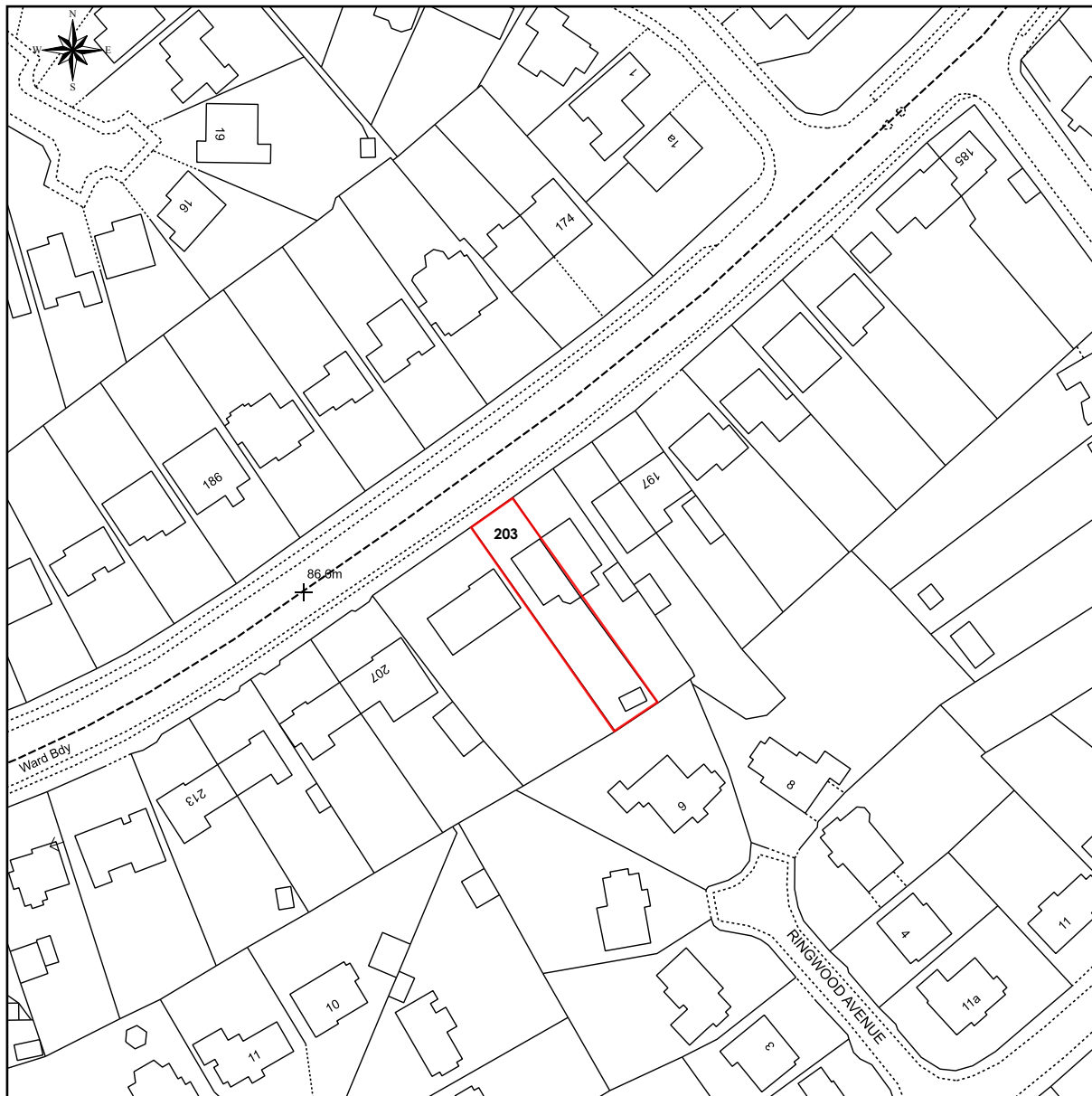


203 Bramhall Moor Lane OS Plan



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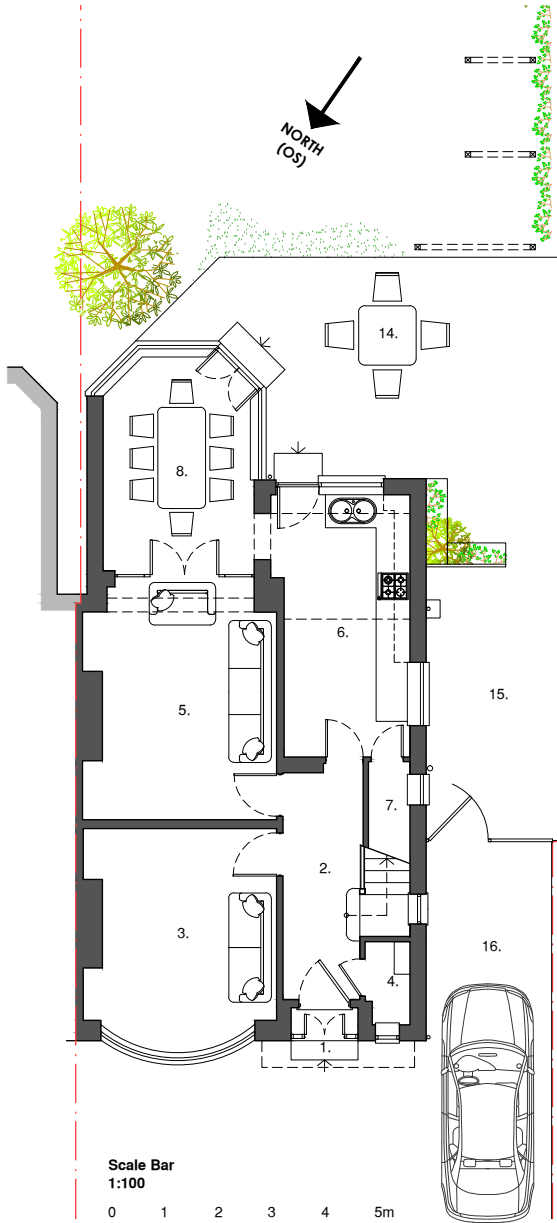
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Scale: 1:1250, paper size: A4



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plans

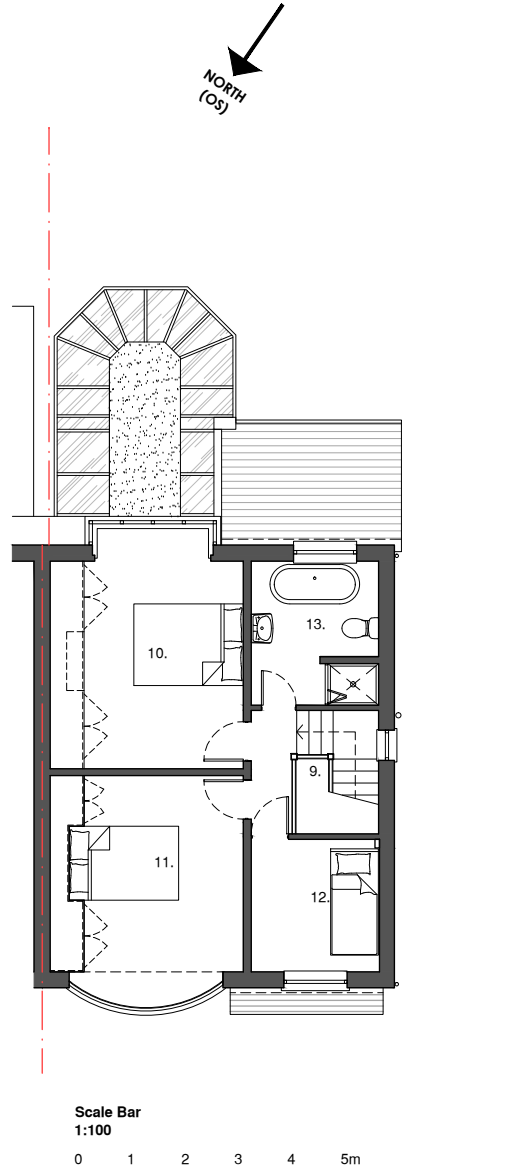
Prepared by: Alex Gosney, 12-07-2021



01

Existing GF Plan

Scale: 1:100 @ A3



02

Existing 1F Plan

Scale: 1:100 @ A3

Plan Legend

1. Entrance Porch
2. Entrance Hall
3. Play Room
4. Coat Room
5. Living Room
6. Kitchen
7. Larder
8. Conservatory
9. Stair / Landing
10. Bedroom 1
11. Bedroom 2
12. Bedroom 3
13. Bathroom
14. Exterior Terrace
15. Garden Utility
16. Driveway

NOTES

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REV.	DATE	BY	COMMENTS

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CLIENT

MR & MRS GOSNEY

PROJECT TITLE

DOMESTIC EXTENSION

LOCATION

203 BRAMHALL MOOR LANE

DRAWING TITLE

EXISTING FLOOR PLANS

PROJECT NUMBER

PC-012

ISSUE TYPE

PLANNING

DRAWN BY

ARG

CHECKED BY

ARG

DATE

15-07-2021

SCALE

1:100

SIZE

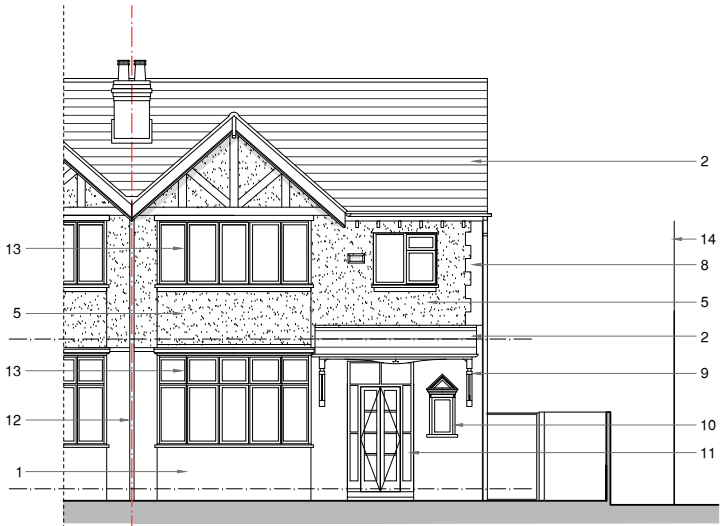
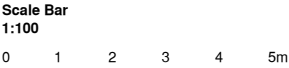
A3

DRAWING NUMBER

EX-A1-01

REVISION

1



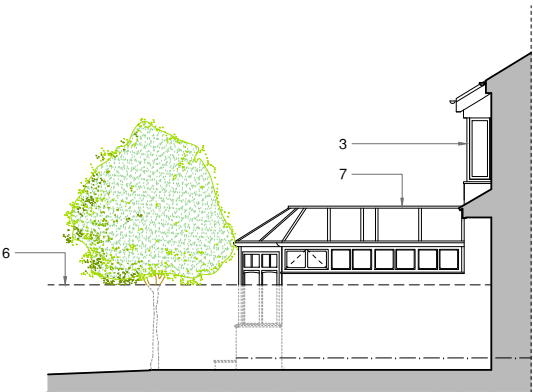
01 Existing Front Elevation
Scale: 1:100 @ A3



02 Existing Rear Elevation
Scale: 1:100 @ A3



03 Existing Side Elevation
Scale: 1:100 @ A3



04 Existing Side Elevation
Scale: 1:100 @ A3

NOTES

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REV.	DATE	BY	COMMENTS

- Elevation Legend
1. Stock Brickwork
 2. Profile Tiling
 3. White PVCU Window Casement
 4. Coat Room
 5. Render Finish
 6. Boundary Fence
 7. Timber Framed Conservatory
 8. Brick Quoining Detail
 9. Ornate Porch Brackets
 10. S.W. Window + Ornate Surround
 11. Entry double access doorset
 12. Black Rainwater Downpipe
 13. Timber Radial Bay Window
 14. Existing adjacent building line
 15. S.W. Window

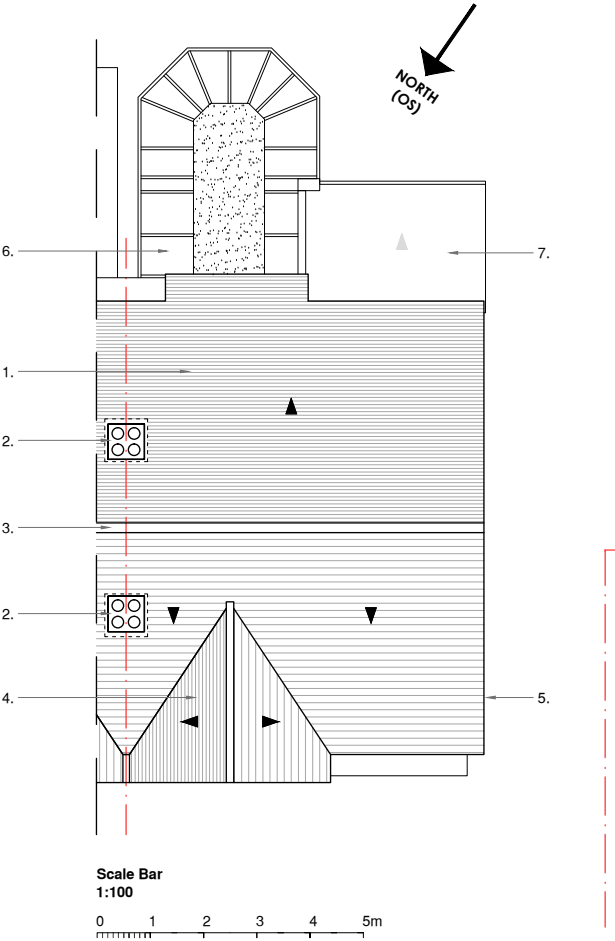
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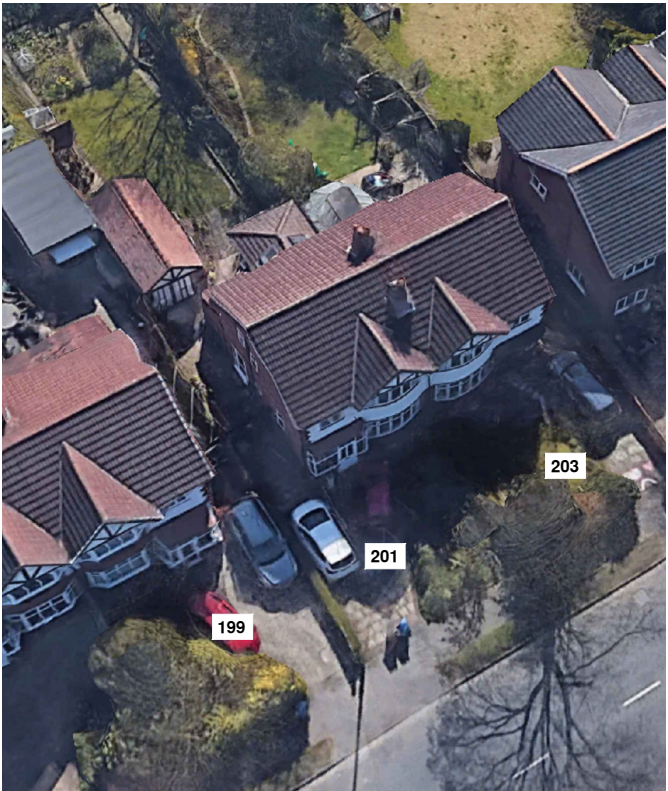
CLIENT		
MR & MRS GOSNEY		
PROJECT TITLE		
DOMESTIC EXTENSION		
LOCATION		
203 BRAMHALL MOOR LANE		
DRAWING TITLE		
EXISTING ELEVATIONS		
PROJECT NUMBER	ISSUE TYPE	
PC-012	PLANNING	
DRAWN BY	CHECKED BY	
ARG	ARG	
DATE	SCALE	SIZE
15-07-2021	1:100	A3
DRAWING NUMBER	REVISION	
EX-A2-01	1	

Plan Legend

- 1. Profile Tiling
- 2. Brick Chimney
- 3. Ridge Tiling
- 4. Gable Roof over projecting front bay
- 5. Side Gable
- 6. Conservatory
- 7. Lean-to pitched roof at lower level
- 8. Bedroom 1
- 9. Bedroom 2
- 10. Bedroom 3
- 11. Bathroom
- 12. Exterior Terrace
- 13. Garden Utility
- 14. Driveway



01 Existing Roof Plan



02 Photographic View

NOTES

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REV.	DATE	BY	COMMENTS

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CLIENT
MR & MRS GOSNEY

PROJECT TITLE
DOMESTIC EXTENSION

LOCATION
203 BRAMHALL MOOR LANE

DRAWING TITLE
EXISTING ROOF PLAN

PROJECT NUMBER
PC-012

ISSUE TYPE
PLANNING

DRAWN BY
ARG

CHECKED BY
ARG

DATE
15-07-2021

SCALE
1:100

SIZE
A3

DRAWING NUMBER
EX-A1-02

REVISION
1

NOTES

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REV.	DATE	BY	COMMENTS
A	09.08.21	ARG	FRONT ELEVATION SETBACK 1M FROM EXISTING FRONT FACE BUILDING LINE

Plan Legend

- Entrance Porch
- Entrance Hall
- Bedroom 5
- Boot Room / Closet
- Kitchen (Open Plan)
- Cinema Room
- Family Area (Open Plan)
- Casual Dining (Open Plan)
- Utility Use
- Exterior Terrace
- Stair / Landing
- Bathroom
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Driveway
- Bedroom 4
- Lantern Light
- Closet
- Study
- Flat Roof

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CLIENT
MR & MRS GOSNEY

PROJECT TITLE
REAR / SIDE EXTENSION

LOCATION
203 BRAMHALL MOOR LANE

DRAWING TITLE
PROPOSED PLANS

PROJECT NUMBER
PC-013

ISSUE TYPE
PLANNING

DRAWN BY
ARG

CHECKED BY
ARG

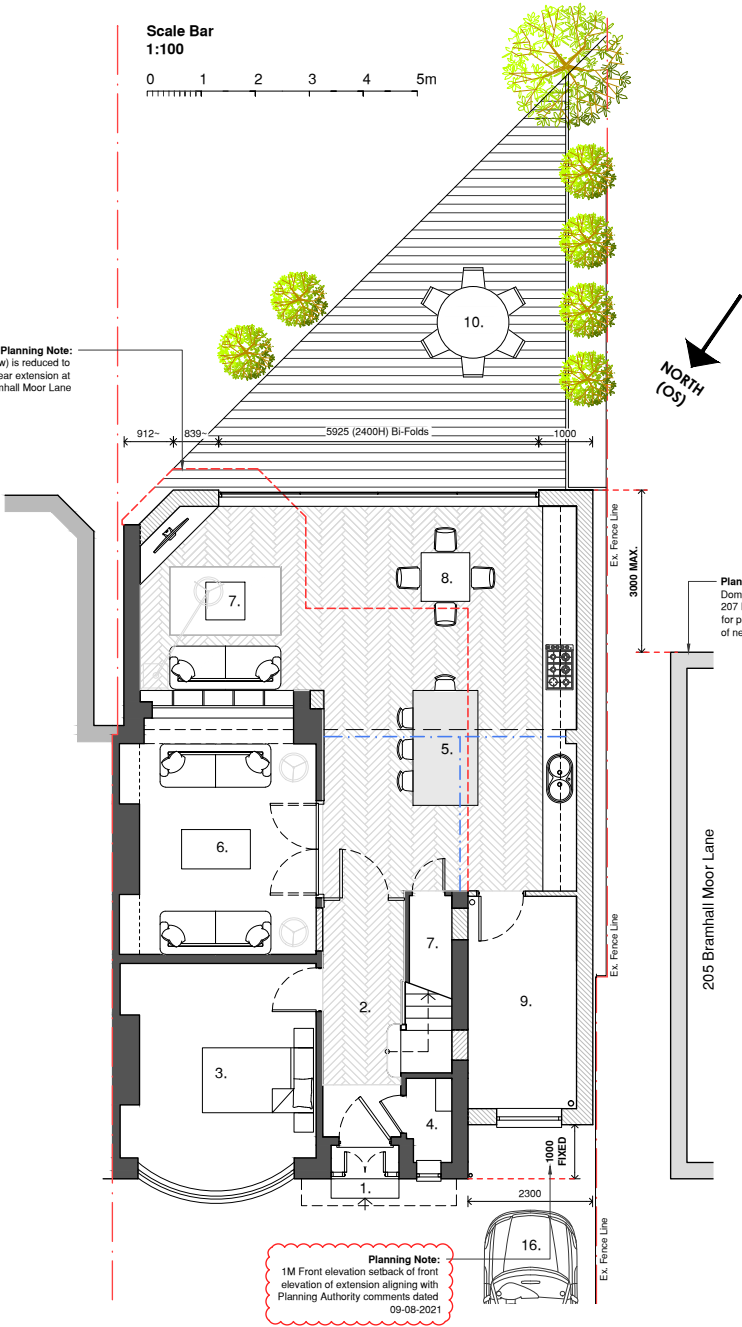
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SCALE
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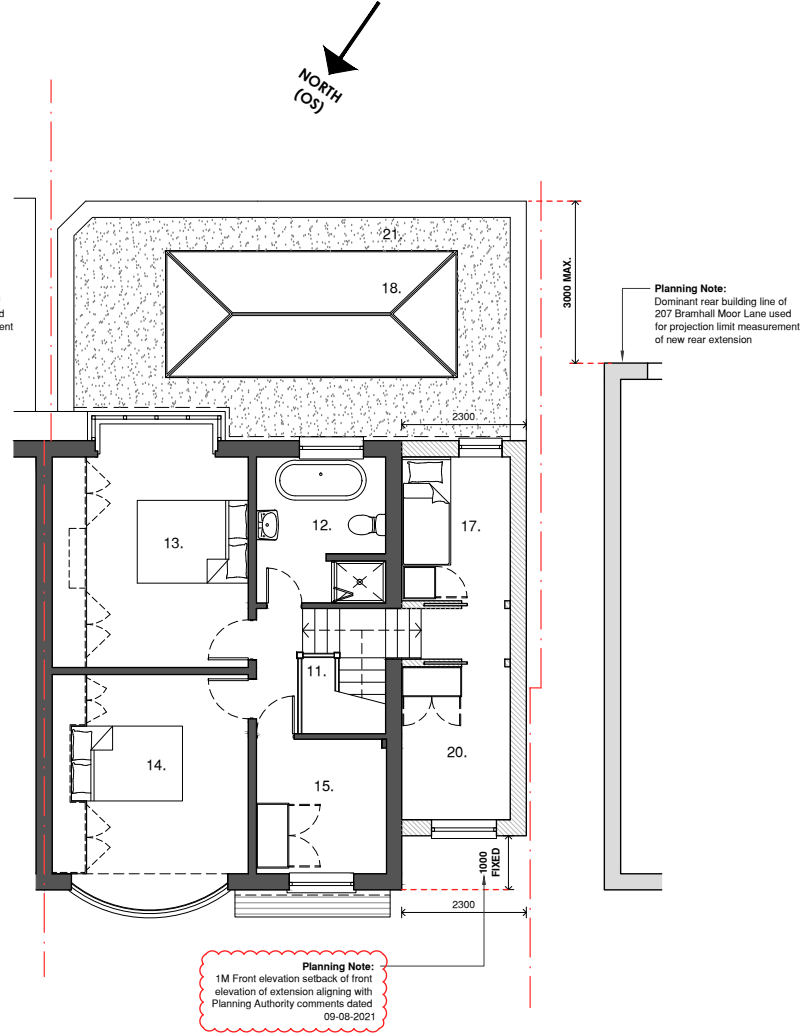
SIZE
A3

DRAWING NUMBER
A01

REVISION
A



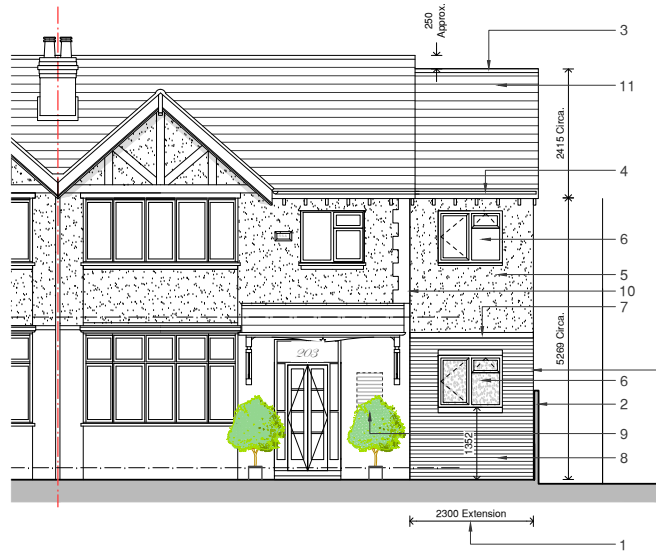
01 Proposed GF Plan
Scale: 1:100 @ A3



02 Proposed 1F Plan
Scale: 1:100 @ A3

Scale Bar
1:100

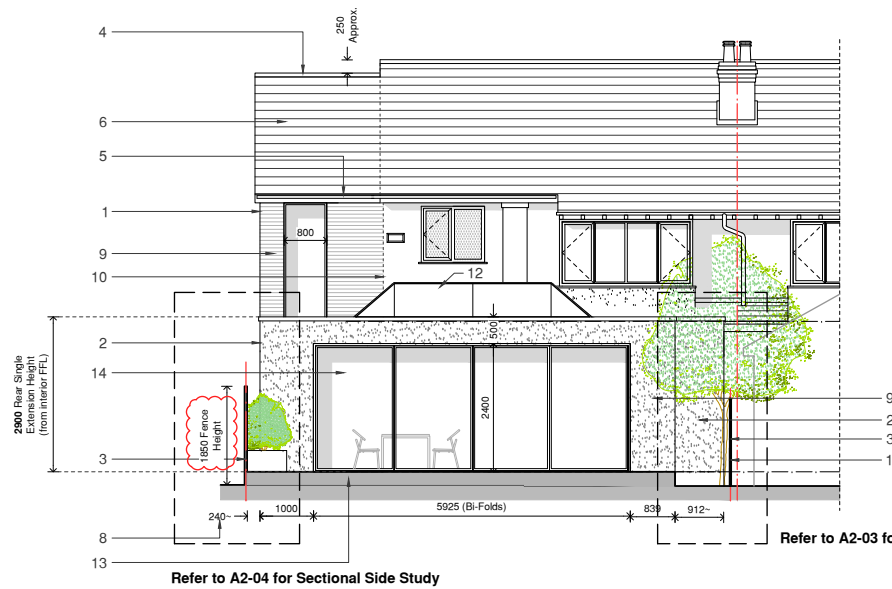
0 1 2 3 4 5m



E1

Proposed Front Elevation

Scale: 1:100 @ A3



E2

Proposed Rear Elevation

Scale: 1:100 @ A3

Front Elevation Notes

- 1 Gable Side Extension - Sectional Profile as per existing (PART ONLY)
- 2 Existing Boundary Fence Line (respected)*
- 3 Subserving Ridge line
- 4 Eaves detailing as per existing
- 5 Render finish as per existing
- 6 New window casements (to match existing)
- 7 Brick 'relief' course line (as per existing)
- 8 Stock brickwork to match existing
- 9 Removal of ex. window / frame, brick infill.
- 10 Existing Building Line
- 11 Tiles to match existing

* Party Wall Act Applicable

Planning Note:

1M Front elevation setback of front elevation of extension aligning with Planning Authority comments dated 09-08-2021

Rear Elevation Notes

- 1 Gable Side Extension - Sectional Profile as per existing
- 2 Single Storey Rear Extension (see plan)
- 3 Existing Boundary Fence Line (respected)*
- 4 Subserving Ridge line
- 5 Eaves detailing as per existing
- 6 Tiles to match existing
- 7 New full height 'fixed' window casement
- 8 Reasonable gap between New and ex. fence line
- 9 Smooth Faced Render
- 10 Existing Building Line (at first floor)
- 11 Part of elevation on taper / angle (see plan)
- 12 Flat roof skylights (see first floor plan)
- 13 New exterior decking (allowing for level transition from interior)
- 14 Bifold doorset installation

* Party Wall Act Applicable

NOTES

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REV.	DATE	BY	COMMENTS
A	09.08.21	ARG	FRONT ELEVATION SETBACK 1M FROM EXISTING FRONT FACE BUILDING LINE
B	10.08.21	ARG	SIDE FENCE LINE AMENDED SIDE SECTION REFERENCE ADDED (TO 205)

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CLIENT

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PROJECT TITLE

REAR / SIDE EXTENSION

LOCATION

203 BRAMHALL MOOR LANE

DRAWING TITLE

PROPOSED ELEVATIONS 1/2

PROJECT NUMBER

PC-013

ISSUE TYPE

PLANNING

DRAWN BY

ARG

CHECKED BY

ARG

DATE

15-07-2021

SCALE

1:100

SIZE

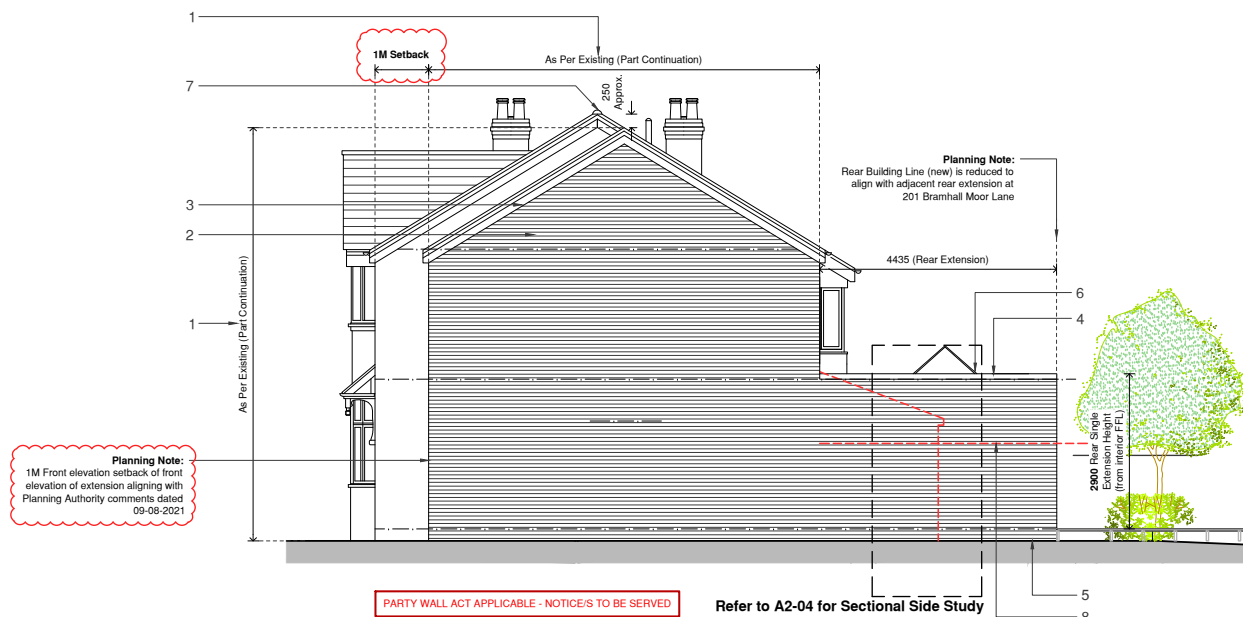
A3

DRAWING NUMBER

A2-01

REVISION

B



Side Elevation Notes

- 1 Gable Side Extension - Sectional Profile as per existing (in part)
- 2 Stock Brick to match existing
- 3 Edge Gable Fascia Detailing to match existing
- 4 Parapet Capping
- 5 Approx. Overall Height of Rear Extension (from External GL)
- 6 Flat Roof Lantern Rooflight
- 7 Subservient Ridge level of new extension
- 8 Fence line adjoining property at 205 BML

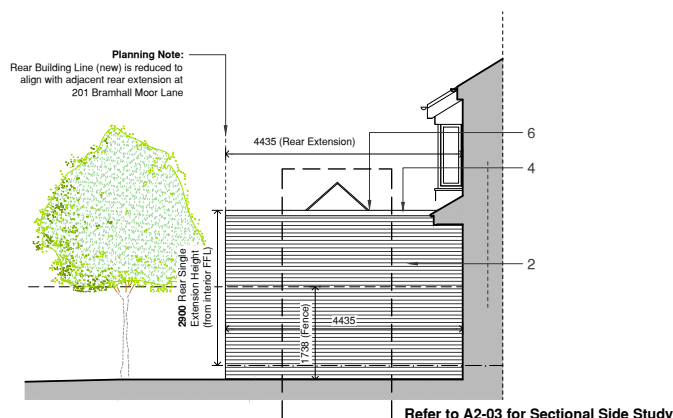
* Party Wall Act Applicable

E3

Proposed Side Elevation

Scale Bar
1:100

Scale: 1:100 @ A3



E4

Proposed Side Elevation

Scale: 1:100 @ A3

PARTY WALL ACT APPLICABLE - NOTICE/S TO BE SERVED

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REV.	DATE	BY	COMMENTS
A	09.08.21	ARG	FRONT ELEVATION SETBACK 1M FROM EXISTING FRONT FACE BUILDING LINE
B	10.08.21	ARG	SIDE FENCE LINE AMENDED SIDE SECTION REFERENCE ADDED (TO 205)

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CLIENT
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PROJECT TITLE
REAR / SIDE EXTENSION

LOCATION
203 BRAMHALL MOOR LANE

DRAWING TITLE
PROPOSED ELEVATIONS 2/2

PROJECT NUMBER
PC-013

ISSUE TYPE
PLANNING

DRAWN BY
ARG

CHECKED BY
ARG

DATE
27-03-2021

SCALE
1:100

SIZE
A3

DRAWING NUMBER
A2-02

REVISION
B

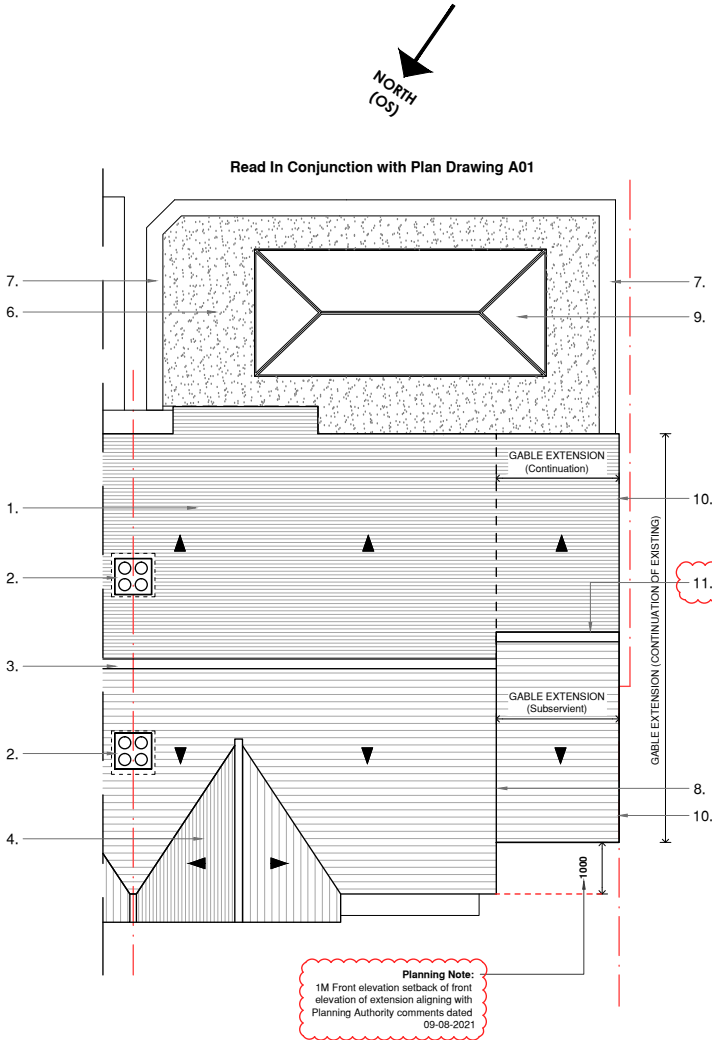
NOTES

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REV.	DATE	BY	COMMENTS
A	09.08.21	ARG	FRONT ELEVATION SETBACK 1M FROM EXISTING FRONT FACE BUILDING LINE



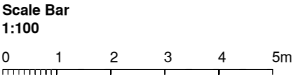
Plan Legend

1. Profile Tiling
2. Brick Chimney
3. Ridge Tiling
4. Gable Roof over projecting front bay
5. Side Gable
6. Flat Roof at lower level (new)
7. Parapet Capping (new)
8. Existing Gable Roof Line
9. Lantern Light (new)
10. Gable Contained within property boundary (no overhang)
11. New subservient ridge line of side extension

All 'Main' Roof Materials to match Existing

01 Proposed Roof Plan

Scale: 1:100 @ A3



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PROJECT TITLE
REAR / SIDE EXTENSION

LOCATION
203 BRAMHALL MOOR LANE

DRAWING TITLE
PROPOSED ROOF PLAN

PROJECT NUMBER
PC-013

ISSUE TYPE
PLANNING

DRAWN BY
ARG

CHECKED BY
ARG

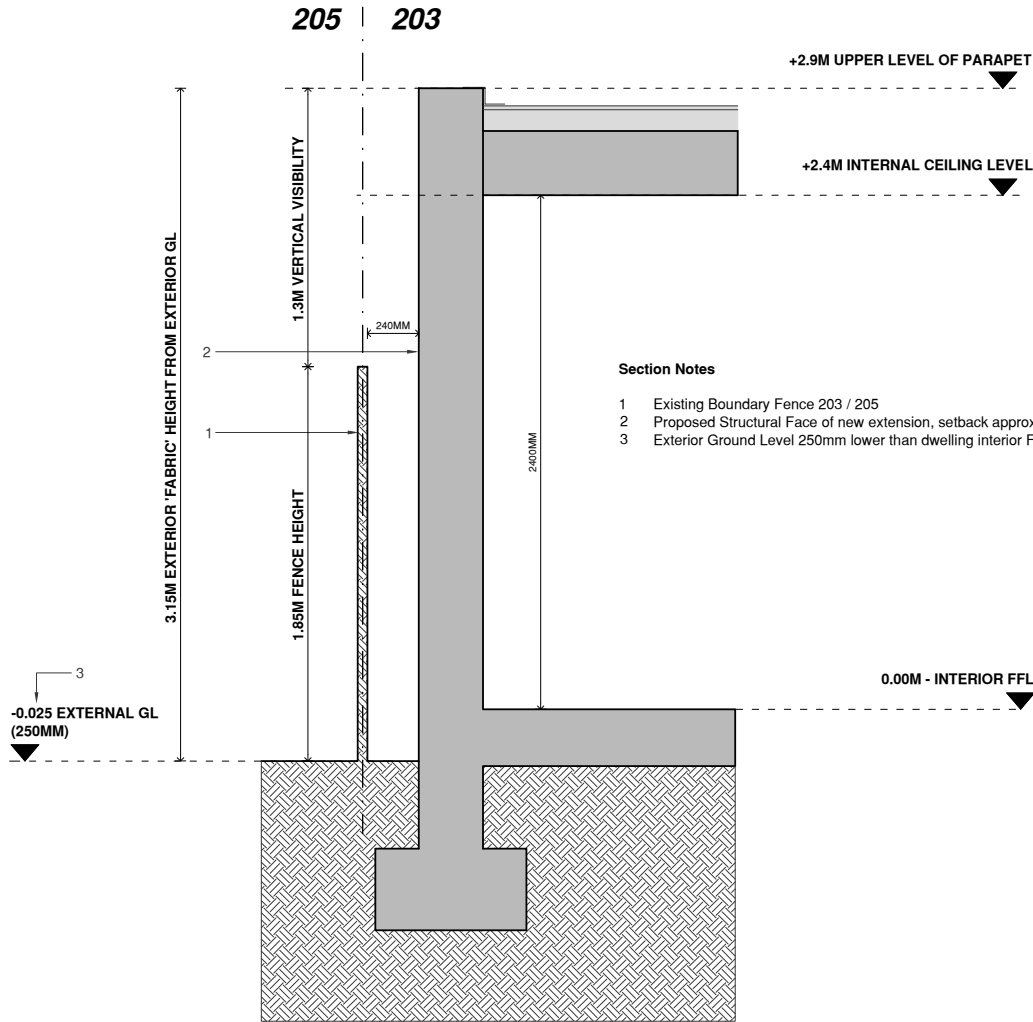
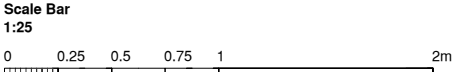
DATE
15-07-2021

SCALE
1:100

SIZE
A3

DRAWING NUMBER
A02

REVISION
A



- Section Notes**
- Existing Boundary Fence 203 / 205
 - Proposed Structural Face of new extension, setback approx. 240mm from boundary line
 - Exterior Ground Level 250mm lower than dwelling interior FFL

01

203 / 205 SECTION

Scale: 1:25 @ A3

NOTES

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REV.	DATE	BY	COMMENTS

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PROJECT TITLE
REAR / SIDE EXTENSION

LOCATION
203 BRAMHALL MOOR LANE

DRAWING TITLE
203 / 205 SIDE SECTION PROPOSAL

PROJECT NUMBER
PC-013

ISSUE TYPE
PLANNING

DRAWN BY
ARG

CHECKED BY
ARG

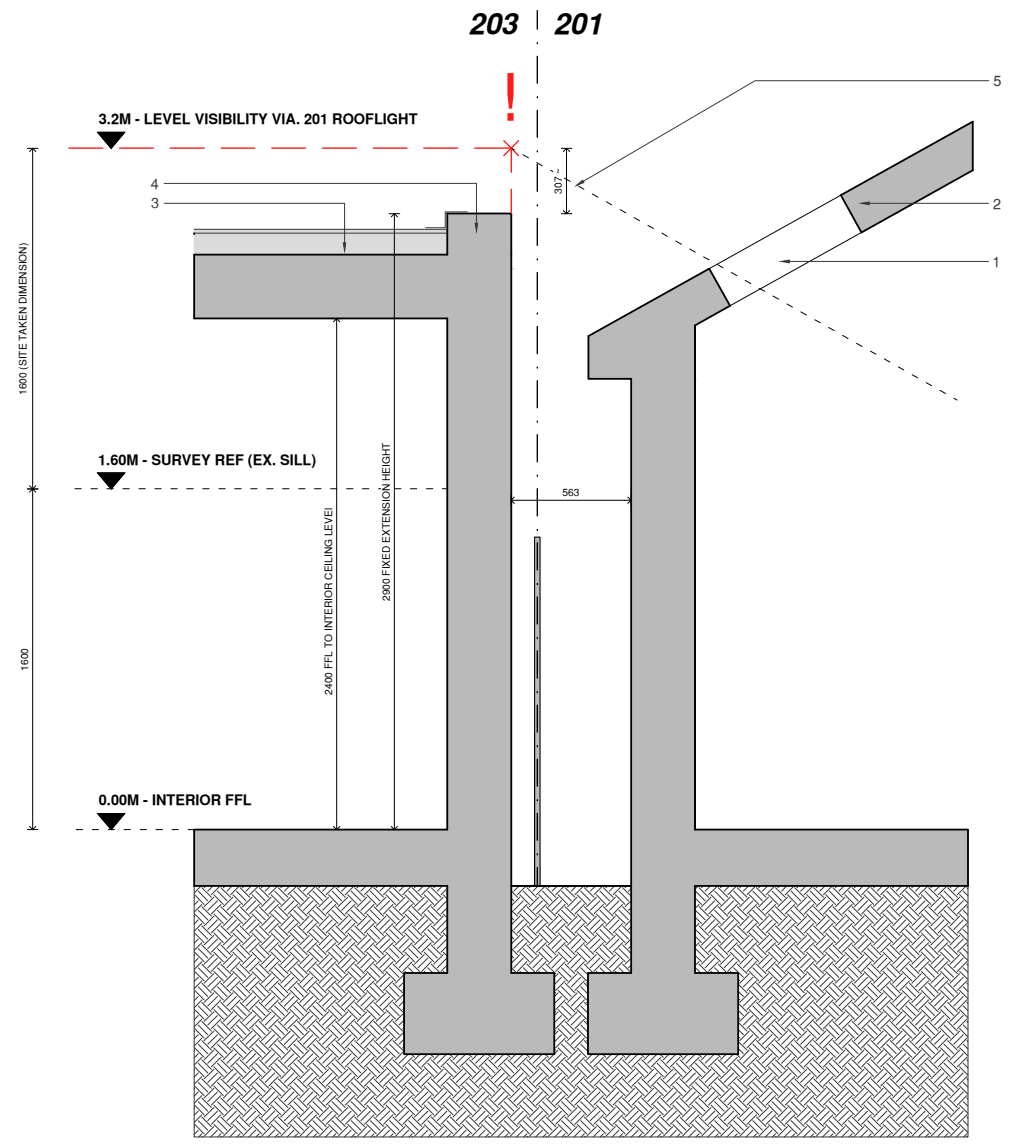
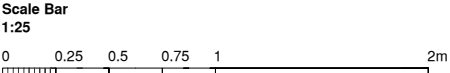
DATE
10-08-2021

SCALE
1:100

SIZE
A3

DRAWING NUMBER
A2-04

REVISION
1



- Section Notes**
- 1 201 Existing Rooflight
 - 2 201 Pitched Roof
 - 3 New Cold Flat Roof Construction
 - 4 Parapet Capping (Not to be visible to 201)
 - 5 Clear from visibility Splay from Interior of 201

01 **203 / 201 SECTION**
Scale: 1:25 @ A3

NOTES

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REV.	DATE	BY	COMMENTS

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PROJECT TITLE
REAR / SIDE EXTENSION

LOCATION
203 BRAMHALL MOOR LANE

DRAWING TITLE
201 / 203 SIDE SECTION PROPOSAL

PROJECT NUMBER PC-013	ISSUE TYPE PLANNING
DRAWN BY ARG	CHECKED BY ARG
DATE 15-07-2021	SCALE 1:100
DRAWING NUMBER A2-03	REVISION 1

SIZE
A3