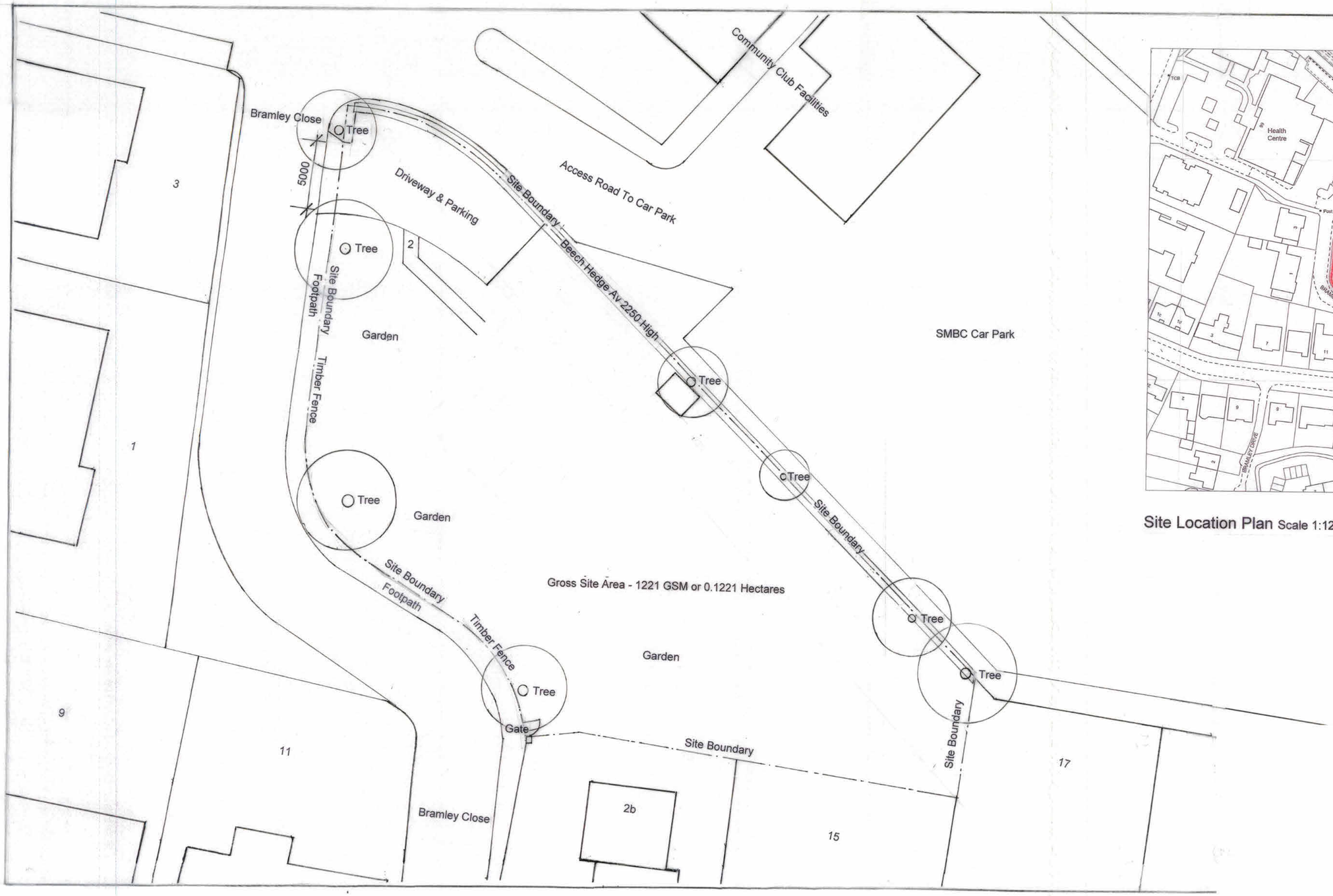
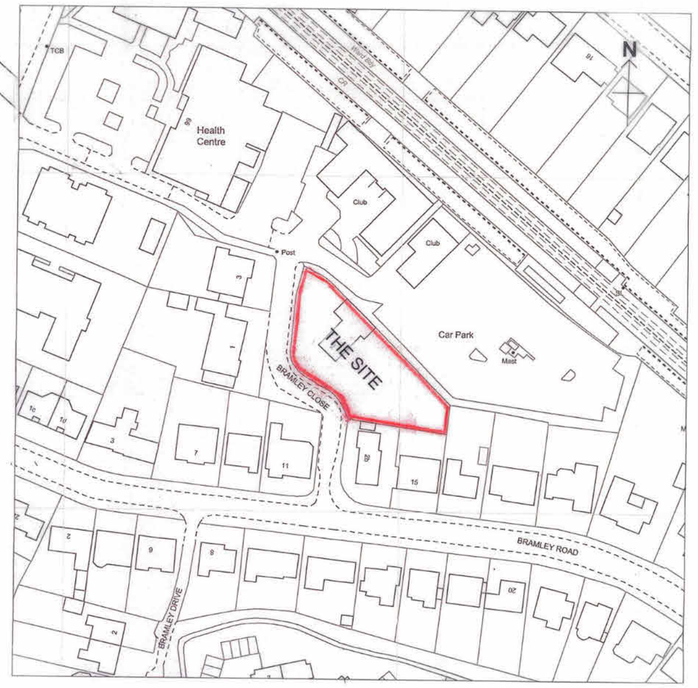


Existing Site Layout Plan Scale 1:200



Site Location Plan Scale 1:1250

rev	date	Issued	checked	Description
P1	19/08/2021	S.Lunn	S.Lunn	First Issue

Bramley Close, Bramhall

Existing Site and Location Plan

title:
Bramley Close
Bramhall, Stockport

client:
Breck Developments Ltd

Niemen Architects
Deck 2, The Waterscape
42 Leeds & Bradford Road
Kirkstall, Leeds, LS5 3EG
T: 0113 239 5400
office@niemen.co.uk

date:	scale @A2	drawn:	checked:	int project ref:
08/16/21		Author	Checker	3399

UPRN	Originator	Zone	Level	Type	Role	Drawing No	Revision
BRCLB-NIE-EX-ZZ-DR-A-PL_001							P1

subject to structural review
subject to accurate measured survey

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KEY

- Tarmacadam surface with concrete pin kerb edge
- Grass to be laid as turf
- Loose laid gravel on porous weed membrane
- Proposed natural stone paving
- Porous surface brick setts
- Existing beech hedge (pruned)
- Proposed beech hedge
- Proposed shrub beds planted as 3-5 per sqm as 5L containerised pots and 20L specimens to be planted within shrub beds
- Existing trees on site to be removed outside bird nesting season, please refer to the Tree Survey and the Arboricultural Impact Assessment for further information
- Proposed formal street trees to be planted as 18-20cm girth semi-mature specimens to mitigate for the loss of existing trees.
- Tree route protection area
- Open boarded timber fence 1000mm high
- Close boarded timber fence 1800mm high
- Electronic gate 1500mm high
- Metal railing fence at 1200mm high with roll top or decorative top design

N

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200

rev	date	issued	checked	Description
P7	13/12/2021	S.Lunn	S.Lunn	Additional new tree added adjacent to T8. Hedge planting amended from beach
P6	22/11/2021	S.Lunn	S.Lunn	Design updated to reflect planning comments.
P5	06/09/2021	S.Lunn	S.Lunn	Notes updated
P4	03/09/2021	S.Lunn	S.Lunn	Existing tree location corrected
P3	02/09/2021	S.Lunn	S.Lunn	Amendments made to existing beech hedge
P2	27/08/2021	S.Lunn	S.Lunn	Changes made to protect existing trees
P1	26/08/2021	S.Lunn	S.Lunn	First Issue

Bramley Close, Bramhall

Site Plan Proposed

title:
Bramley Close
Bramhall, Stockport

client:
Breck Developments Ltd

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date:	scale @A2	drawn:	checked:	int project ref:
08/16/21	1 : 200	S.Lunn	O.Bush	3399

UPRN	Originator	Zone	Level	Type	Role	Drawing No	Revision
BRCLB-NIE-PR-ZZ-DR-A-PL_003							P7

subject to structural review
subject to accurate measured survey

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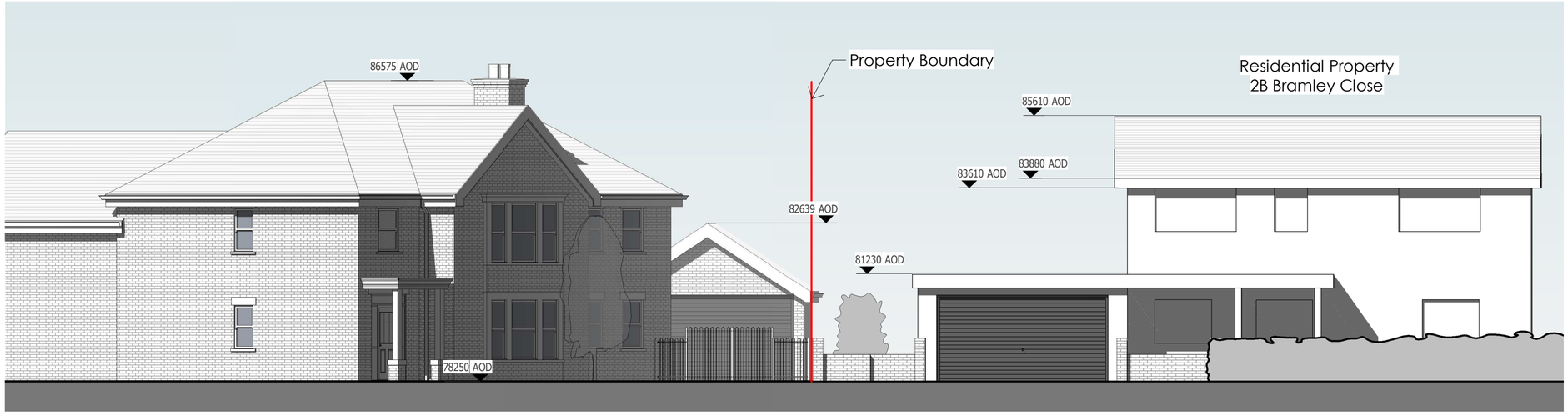
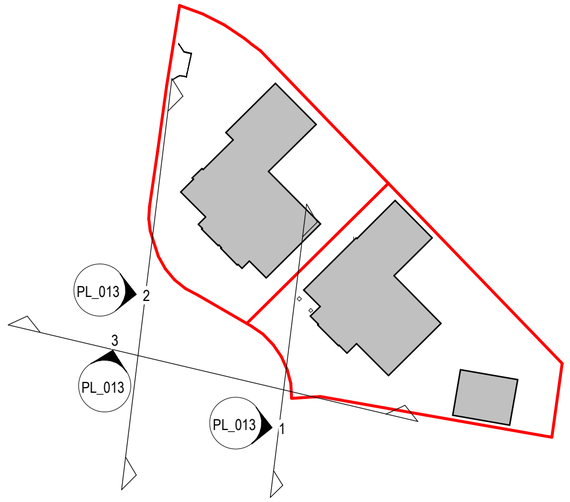
1 **Proposed Site Plan**
1 : 200

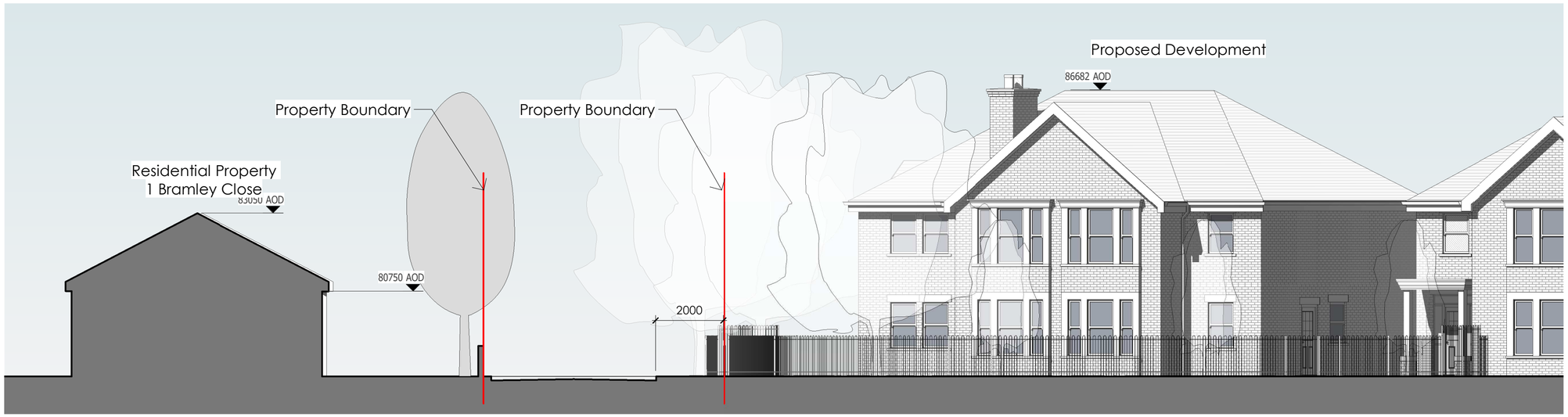


1 Sectional Elevation 1
1 : 100



4 Elevation Key Copy 1 Copy 1
1 : 500

2 Sectional Elevation 2
1 : 100



3 Sectional Elevation 3
1 : 100

rev	date	Issued	checked	Description
P2	22/11/2021	S.Lunn	S.Lunn	Amendment mmade to suit planning comments
P1	21/09/2021	S.Lunn	S.Lunn	First Issue

Bramley Close, Bramhall

Contextual Elevation Proposed

title:
Bramley Close
Bramhall, Stockport

client:
Breck Developments Ltd

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date:	scale @A2	drawn:	checked:	int project ref:
09/20/21	As indicated	S.Lunn	S.Lunn	3399

UPRN	Originator	Zone	Level	Type	Role	Drawing No	Revision
BRCLB-NIE-PR-ZZ-DR-A-PL_013							P2

subject to structural review
subject to accurate measured survey

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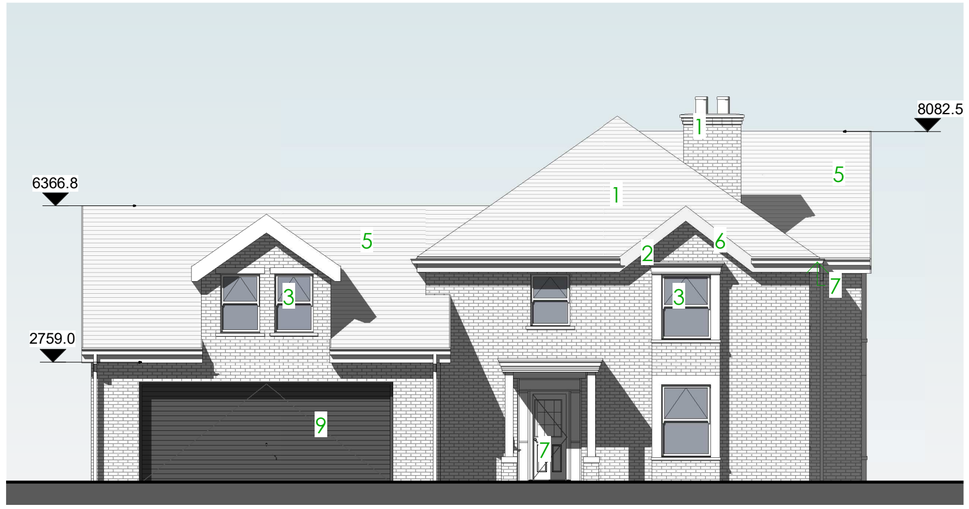
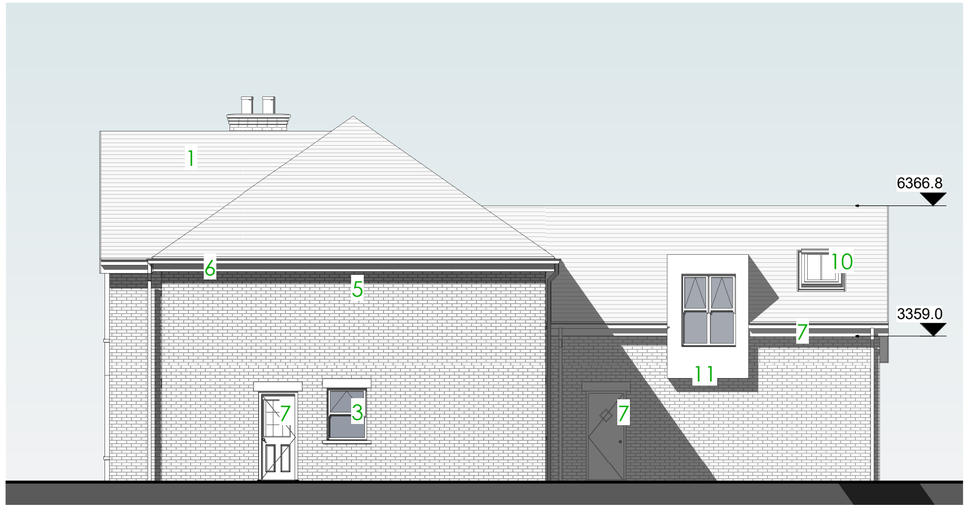
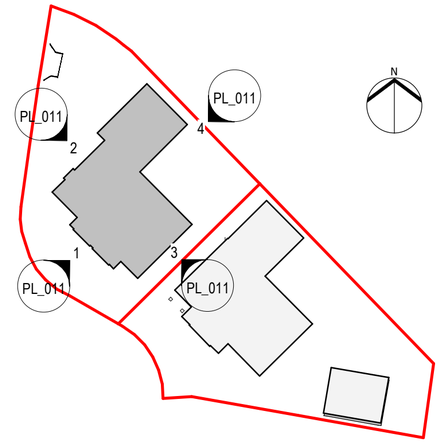
1 Elevation 1
1 : 100



2 Elevation 2
1 : 100



3 Elevation3
1 : 100



Elevation Key
1 : 500

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100

4 Elevation 4
1 : 100

Materials Key

1. Brick - Exact brick to be confirmed
2. Artificial Stone Head, Cill and Mullion Surround detail
3. Imitation sliding sash windows (top hung pivot opener)
4. Window as above with frosted glazing
5. Dreadnought Staffordshire Blue or similar concrete roof tiles
6. Painted timber fascia and soffits
7. UPVC composite door
8. UPVC guttering and downpipes
9. Colour Coated Up and over foldering garage door
10. Opening Roof light
11. Zinc faced dormer
12. Bi-fold doors

rev	date	Issued	checked	Description
P2	22/11/2021	S.Lunn	S.Lunn	Amendment mmade to suit planning comments
P1	19/08/2021	S.Lunn	S.Lunn	First Issue

Bramley Close, Bramhall

Elevations Plot 1 Proposed

title:
Bramley Close
Bramhall, Stockport

client:
Breck Developments Ltd

Niemen Architects
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date:	scale @A2	drawn:	checked:	nt project ref:
04/07/21	As indicated	S.Lunn	O.Bush	3399

UPRN	Originator	Zone	Level	Type	Role	Drawing No	Revision
BRCLB-NIE-PR-ZZ-DR-A-PL_011							P2

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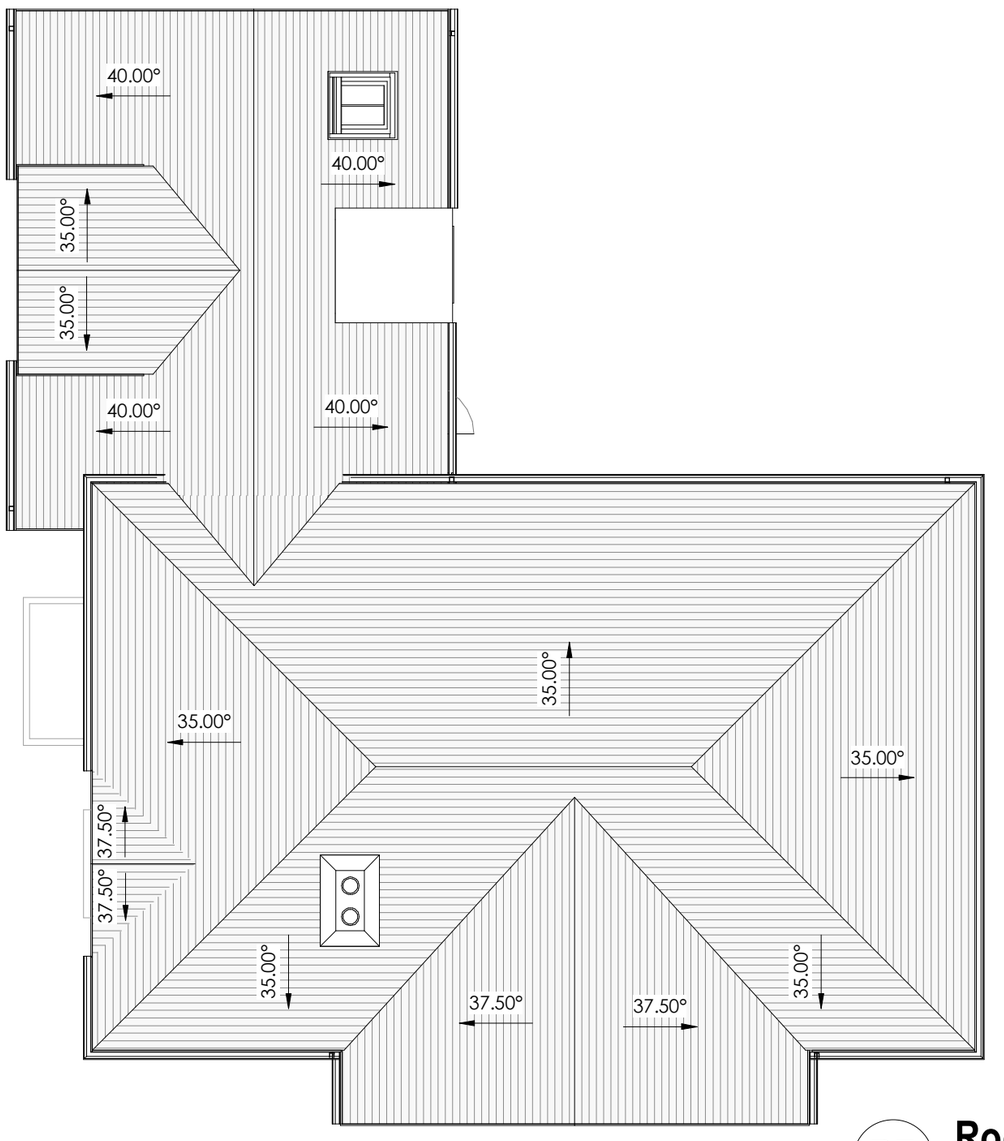
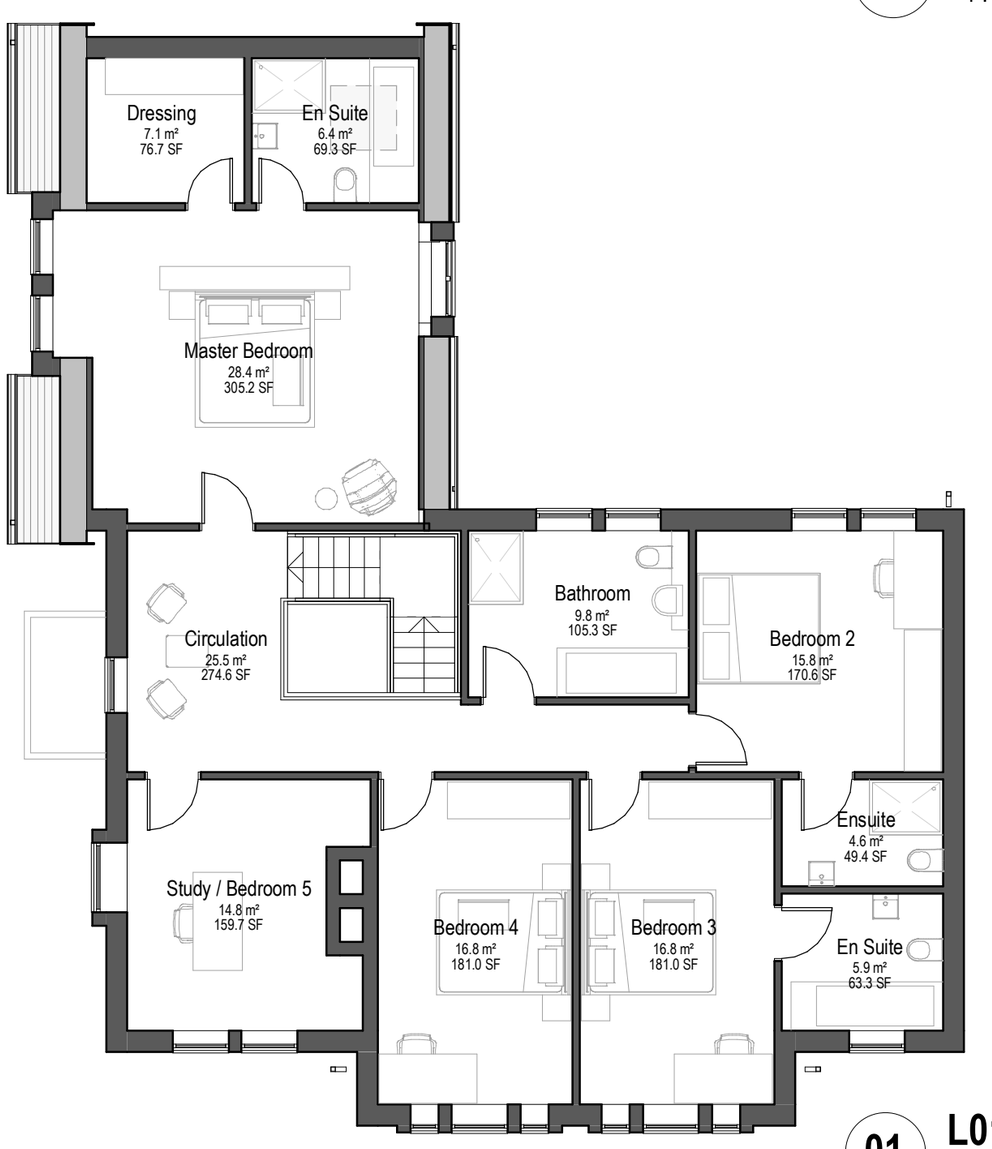
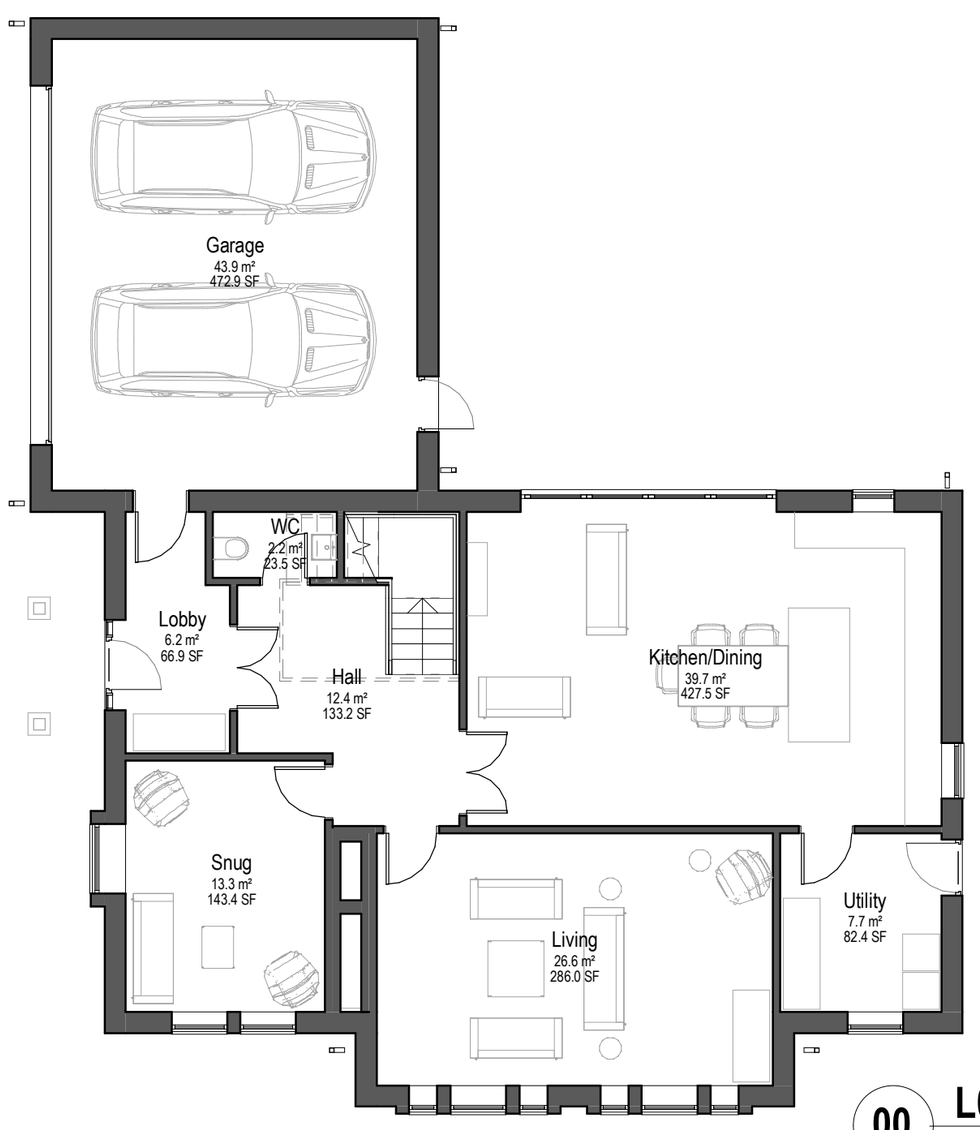


RF Roof Plan Plot 1
1 : 100

Area Schedule (GIFA) Plot 1			
Name	Level	Area	Area sq.ft
Plot 1			
Plot 1	L00	116.3 m²	1251.8 ft²
Plot 1	L01	157.1 m²	1691.5 ft²
		273.4 m²	2943.4 ft²



01 L01 First Floor Plot 1
1 : 100



00 L00 Ground Floor Plot 1
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100

rev	date	Issued	checked	Description
P2	22/11/2021	S.Lunn	S.Lunn	Amendment mnade to suit planning comments
P1	19/08/2021	S.Lunn	S.Lunn	First Issue

Bramley Close, Bramhall

Floor Plans Plot 1 Proposed

title:
Bramley Close
Bramhall, Stockport

client:
Breck Developments Ltd

Niemen Architects
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42 Leeds & Bradford Road
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T: 0113 239 5400
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date:	scale @A2	drawn:	checked:	int project ref:
08/16/21	1 : 100	S.Lunn	O.Bush	3399

UPRN	Originator	Zone	Level	Type	Role	Drawing No	Revision
BRCLB-NIE-PR-ZZ-DR-A-PL_004							P2

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subject to accurate measured survey

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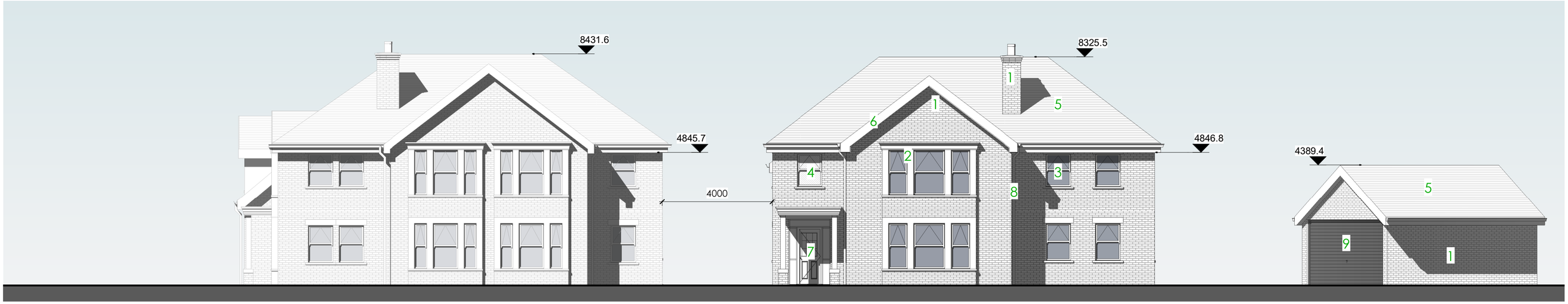
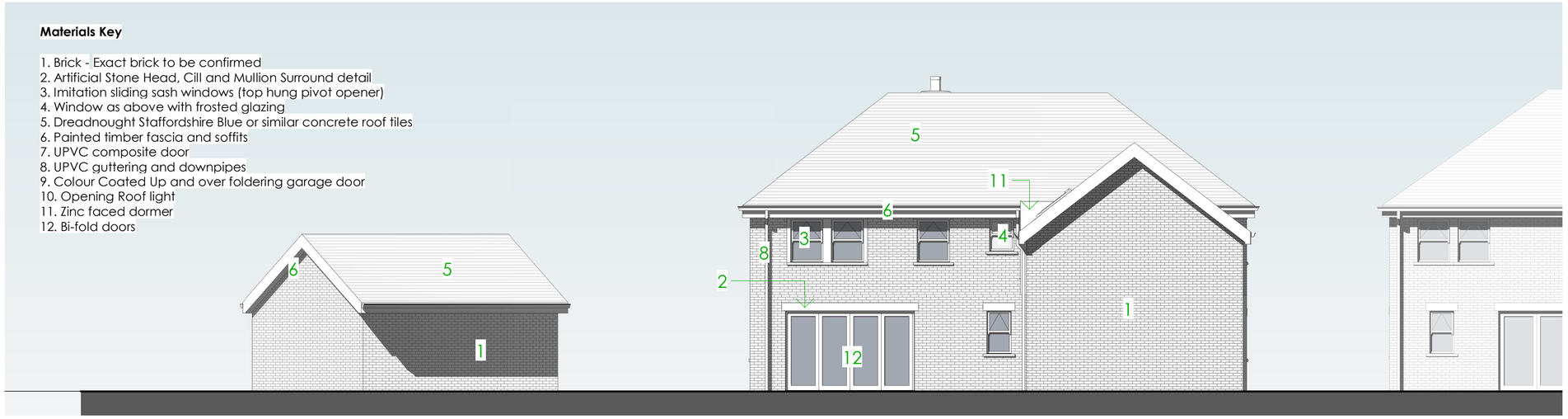


1 Plot 2 - Elevation 1

1 : 100

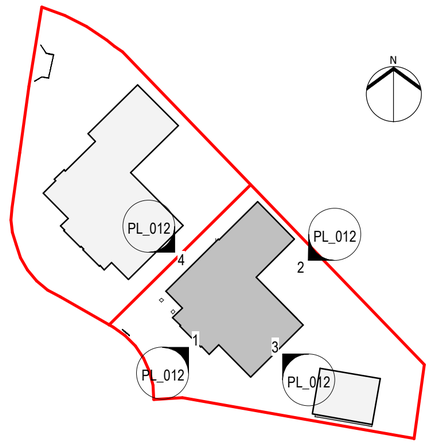
Materials Key

1. Brick - Exact brick to be confirmed
2. Artificial Stone Head, Cill and Mullion Surround detail
3. Imitation sliding sash windows (top hung pivot opener)
4. Window as above with frosted glazing
5. Dreadnought Staffordshire Blue or similar concrete roof tiles
6. Painted timber fascia and soffits
7. UPVC composite door
8. UPVC guttering and downpipes
9. Colour Coated Up and over foldering garage door
10. Opening Roof light
11. Zinc faced dormer
12. Bi-fold doors



2 Plot 2 - Elevation 2

1 : 100

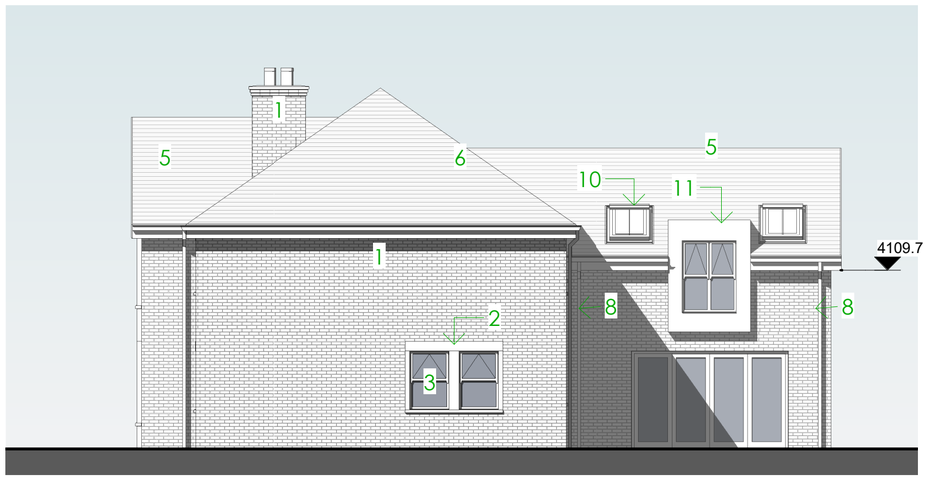


Elevation Key

1 : 500

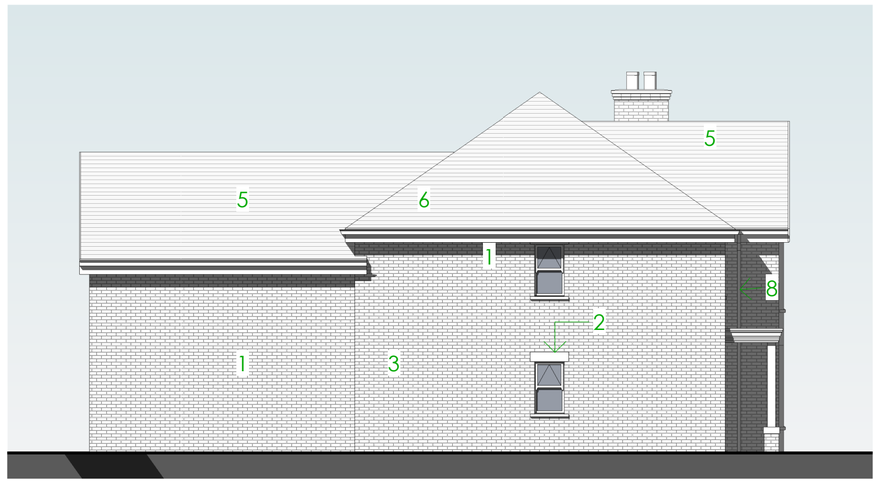
0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100



3 Plot 2 - Elevation 3

1 : 100



4 Plot 2 - Elevation 4

1 : 100

rev	date	Issued	checked	Description
P2	22/11/2021	S.Lunn	S.Lunn	Amendment mnade to suit planning comments
P1	19/08/2021	S.Lunn	S.Lunn	First Issue

Bramley Close, Bramhall

Elevations Plot 2 Proposed

title:
Bramley Close
Bramhall, Stockport

client:
Breck Developments Ltd

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office@niemen.co.uk

date:	scale @A2	drawn:	checked:	int project ref:
08/16/21	As indicated	S.Lunn	O.Bush	3399

UPRN	Originator	Zone	Level	Type	Role	Drawing No	Revision
BRCLB-NIE-PR-ZZ-DR-A-PL_012							P2

subject to structural review
subject to accurate measured survey

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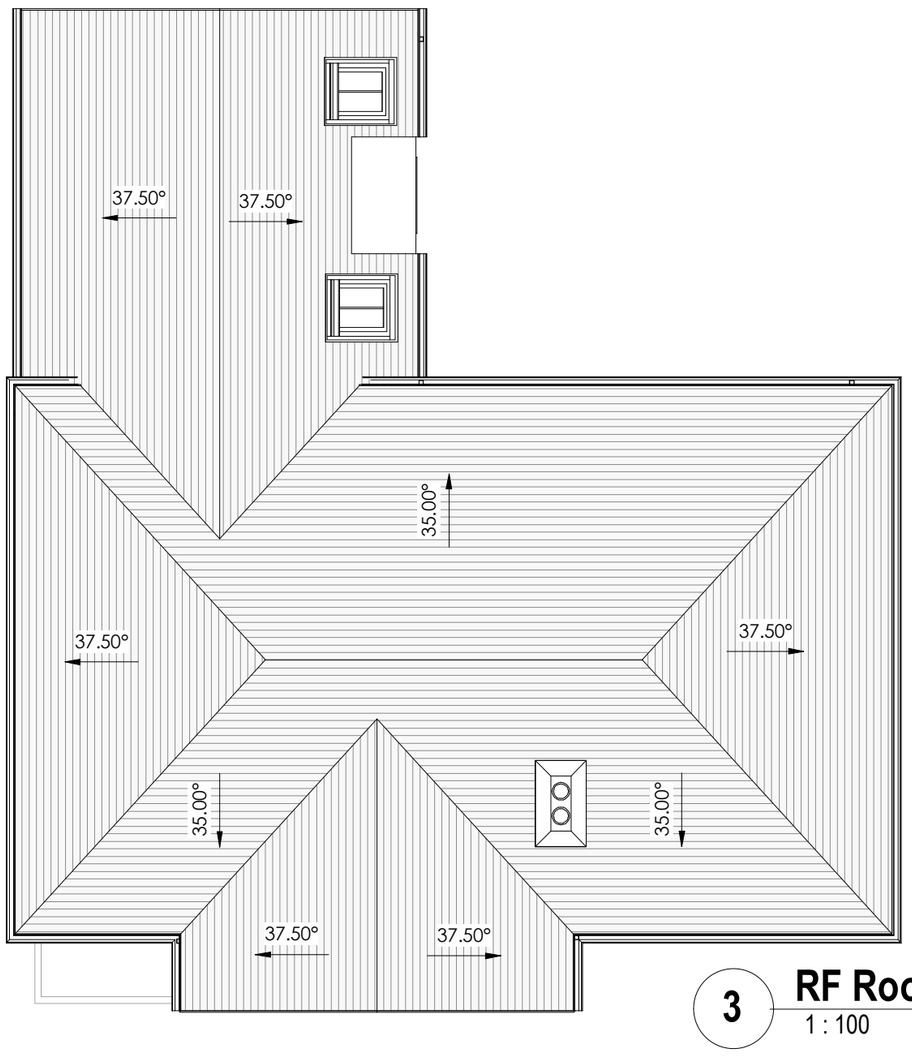
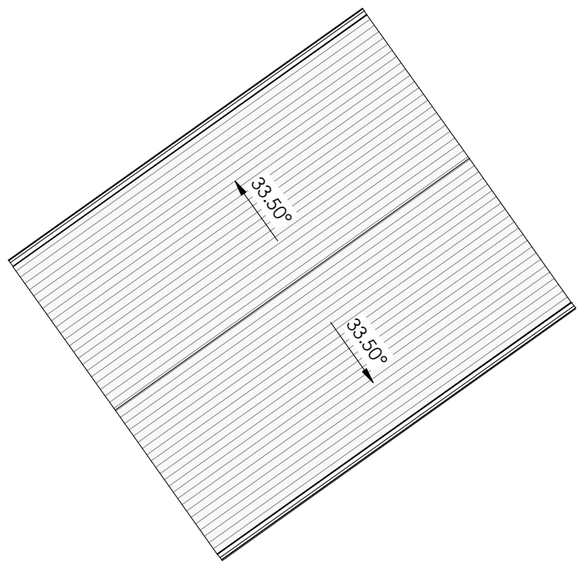
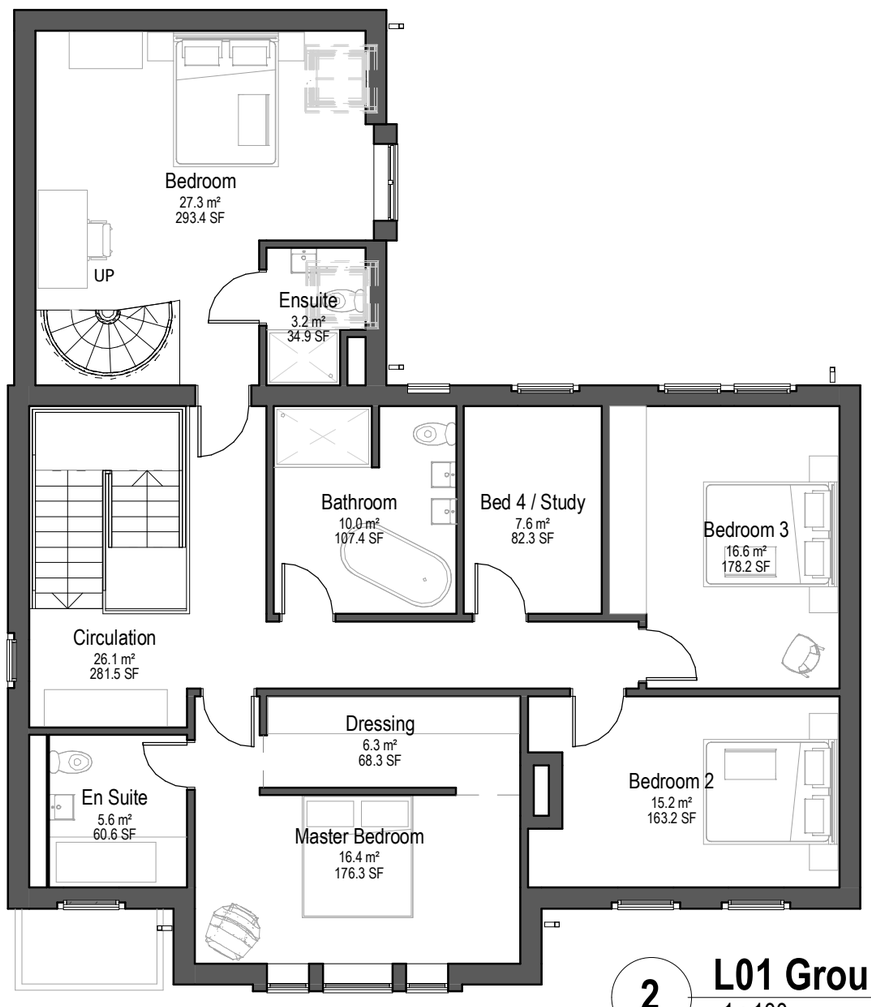
Area Schedule (GIFA) Plot 2			
Name	Level	Area	Area ft.sq
Plot 2			
Plot 2	L00	143.3 m²	1542.1 ft²
Plot 2	L01	140.2 m²	1509.2 ft²
		283.5 m²	3051.3 ft²

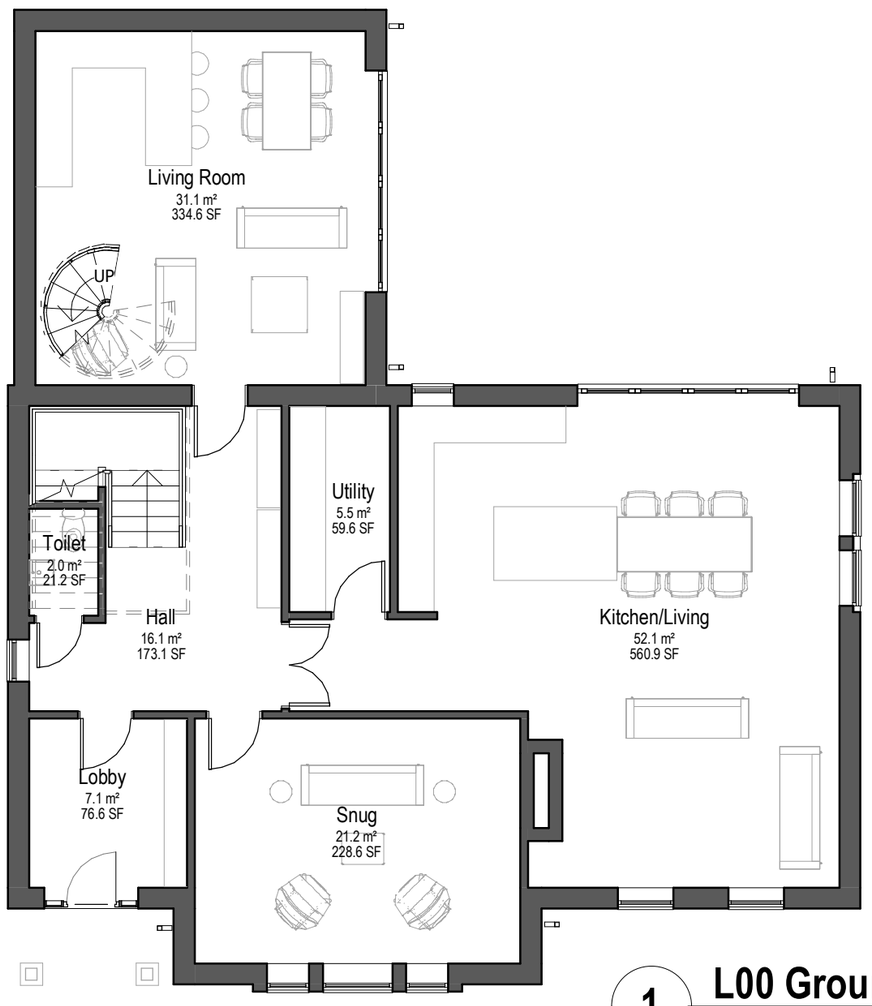


3 **RF Roof Plan Plot 2**
1 : 100

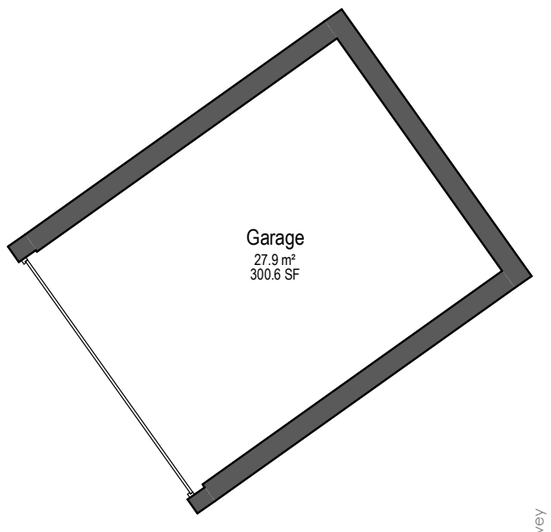


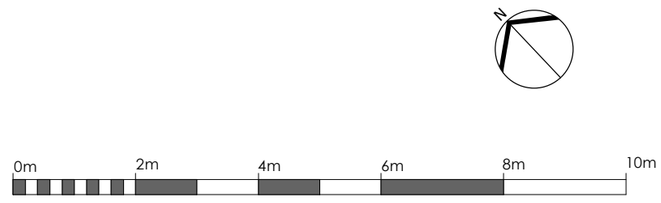


2 **L01 Ground Floor Plot 2**
1 : 100



1 **L00 Ground Floor Plot 2**
1 : 100





VISUAL SCALE 1:100

rev	date	Issued	checked	Description
P2	22/11/2021	S.Lunn	S.Lunn	Amendment mnade to suit planning comments
P1	19/08/2021	S.Lunn	S.Lunn	First Issue

Bramley Close, Bramhall

Floor Plans Plot 2 Proposed

title:
Bramley Close
Bramhall, Stockport

client:
Breck Developments Ltd

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42 Leeds & Bradford Road
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date:	scale @A2	drawn:	checked:	int project ref:
08/17/21	1 : 100	S.Lunn	O.Bush	3399

UPRN	Originator	Zone	Level	Type	Role	Drawing No	Revision
BRCLB-NIE-PR-ZZ-DR-A-PL_005							P2

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