

**IOM Design Ltd.**  
 CHARTERED ARCHITECTS

TEL: 01524 701641  
 EMAIL: f.mccarten@btinternet.com  
 4 Castle Bank, Silverdale, Lancs, LA5 0RY

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

**DRAWING TITLE**  
**SITE LOCATION PLAN**

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

REV A: NEW ACCESS TO FLAXMOSS HOUSE ADDED

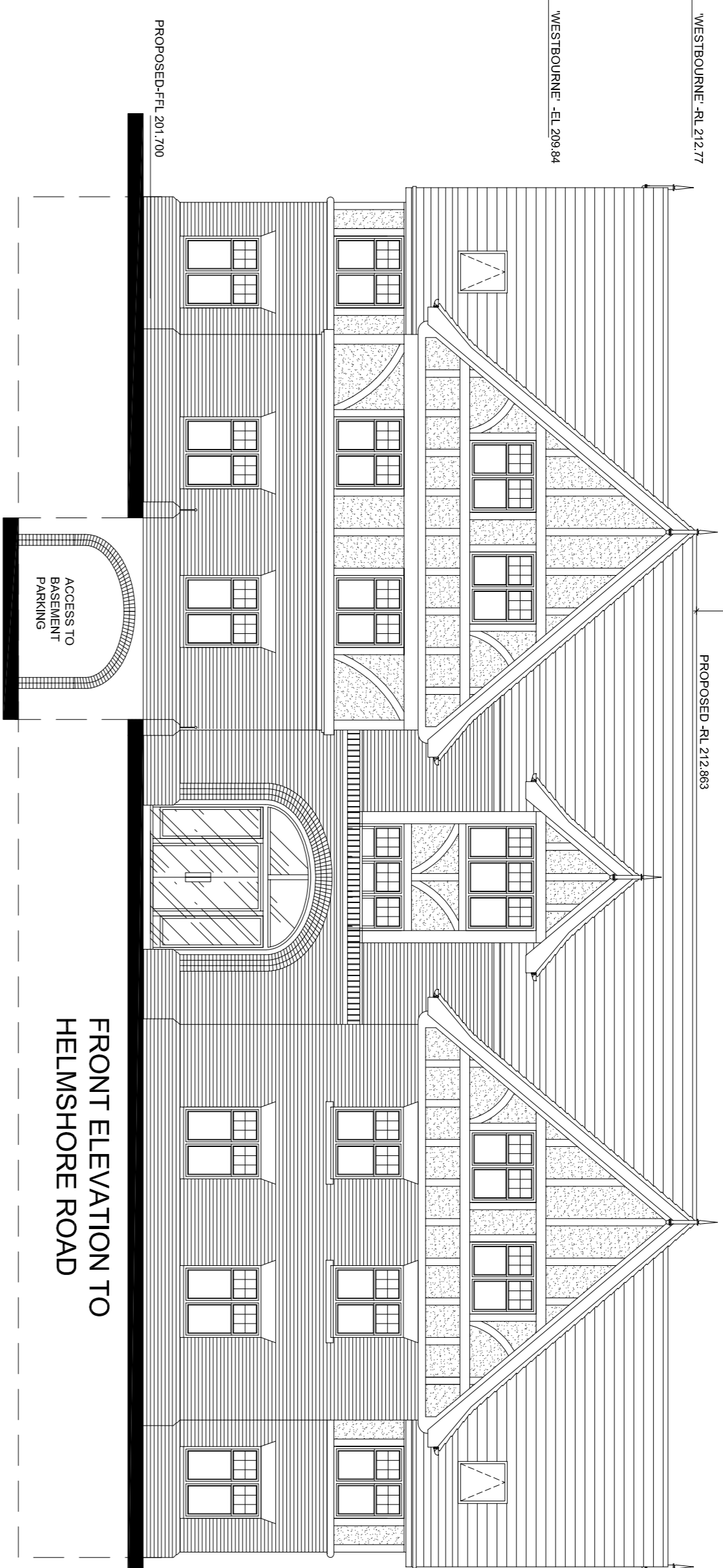


ORIGINALLY PROPOSED RL 215.313

FLAXMOSS RL 214.45

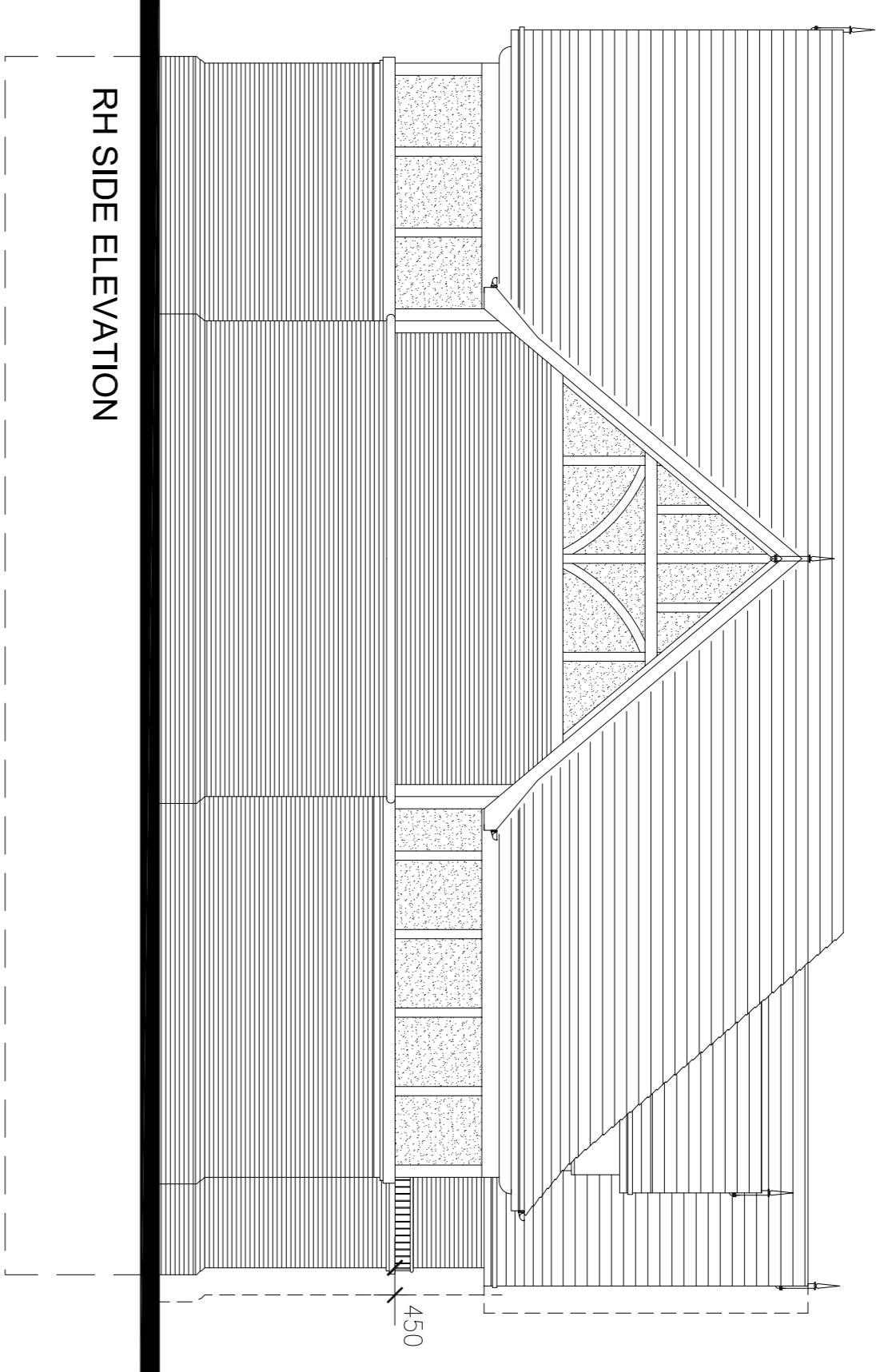
WESTBOURNE RL 212.77

WESTBOURNE - EL 209.94

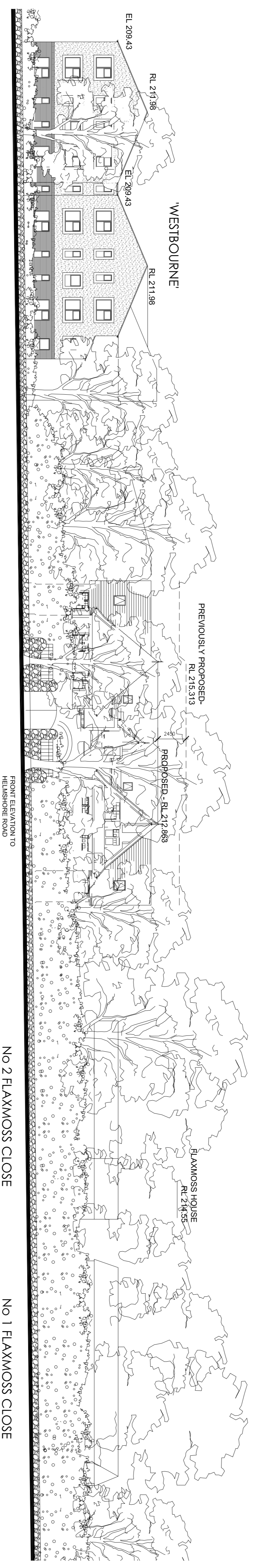


FRONT ELEVATION TO  
HELMSSHORE ROAD

NOTE: THE HOUSE  
WAS NOT VISITED  
ON 10/12/2011  
AND THEREFORE  
THE ELEVATION IS  
BASED ON THE  
EXISTING HOUSE AND  
THE PROPOSED  
WORKS TO THE  
HOUSE.



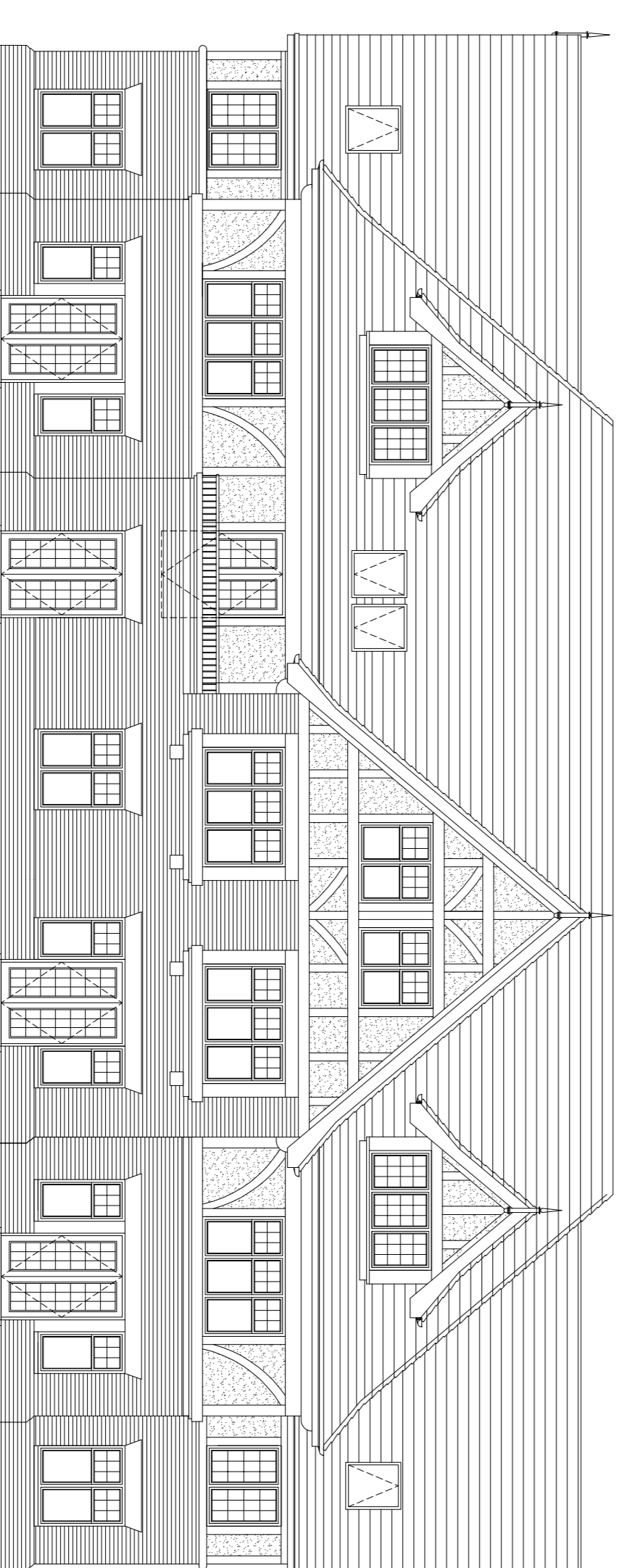
RH SIDE ELEVATION



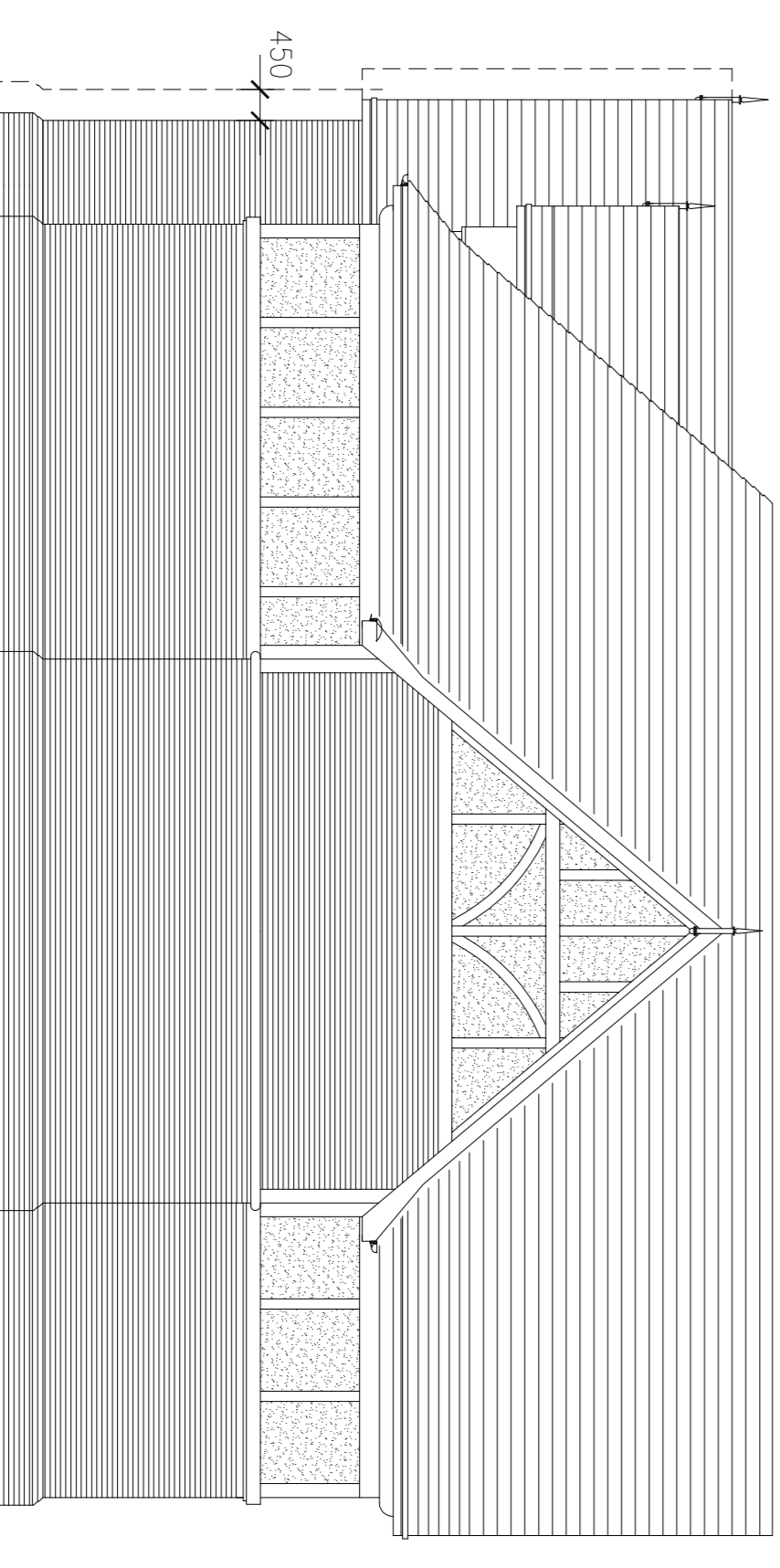
No 2 FLAXMOSS CLOSE

No 1 FLAXMOSS CLOSE

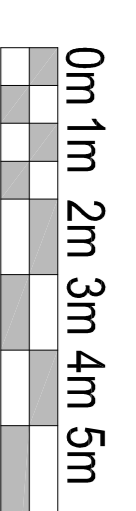
FRONT ELEVATION TO  
HELMSSHORE ROAD



REAR GARDEN ELEVATION



LH SIDE ELEVATION



10m

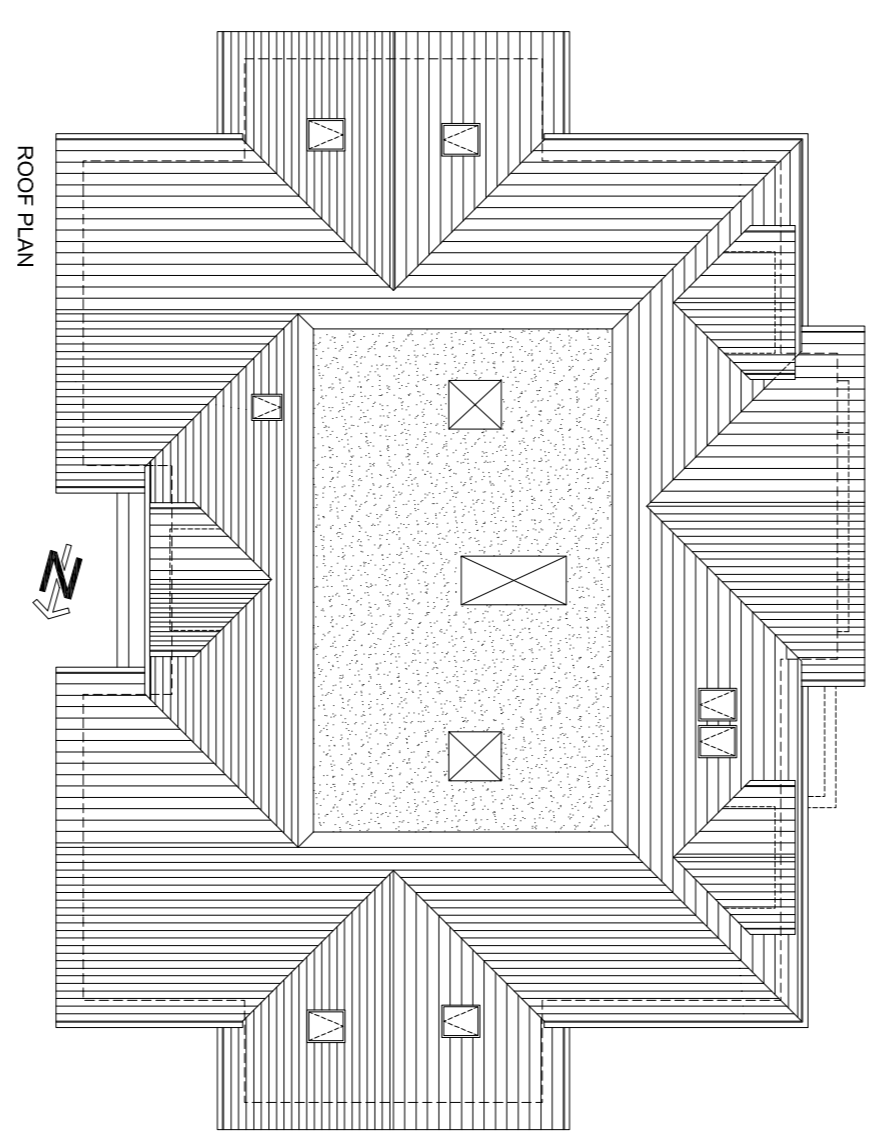
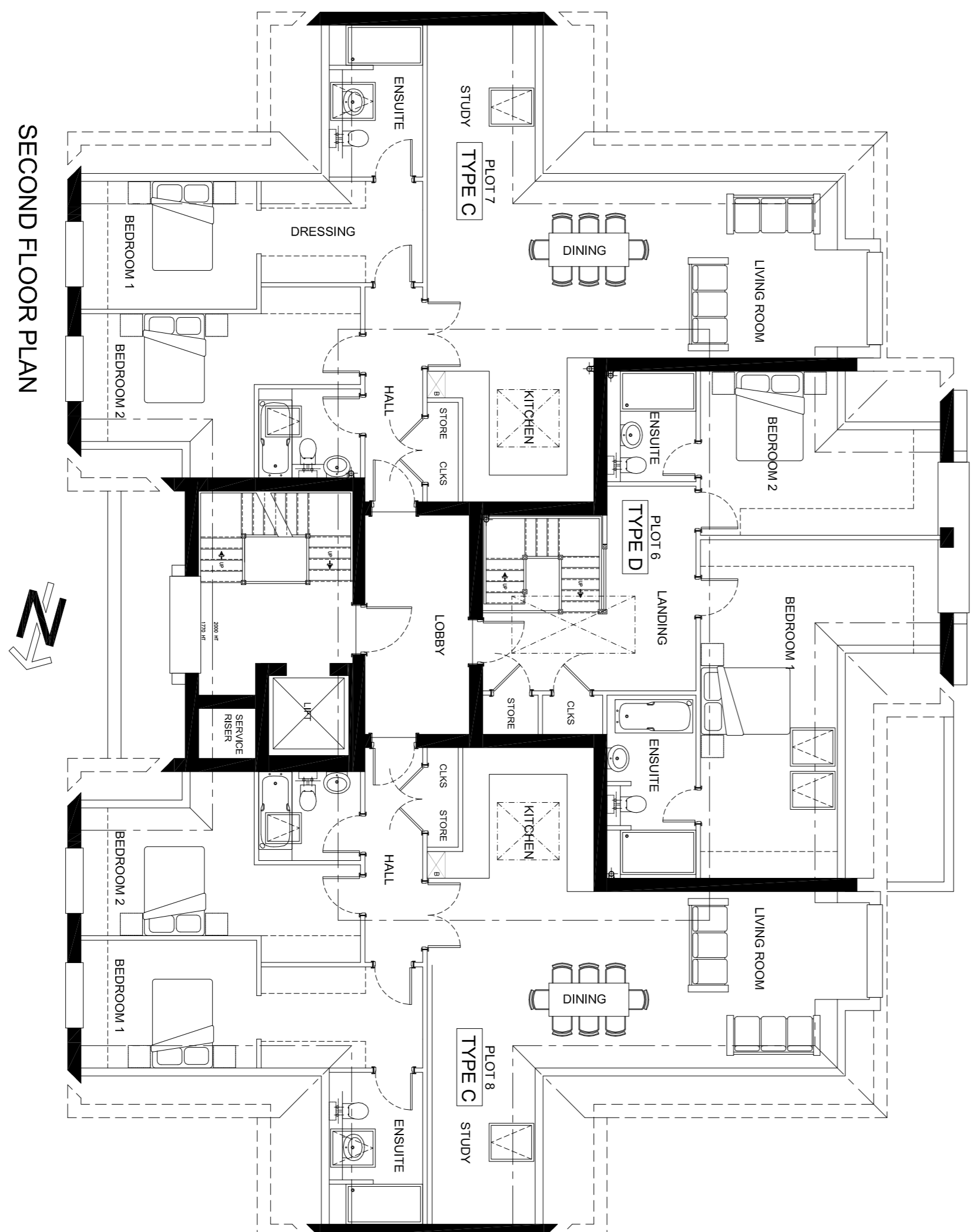
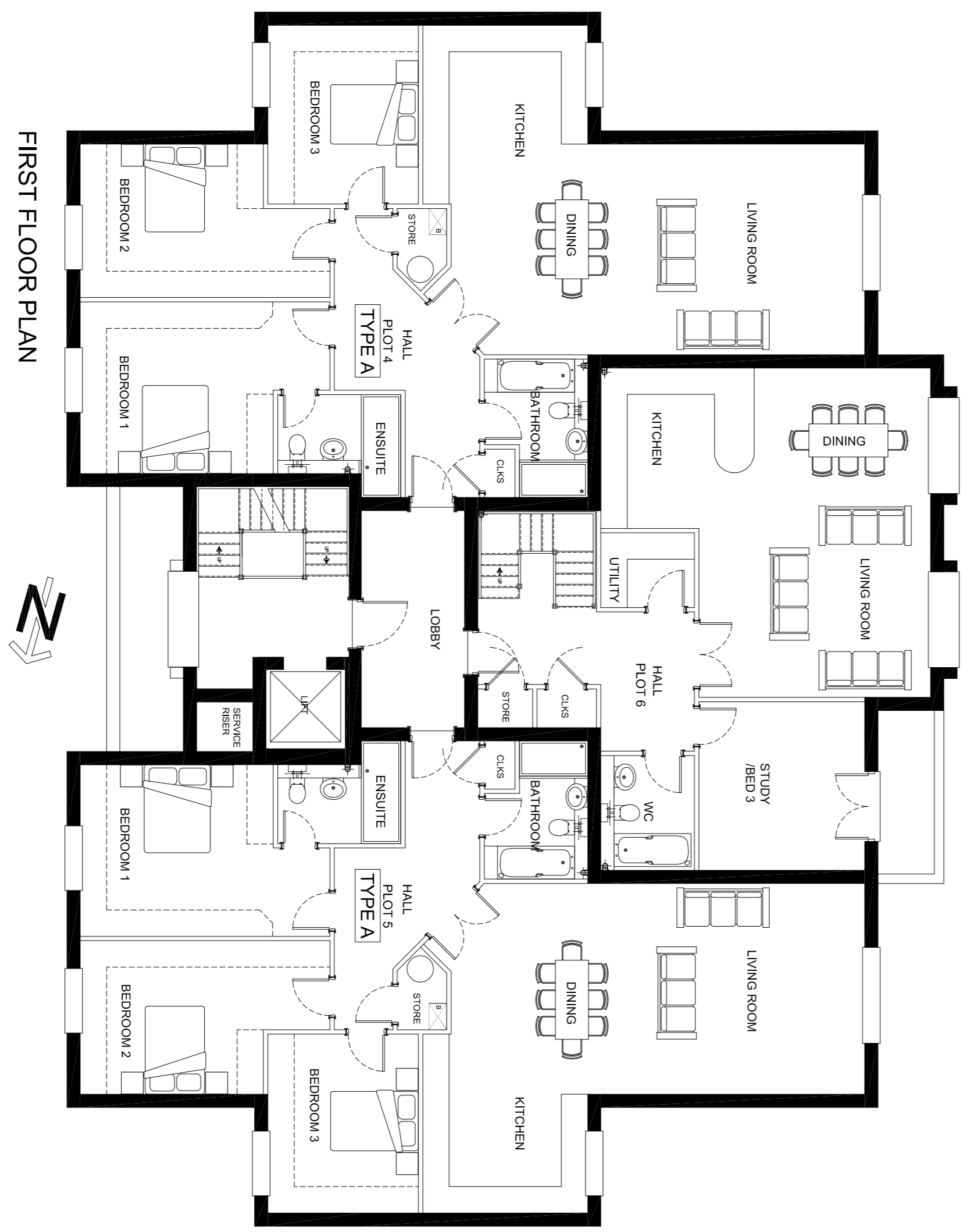
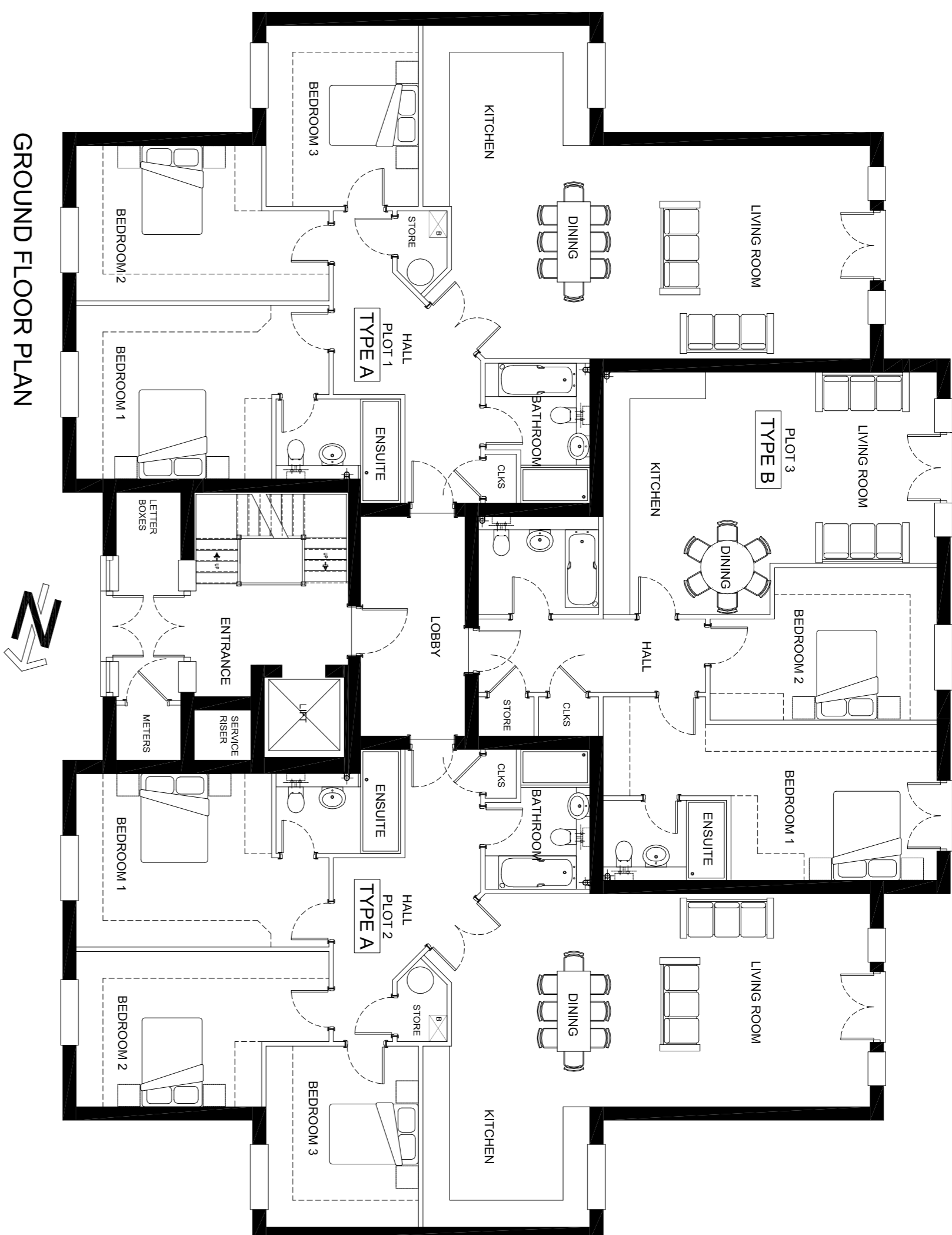
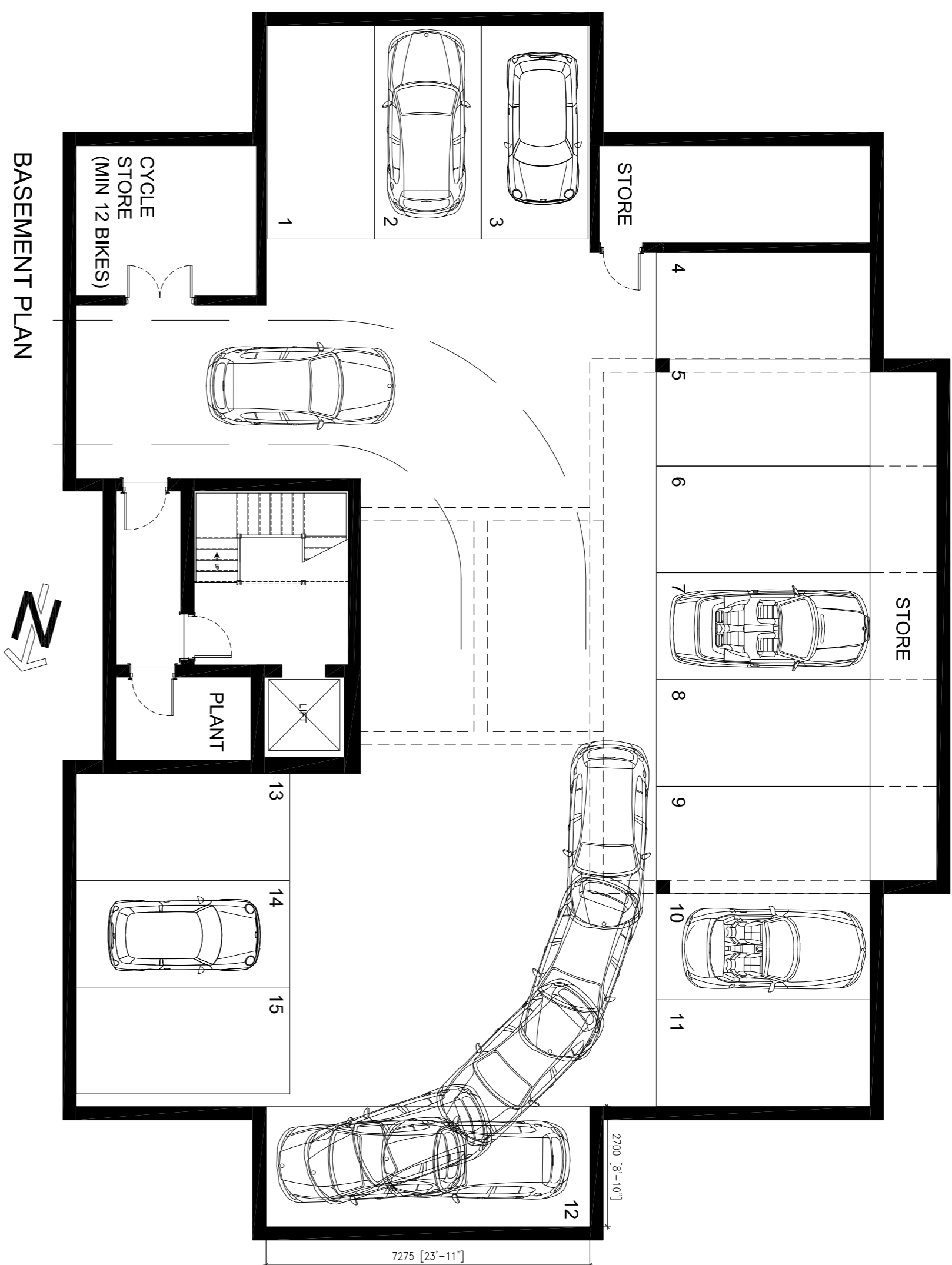
15m

DATE	REVISION	BY	NO
10.12.2011	ISSUED FOR NEW PLANNING APPLICATION REMOVAL OF AN ENTIRE STOREY STREET SCENE ADDED FOOTPRINT REDUCED	FEM	D
23.03.2011	ISSUED FOR PLANNING APPROVAL	FEM	A

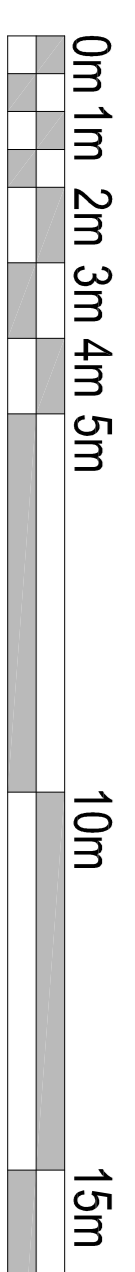
**JOB TITLE**  
PROPOSED RESIDENTIAL DEVELOPMENT  
LAND ADJACENT TO FLAXMOSS HOUSE  
FLAXMOSS MEWS, HELMSSHORE ROAD,  
HASLINGDEN

**DRAWING TITLE**  
PROPOSED ELEVATIONS

<b>DRAWN BY</b> IOM DESIGN LTD	<b>DATE DRAWN</b> SEPTEMBER 2011
<b>JOB NO.</b> 222/2010	<b>DWG NO.</b> PLANNING - 104
<b>SCALE</b> 1:100 & 1:200 at A1	<b>REV</b> D



SCHEDULE OF ACCOMMODATION (GROSS INTERNAL AREA)	
TYPE A	GRD/1ST - 139 SQM (1496 SQFT)
TYPE B	GRD - 99 SQM (1070 SQFT)
TYPE C	2ND - 117 SQM (1264 SQFT)
TYPE D	1ST/2ND DUPLEX - 178 SQM (1913 SQFT)
<b>TOTAL</b>	<b>1067 SQM (11495 SQFT)</b>
<b>(TOTAL 8 No. APARTMENTS)</b>	
BASEMENT PARKING (15) - 436 SQM (4689 SQFT)	
(PLUS 1No. RESIDENT SPACE & 3 No. VISITOR SPACES	
AS SURFACE PARKING AT GROUND FLOOR LEVEL	
19 PARKING SPACES IN TOTAL)	



**IOM Design Ltd.**  
 CHARTERED ARCHITECTS

TEL: 01 524 70141  
 EMAIL: [info@iomdesign.com](mailto:info@iomdesign.com)  
 4 Coslie Bank, Silverdale, Lancs, LA5 0RY

ISSUED FOR NEW PLANNING APPLICATION  
 APARTMENTS REDUCED FROM 10 OF  
 BUILDING REDUCED BY 450MM  
 31.05.2011 TURNING CIRCLE TO PARKING SPACE 12  
 23.03.2011 ISSUED FOR PLANNING APPROVAL

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

**DRAWING TITLE**  
 PROPOSED ACCOMMODATION  
 FLOOR PLANS

DRAWN BY	IOM DESIGN LTD	DATE DRAWN	SEPTEMBER 2011
JOB NO.	2222010	DWG NO.	PLANNING - 103
SCALE	1:100/200 at A1	REV	D