVATIONS

<b>DRAWN BY</b> IOM DESIGN LTD	<b>DATE DRAWN</b> MARCH 2011
<b>JOB NO.</b> 22/2010	<b>DWG NO.</b> PLANNING - 04
<b>SCALE</b> 1:100 at A1	<b>REV</b> A



SCHEDULE OF ACCOMMODATION	
GROSS INTERNAL AREA	
TYPE A	GRD/1ST/2ND - 141 SQM (1519 SQFT) (6No. 3 BED)
TYPE B	GRD/1ST - 105 SQM (1129 SQFT) (2No. 2 BED)
TYPE C	3RD - 119 SQM (1283 SQFT) (2No. 2 BED)
TYPE D	2ND/3RD DUPLEX - 188 SQM (2024 SQFT) (No. 3 BED)
TOTAL	1482 SQM (15954 SQFT) (TOTAL 11 No. APARTMENTS)
BASEMENT PARKING (15) - 445 SQM (4793 SQFT)	
(7 No. RESIDENT SPACES - 3 No. VISITOR SPACES SURFACE PARKING)	



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23.03.2011	ISSUED FOR PLANNING APPROVAL	FEM / A
DATE	REVISION	BY / No

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 PROPOSED RESIDENTIAL DEVELOPMENT  
 LAND ADJACENT TO FLAXMOSS HOUSE  
 FLAXMOSS MEWS, HELMESHORE ROAD,  
 HASLINGDEN

**DRAWING TITLE**  
 PROPOSED ACCOMMODATION  
 FLOOR PLANS

DRAWN BY	DATE DRAWN
IOM DESIGN LTD	MARCH 2011
JOB NO.	DWG NO.
2222010	PLANNING - 03
SCALE	REV
1:100/200 at A1	A