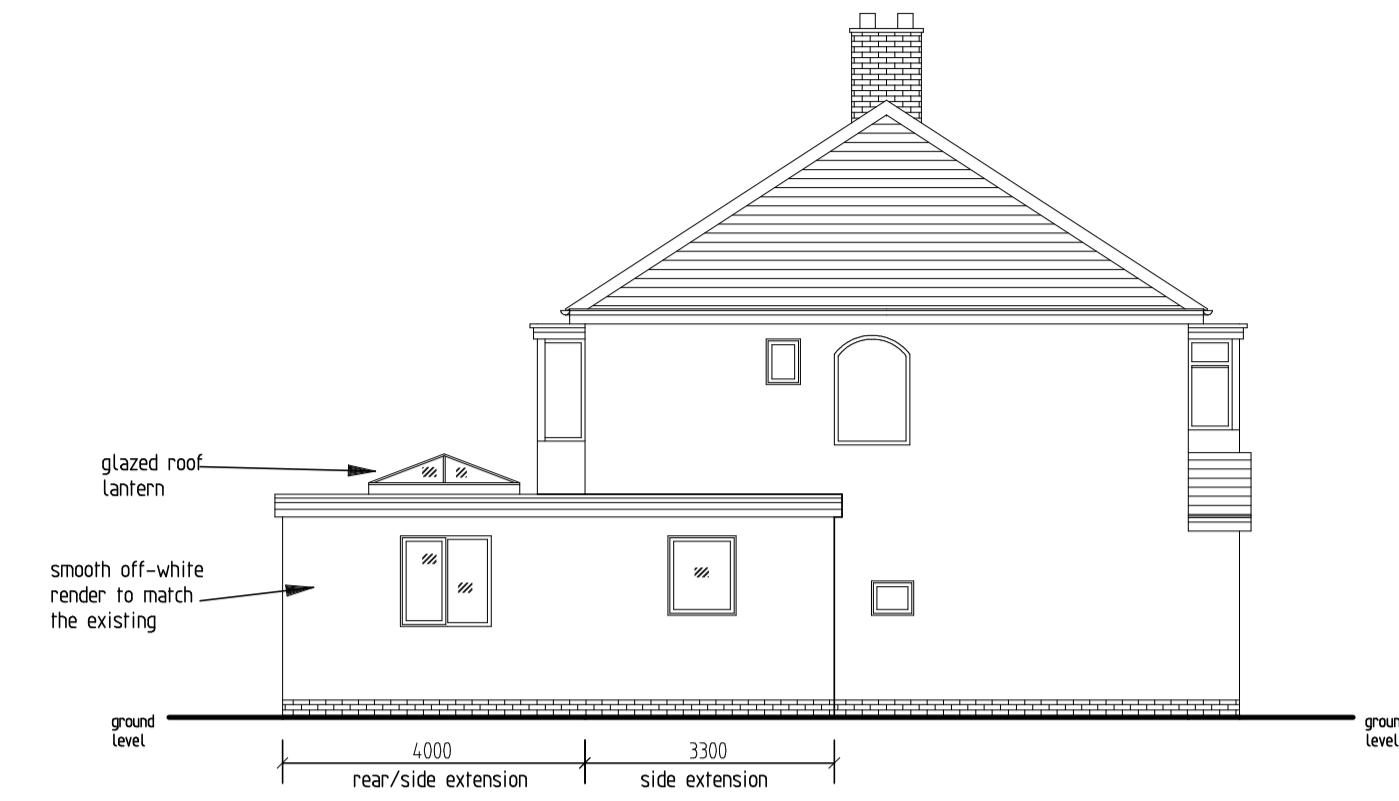
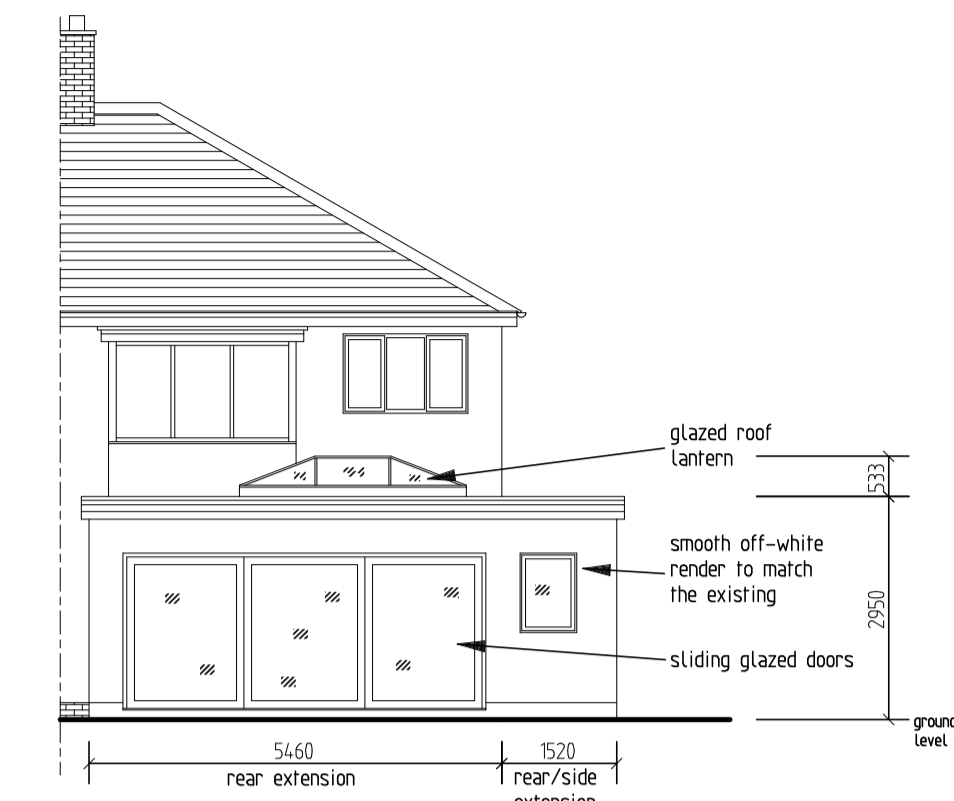


Proposed Front Elevation  
Scale 1:100

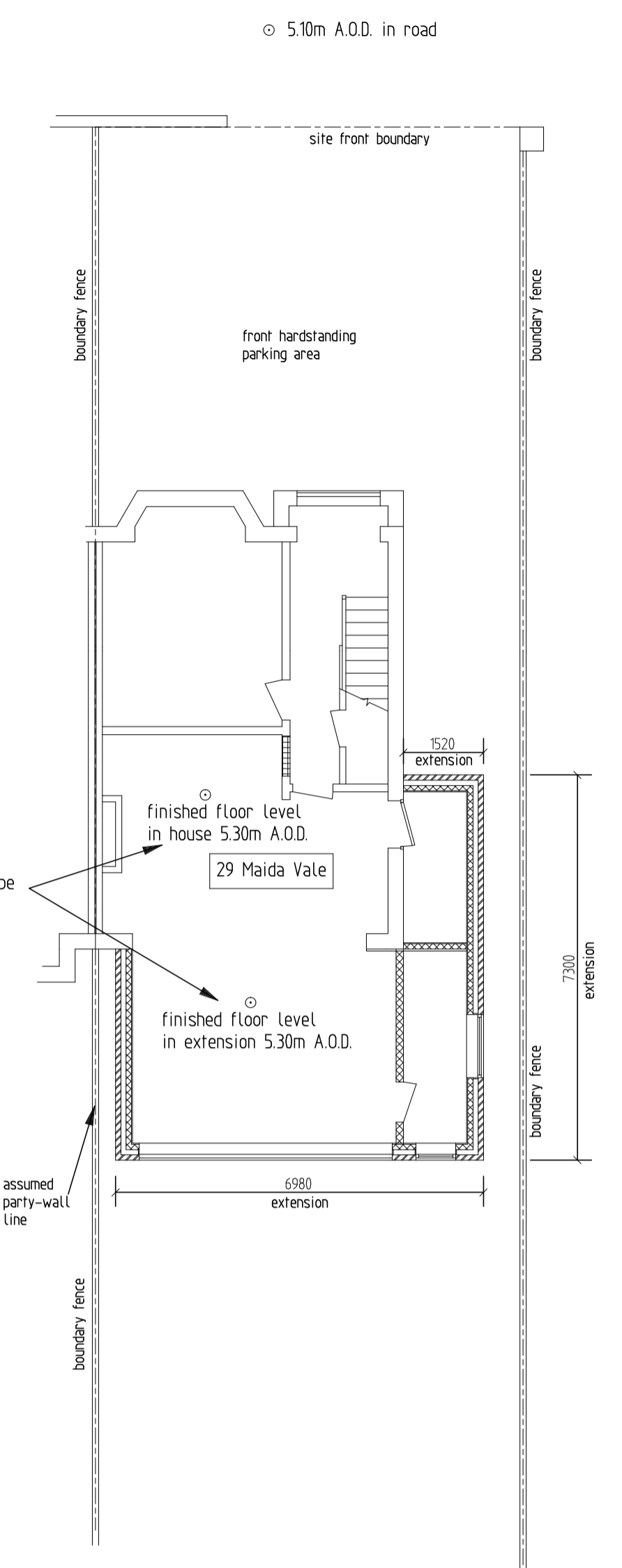


Proposed South Side Elevation  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100

PROPOSED

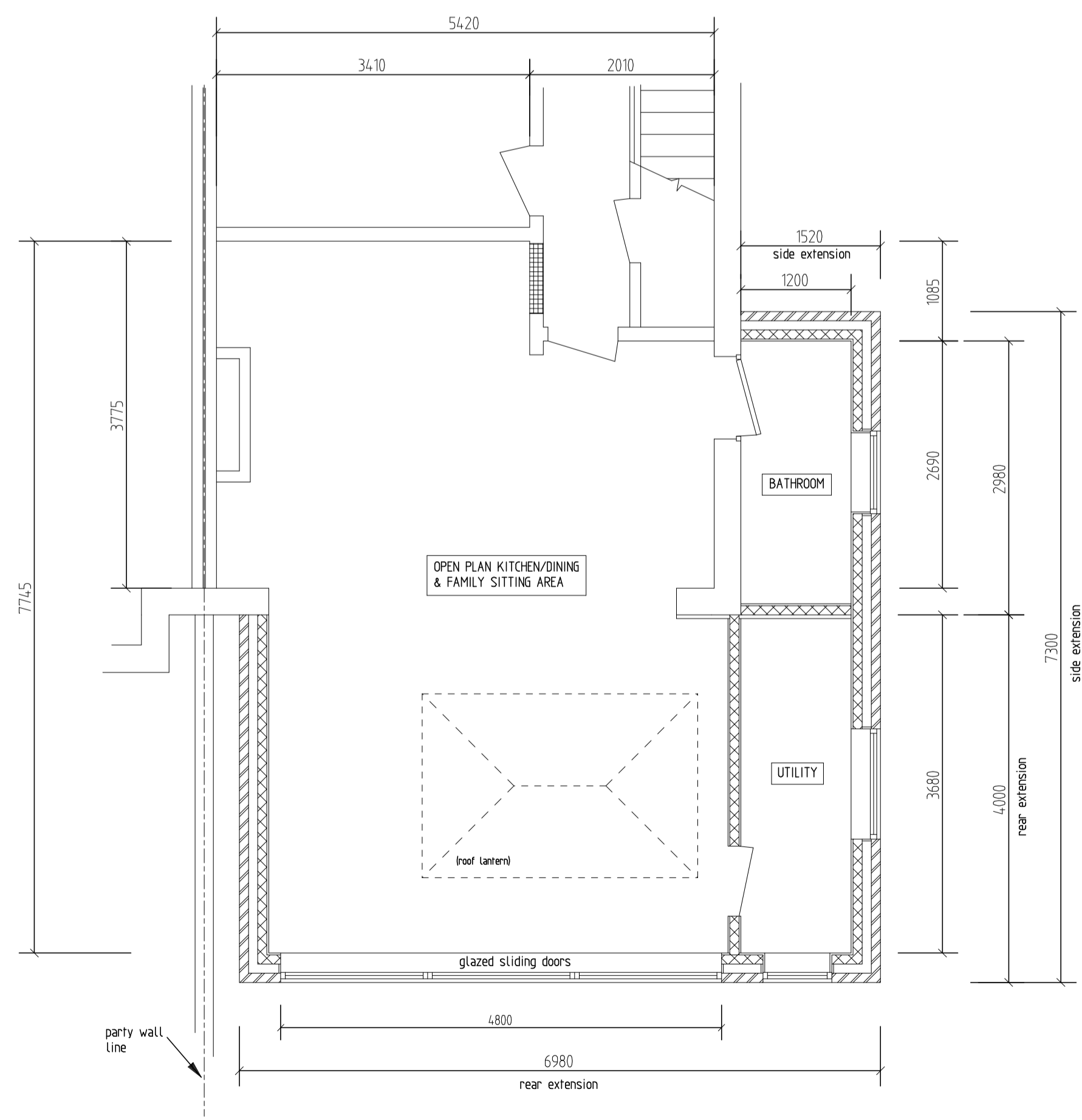


Proposed Site Plan  
Scale 1:100

the floor level in the extension will be the same as the existing house and no lower

PLEASE NOTE:

This drawing is a planning submission drawing and should not be used for Building Regulation or construction purposes in any circumstances. The contractor should attend site to carry out his own survey prior to the ordering of any materials or any excavation or fabrication commencing.



Proposed Ground Floor Plan (Rear & Side Extension)  
Scale 1:50

Site Specific Flood Risk Assessment

The Environment Agency Flood Map indicates that the proposed extension is located on the boundary of Flood Risk Zone 3 which benefits from Localised Flood Defences. We understand that there have not been any flood incidents following the installation of Flood Defence in this area.

The proposed extension is a MINOR Domestic Extension, as such the floor level in the extension are no lower than the floor level in the existing house. The floor level in the extension and the house is set 200mm above the adjacent ground level. The floor level in new extension will be set higher than the floor level in the extension which it will replace.

The extension has been designed in order to comply with the guidance detailed in "Improving the Flood Defences in New Dwellings" CLG 2007 document, the construction of the new extension will include:

New floors to be no lower than the existing and to incorporate a 1200 gauge DPM throughout which will be lapped over the wall DPC and fully sealed to create a waterproof barrier throughout the extension.

All of the electrical sockets will be positioned a minimum of 450mm above the finished floor level of the extension.

All of the rainwater will discharge into the existing drainage system and disperse into the rainwater sewer in the road. In addition to this a large ground level ACCO drain will be installed outside the new rear doors which will accept any rainwater falling to the ground, preventing water entering the building and disperse the water into the existing top water drainage system.

All of these measures will ensure that the flood risk at the property will not be negatively impacted by the construction of the extension.

In addition to this the applicant will register with gov.uk for early warnings of flooding in the local area.

Revisions:

- A. 27 August 2021: Scheme amendments.
- B. 27 September 2021: Scheme amendments.
- C. 20 October 2021: Site Specific Flood Risk Assessment Added.

Client  
Amanda McFarlane  
29 Maida Vale  
Thornton Cleveleys  
FY5 1NP

Project  
Single storey extensions and associated ground floor structural alterations.

Drawing Title  
Proposed plans and elevations.

**eastham**  
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Scale 1:100 + 1:50 @ A1	Date July 2020	Drawn J S Eastham
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Drawing Number 1475-20 -02	Rev C
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