

Aval Consulting Group.



Level 1 Flood Risk Assessment

1A Orwell Road, Harwich, CO12 3LD
Architorium Developments Limited

August 2021

Project Information

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1. Executive Summary

Aval Consulting Group Limited has been commissioned by Architorium Developments Limited ('the client') to provide a Flood Risk Assessment in relation to a planning application at 1A Orwell Road, Harwich, CO12 3LD.

The proposal is for the construction of a four-storey C3 residential block with a basement to accommodate 5 flats.

The site is within a Flood Zone 1 and hence, a Level 1 Flood Risk Assessment has been carried out. The Sequential was not required to be conducted as the proposed development site is in Flood Zone 1. Exception Tests was also not required as the NPPF does not require an Exception Test to be done for development in Flood Zone 1.

The proposed development will also include SuDS and rainwater management details such as rainwater harvesting, green roofs, attenuation storage and oversized gutters/pipes to store the surface water and a hydrobrake is proposed within the drainage pipe system to control the discharge of surface to a maximum discharge rate of 5 l/s. This is to satisfy the requirements stated by the council in the pre-application document

2. Introduction

2.1 Overview

AVAL Consulting Group Limited (ACL) has been commissioned by the client to produce a Flood Risk Assessment at 1A Orwell Road, Harwich, CO12 3LD. This is to accompany the planning application to the Local Authority for consent to undertake the proposed work.

This report will state the Flood Zone the development is located in and demonstrate the proposed development would pass a Sequential and not require an Exception Test.

The site drawings are presented in Appendix A.

2.2 Site Location and Details

Figure 1.1 shows the proposed site location. The surroundings of the proposed development are largely residential in nature. The site is bounded by Cliff Park to the north, Orwell Road to the south, Dovercourt Bay to the east and residential developments to the west.



Figure 2.1: Proposed site location (Source: Google Maps)

2.3 Proposed Development and Vulnerability Classification

The proposal is for the construction of a four-storey C3 residential block with a basement to accommodate 5 flats. The site is located at an approximate height of 9m AOD.

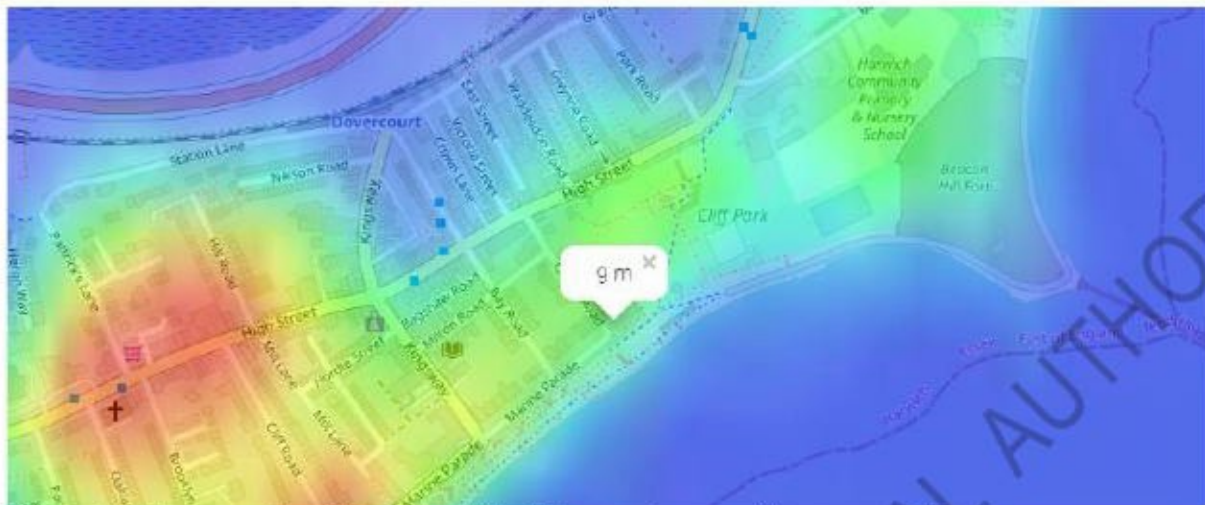


Figure 2.2: Topography of Proposed Site (Source: topographic-map.com)

As per the National Planning Policy Framework, the proposed residential use will be under the **'More Vulnerable'** classification. It is to be noted that the current existing development has no vulnerability classification as it is a greenfield site. However, the neighbouring developments are all residential and this would fall under the 'More Vulnerable' classification.

3. Relevant Standards and Policies

This section summarises all legislation, policy, statutory and non-statutory guidelines relevant to the proposed development. That also includes all the latest regional and local planning policy guidance specifically applicable to the proposed development.

3.1 The National Planning Policy Framework (NPPF)

The latest National Planning Policy framework (NPPF) was published on 20th July 2021. The NPPF is supported by technical guidance set out within the Planning Practice Guidance for Flood Risk and Drainage, including the classification of the site vulnerability and the requirement to do an Exemption Test in relation to the Flood Zone and Vulnerability Classification.

One of the key aims of the NPPF is to ensure that flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk.

It advises that where new development is necessary in areas of higher risk, flood mitigation resilience and resistance measures should be incorporated which can include but not limited to a higher finished floor level, installing flood boards and moving electrical points above. The developments upstream of the proposed development should also be taken into the consideration of flood risk.

The NPPF's flood risk advice is all set out in Chapter 14 of the Framework document, meeting the challenge of climate change, flooding and coastal change.

3.2 Flood and Water Management Act 2010

The Flood and Water Management Act 2010 received Royal Assent on 8th April 2010. This Act provides duties on the Environment Agency, Local Authorities, Developers and other bodies to manage flood risks. The Act has significant planning and design implications for Developers.

It should be noted that these standards and procedures are being reviewed by the respective regulatory bodies and third parties against the requirements imposed by the Flood and Water Management Act 2010. The advice and recommendations provided may change when associated regulations have been issued in order to implement the full scope of the Act.

3.3 Tendring District Council 2007 Adopted Local Plan

The Tendring District Council has a policy regarding Flood Risk within their 2007 Adopted Local Plan. Policy QL3: Minimising and Managing Flood Risk:

"The Council will ensure that flood risk is taken into account at all stages in the planning process, to avoid inappropriate development in areas at risk of flooding. Development will only be permitted in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and the benefits of development outweigh the risks of flooding. Therefore for all proposed sites within Flood Zones 2 and 3, the sequential test (as outlined in Annex D of PPS25) must be applied to demonstrate that there are no reasonably available sites in a lower flood risk area. The flood vulnerability of the proposed use must match the flood risk probability

of the site. Higher vulnerability uses (defined in Table D2 of PPS25), must be located on the part of the site of the lowest probability of flooding. Following the application of the sequential test, where development is shown to be required in Flood Zone 2 or 3, compliance with the exception test (as outlined in Annex D of PPS25) should be demonstrated for the required development types. PPS25 Table D3 specifies when the exception test will be required. Only where the exception test is passed will planning permission be exceptionally granted. A Flood Risk Assessment is required to be submitted with all planning applications for new development on land within Flood Zones 2 and 3 as shown on the proposals map. Within Flood Zone 1 proposals on sites of 1 hectare or more will be required to submit a Flood Risk Assessment to consider drainage and flooding from other sources."

3.4 Tendring District Council Strategic Flood Risk Assessment

The Strategic Flood Risk Assessment provides maps of flood zones, highlights the requirement and procedure for the Sequential and Exception tests, as well as states any historic flooding which can help in the analysis of a proposed development. This will be used in order to progress through this report.

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4. Description of Study Area

The proposed development is located within a Flood Zone 1 area as per the Environmental Agency's Flood Zone Map. Figure 4.1 shows the proposed development in terms of Flood Zone 2 and 3 using ArcGIS layers from the Environmental Agency.



Figure 4.1: Flood Zone Area (Source: ArcGIS Layer from the EA)

In terms of the risk of flooding from Surface Water and the River/Seas, the proposed development is at very low risk of river/sea and at a medium risk of surface water flooding as shown in Figures 4.2 and 4.3.



Figure 4.2: Extent of Flooding from River or the Seas (Source: ArcGIS Layer from the EA)

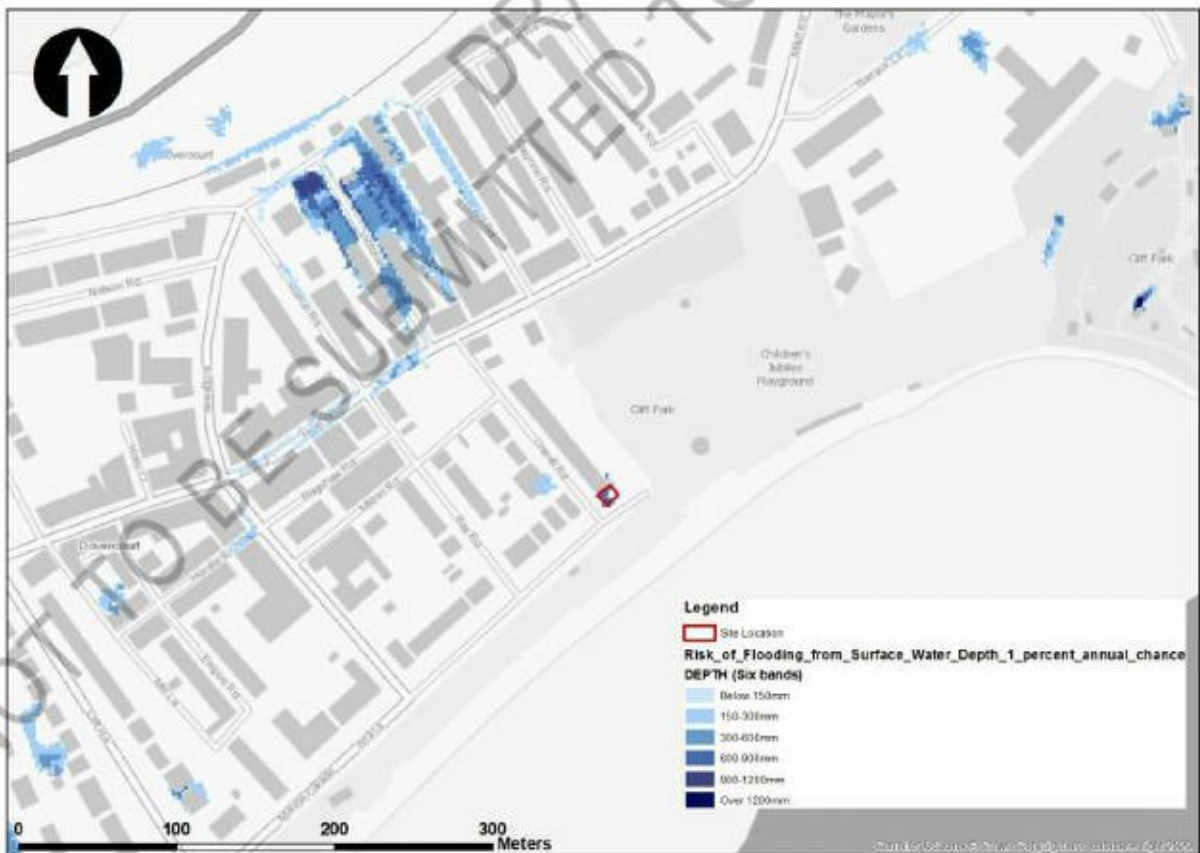


Figure 4.3: Extent of Flooding from Surface Water (Source: ArcGIS Layer from the EA)

The nearest watercourse is the Ramsey River which is located approximately 1.7km north-west of the proposed development.

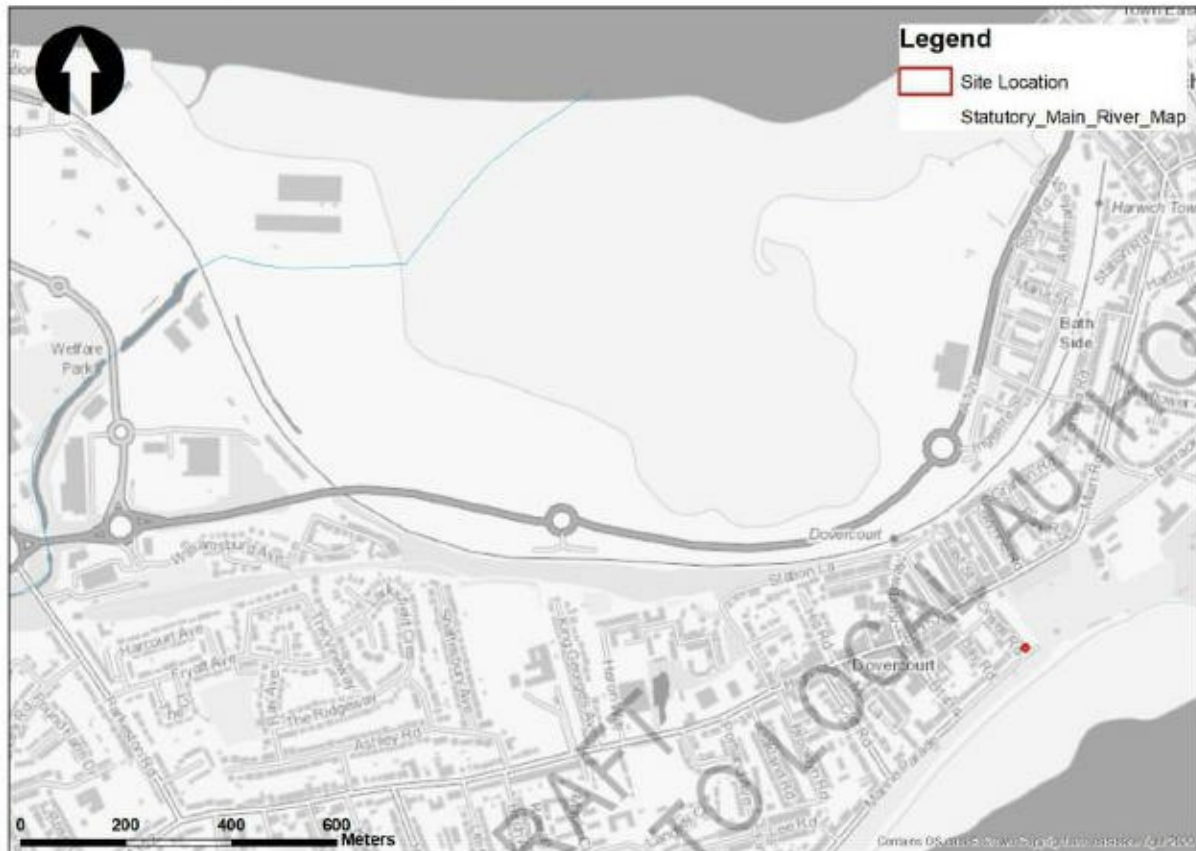


Figure 4.4: EA Watercourses (Source: ArcGIS Layer from the EA)

The proposed development is approximately 7m AOD, with the BGS geology maps indicating bedrock geology of Thames Group - Clay, Silt and Sand with no superficial bedrock geology.

The proposed development has not experienced any flooding previously, although it is to be noted that developments to the north/north-west of the proposed development as can be seen in Figure 4.5.

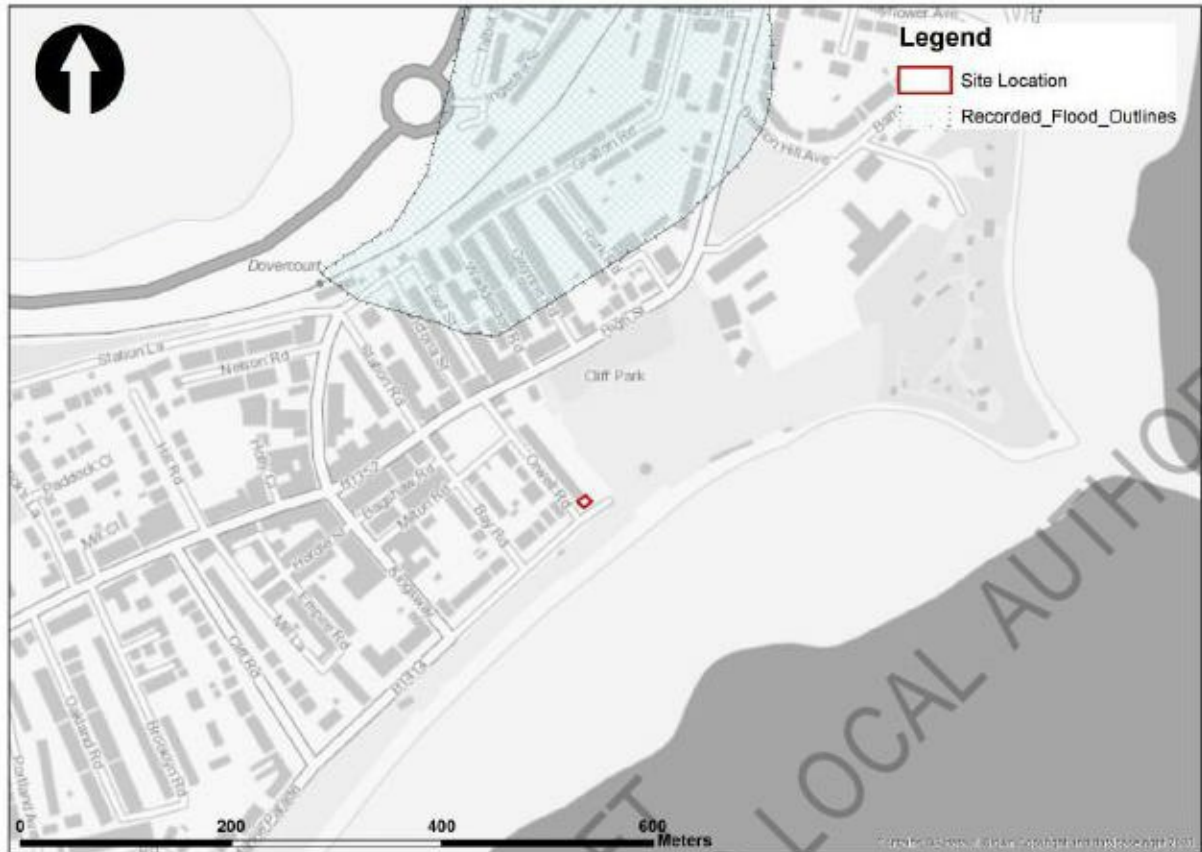


Figure 4.5: EA Recorded Flood Outlines (Source: ArcGIS Layer from the EA)

5. Assessment Of Flood Risk

5.1 River/Sea Flooding Flood Risk

Information relating to flood risk at the site has been obtained via the Environmental Agency's online flood mapping tool and GIS layer. Figure 4.2 in Section 4 shows the extent of flooding from the river or the seas.

It can be seen that the extent of flooding from the river or the seas is low risk.

On the basis that the proposed levels are at or above the existing levels, the river/sea flooding will remain low to the development site.

5.2 Surface Water Flood Risk

Surface water flooding is defined as flooding resulting from rainfall-generated overland flow before runoff enters any watercourse or sewer.

It is usually associated with high-intensity rainfall events but can also occur with low-intensity rainfall or melting snow where the ground is saturated, frozen, developed or otherwise has low permeability resulting in overland flow and ponding in depressions in the topography. Large catchment areas are particularly prone to this type of flooding.

The Environmental Agency Flood Maps show the site has a medium risk of surface water flooding.

The proposed new development will be served by a new surface water drainage network and has been designed to accommodate surface water flows within the site for up to and including the 100 year plus 40% climate change storm event. More information will be available in Section 7.

5.3 Flooding from Other Sources

Non-natural or artificial sources of flooding can include reservoirs, lakes and canals etc.

No risk of a reservoir or other artificial flooding is identified on the Environment Agency maps. No other potential sources of flood risk have been identified immediately affecting the site.

5.4 Historical and Anecdotal Flooding Information

There has been no recorded historical flooding within the proposed development site, although from Figure 4.5, there has been recorded flooding with developments to the north/north-west of the proposed development.

5.5 Sequential Test

The Tendring District Council's Strategic Flood Risk Assessment, in particular Section 3.5 of the SFRA, highlights the procedure to carry out a Sequential Test.

The whole surrounding area is in Flood Zone 1 as highlighted within the SFRA and the Environment Agency Maps. Therefore, a Sequential test does not normally need to be applied.

However, due to the medium risk of surface water flooding, mitigation measures to prevent flooding at the site and within the neighbouring developments will be required.

6. Management of Flood Risk

This section will explain how the proposed development will reduce the flood risk within the site and within the surrounding areas of the site.

6.1 Residual Risk

The primary residual risk that would remain at the site would be the drainage of surface water. Flood Mitigation and Management details will be given in Section 6.3. However, other residual risks remain such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system; failure of a reservoir; or a severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.

In order to further reduce the risk of surface water flooding within the proposed development, Sustainable Urban Drainage Systems would need to be installed to either safely discharge the surface water or to temporarily store the surface water for future use or discharge. This can be in the form but are not limited to, permeable paving, green roofs or rainwater harvesting.

6.2 Exception Test

The National Planning Policy Framework sets out the different conditions in terms of the vulnerability of the development and the flood zone and accordingly sets out the requirements to do an Exception Test. The table below describes the conditions required for an Exception Test.

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

Key: ✓ Development is appropriate.
 ✗ Development should not be permitted.

An Exception Test is not required from the above NPPF table and this has not been carried out. However, flood management and mitigation measures will still be required, which will be explained in the next section.

6.3 Flood Management/Mitigation Measures

As the proposed development involves the construction of a four-storey C3 Residential flat block with a basement, flood mitigation and management measures will be required to help protect the proposed development and not cause any issues to the neighbouring developments.

A raised Finished Floor Level is required to prevent any potential surface water from entering the development. The proposed development already incorporates a 300mm raised finished floor level.

From Figure 4.3, it can be seen there is a potential depth of 600mm of surface water flooding. Standard practice of flood mitigation and resilience includes using materials with low permeability to at least 300mm alongside flood resilient materials such as lime plaster, which will be described below. Access to spaces for cleaning and drying should also be available at all times.

Changes to the internal layouts can also be made. Electrical wires and connections can travel from the top down. Electrical socket points for appliances can also be slightly raised in order to avoid contact with water. Flood boards with water resilient materials such as lime plaster can also be installed to prevent any surface water from entering the flats and individual rooms.

It is to be noted that the coast does provide protection to the developments with a slightly raised wall.

As stated in Section 6.1, SuDS can help in reducing the effect of flooding within the site and also upstream of the development site. Storage of surface water for future use or a controlled discharge of surface water can help in the reduction of flooding upstream of the proposed development.

7. Surface Water Management

The National Planning Policy Framework 2021 (NPPF) and accompanying Planning Practice Guidance indicate surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management.

Consideration should therefore firstly be given to using sustainable urban drainage (SuDS) techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. The NPPF sets out a hierarchy for the disposal of surface water which encourages a SuDS approach, which will be mentioned in Section 7.4.

7.1 Climate Change

There are indications that the climate in the UK is changing significantly and it is widely believed that the nature of climate change will vary greatly by region. Current expert opinion indicates the likelihood that future climate change would produce more frequent short duration and high-intensity rainfall events with the addition of more frequent periods of long duration rainfall.

The Environment Agency has highlighted the climate change allowance for all proposed developments as described in Section 7.2

7.2 Small and Urban Catchment Climate Change Growth

The table below highlights the potential climate change expected in the future.

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	10%	20%	40%
Central	5%	10%	20%

As this development is for residential use, **a climate change growth factor of 40% is proposed** to be used for the surface water runoff calculations.

7.3 Proposed Restricted Discharge Rates

As the site is a greenfield, the proposed surface water discharge rate would need to be restricted to a maximum discharge rate to a maximum of 5 l/s.

Flow control devices such as Hydrobrakes can be used to limit the rate of discharge.

7.4 Methods of Surface Water Management

As set out within the NPPF 2021, there are four methods that have been reviewed for the management and discharge of surface water for the site which are detailed below; these may be applied individually or collectively to form a complete strategy. They should be applied in the order of priority as listed:

- Discharge via infiltration;
- Discharge via watercourse;
- Discharge via public sewerage system;
- Discharged via a combined sewer.

Discharge via Infiltration

The first consideration for the disposal of surface water is infiltration. There is no easement of 5m available from both the proposed development and the neighbouring developments and the bedrock geology is only partially conducive to infiltration.

Therefore, a discharge via infiltration is not possible.

Discharge to a Watercourse

Where infiltration techniques are not considered or not feasible, suitable a connection to a watercourse is the preferred option. The nearest watercourse is not in close proximity to the site, therefore discharge into the watercourse is not a viable option.

Discharge to a Public Sewer

There are no dedicated surface water sewers beside the proposed development. Therefore, a discharge to a public sewer is not possible.

Discharge to a Combined Sewer

The only viable option is to discharge surface water via the combined sewer located right beside the proposed development on Orwell Road. The Anglian Water Asset Search can be found in Appendix C.

8. SuDS Appraisal and Proposed SuDS for Development

8.1 SuDS- General

Whilst the temporary storage volumes will be provided within an oversized pipework, the means by which the surface water is both stored and conveyed to the attenuation system should also incorporate various forms of Sustainable Drainage Systems (SuDS) where possible in accordance with the Environmental Agency's general guidance and the National Planning Policy Framework.

Appropriately designed, constructed and maintained, SuDS are more sustainable than conventional drainage systems. Their benefits in general terms are summarised below.

SuDS can:

- Reduce run-off surface water flow-rates and/or volumes and hence reduce the risk of flooding;
- Encourage natural groundwater re-charge;
- Reduce pollutant concentrations in storm water;
- Provide habitats for wildlife.

8.2 SuDS Appraisal

There are many site-specific factors which will influence the choice of any single or combination of SuDS device used within a development. The primary factors are:

- Whether the development is domestic, commercial or industrial;
- Whether the underlying ground is contaminated. If so, infiltration systems (soakaways) will most probably not be permitted;
- Whether the underlying ground is permeable enough for infiltration systems (soakaways) to be considered;
- Whether the groundwater levels are deep enough for infiltration systems (soakaways) to be considered;
- Whether the site is steeply sloping and its general topography;
- The availability of space inside the development for each potential SuDS facility;

Health and Safety aspects should the development be likely to be inhabited or used by children.

8.3 Types of SuDS with Respect to Proposed Development

As part of the design for this development, SuDS have been incorporated wherever practicably feasible. Based on local and regional policy, where there is a net increase in impermeable area, at least one 'at source' SuDS measure is to be provided to assist with reducing the volume of run-off.

Considering the volume of surface water discharging from the site will be higher than the existing situation, given the increase in impermeable area, a primary SuDS measure is proposed.

The primary SuDS elements proposed for this development are outlined below:

8.3.1 Rainwater Harvesting

This includes installing water butts at the base of the development to temporarily store the water for either future use or for a controlled discharge through the method identified in Section 7.4.

8.3.2 Attenuation Storage

Attenuation storage in the form of crates can be placed underneath the hard surfaces to temporarily store surface water before discharging into the surface water sewer. The amount of storage required can be calculated when designing the drainage network.

8.3.3 Green Roofs

Green roofs temporarily store surface water on the roofs which can then be used for future purposes or can be discharged similar to rainwater harvesting. Green roofs also provide a safe habitat for wildlife and are sustainable for the development.

8.3.4 Oversized Pipes/Gutters

Slightly oversized pipes can also help in the temporary storage of surface water but can also help in the discharge of surface water from the roof without any major blockages. Gutters can also help take more surface water from the roof into the oversized pipes, thus reducing the pressure on the attenuation storage crates which can then be made smaller.

9. Summary

The proposed development site is located within Flood Zone 1, with a very low risk of river/sea flooding and a medium risk surface water flooding.

As per the SFRA, the Sequential test is not required as the proposed development site is within a Flood Zone 1. An Exception Test is not required by the NPPF due to the Flood Zone and the vulnerability classification of the proposed development.

Flood Mitigation measures such as a higher Finished Floor Level, installation of Flood Boards and transferring electrical connections from the top down are recommended.

The proposed development would include SuDS such as rainwater harvesting, attenuation storage, green roofs and oversized pipes/gutters to limit the flooding both within and upstream of the development. The surface water would be discharged via the ideal method identified in Section 7.4

The development is accessible for emergency access and egress during times of extreme flooding as no potential flooding is evident on any of the access routes.

It can therefore be concluded that the proposed development meets the local and national policy.

Appendices

Appendix A: Existing and Proposed Site Plan

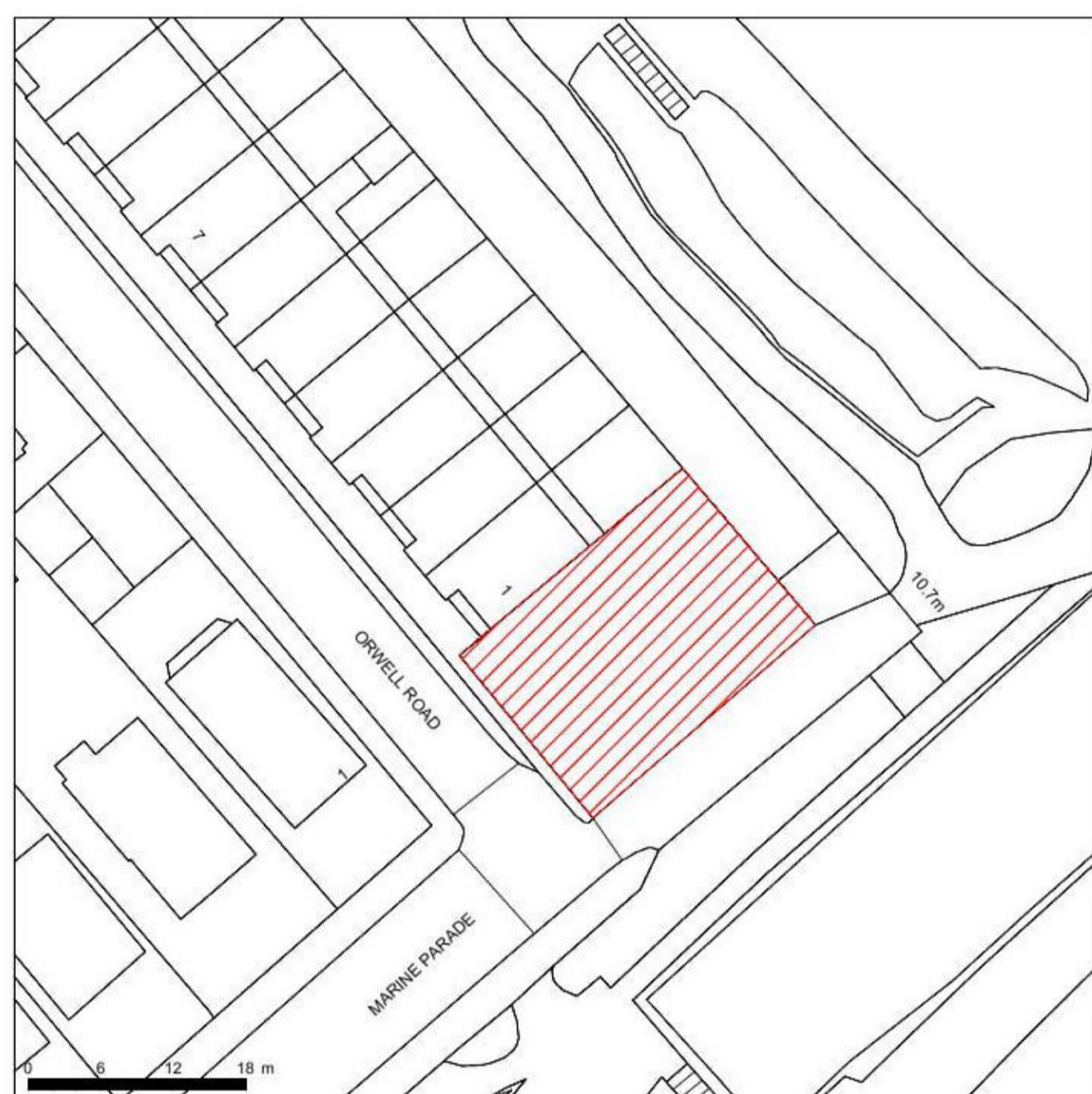
Appendix B: Anglian Water Asset Search

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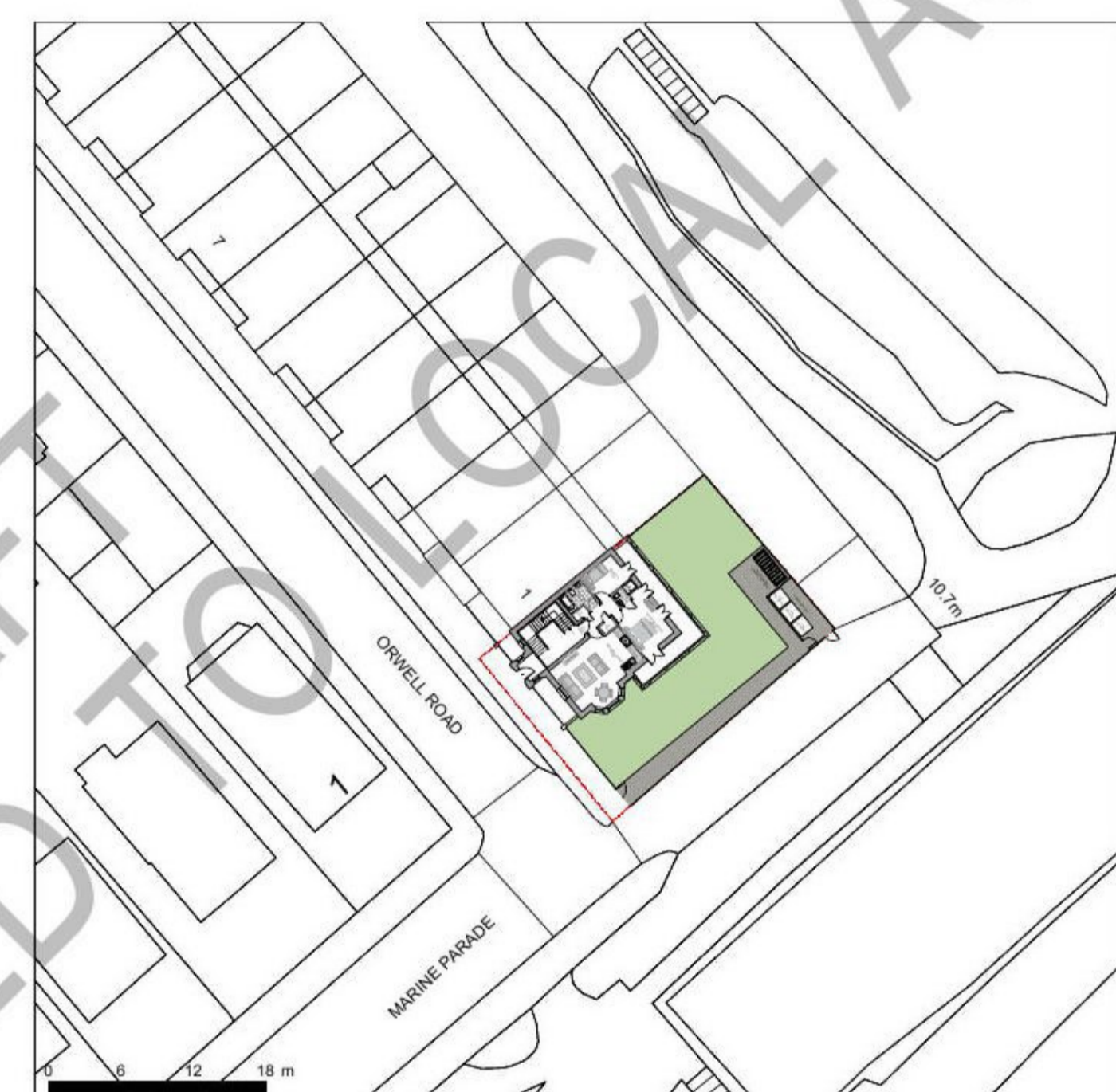
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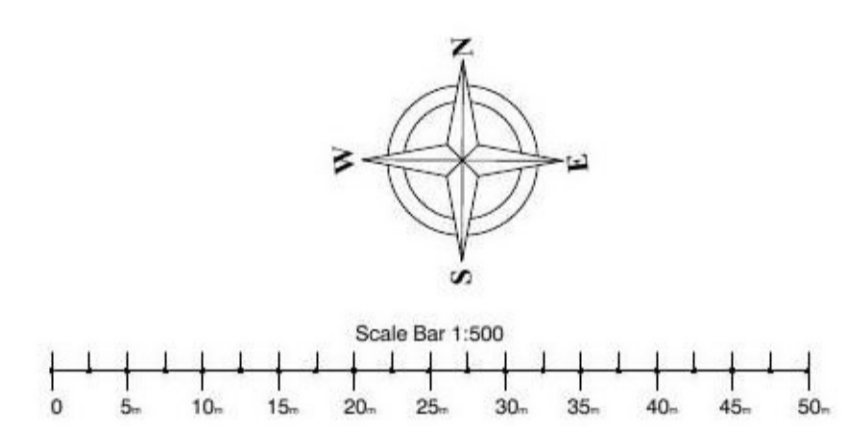
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 3. ABBREVIATIONS USED:-
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 - HL AT HIGH LEVEL
 - AAV AIR ADMITTANCE VALVE
 - SVP SOIL AND VENT PIPE
 - DP DRAINAGE POINT
 - RWP RAIN WATER PIPE
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EXISTING LOCATION PLAN



PROPOSED LOCATION PLAN



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Drawing Title		
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MAY, 2021	1:500@A1	IHM
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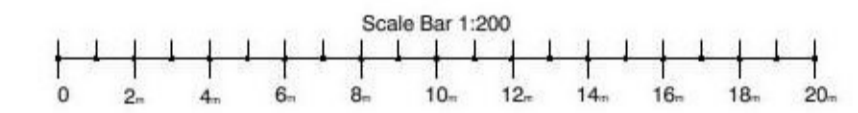
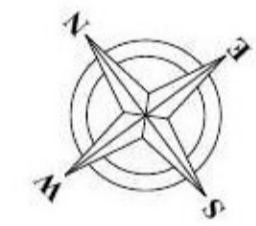


EXISTING STREET FRONT ELEVATION




EXISTING STREET REAR ELEVATION

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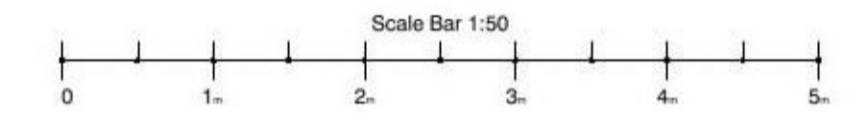
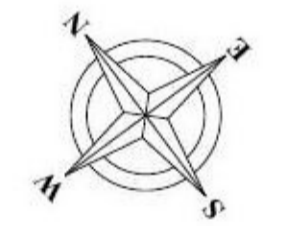
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 3. ABBREVIATIONS USED:-
 - MJ MOVEMENT JOINT
 - HL AT HIGH LEVEL
 - AAV AIR ADMITTANCE VALVE
 - SVP SOIL AND VENT PIPE
 - DP DRAINAGE POINT
 - RWP RAIN WATER PIPE
 4. — SB — DENOTES STRUCTURAL BEAM OVER. FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.
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**HISTORICAL FRONT ELEVATION
(SOUTH ELEVATION)**
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**HISTORICAL REAR ELEVATION
(NORTH ELEVATION)**
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY



STATUS		
PRE PLANNING		
Project		
1A ORWELL ROAD HARWICH. CO12 3LD		
Drawing Title		
HISTORICAL FRONT & REAR ELEVATION		
Date	Scale	Drawn by
MAY. 2021	1:50@A1	IHM
Project No	Drawing No	Revision
632	20-632-P03	-

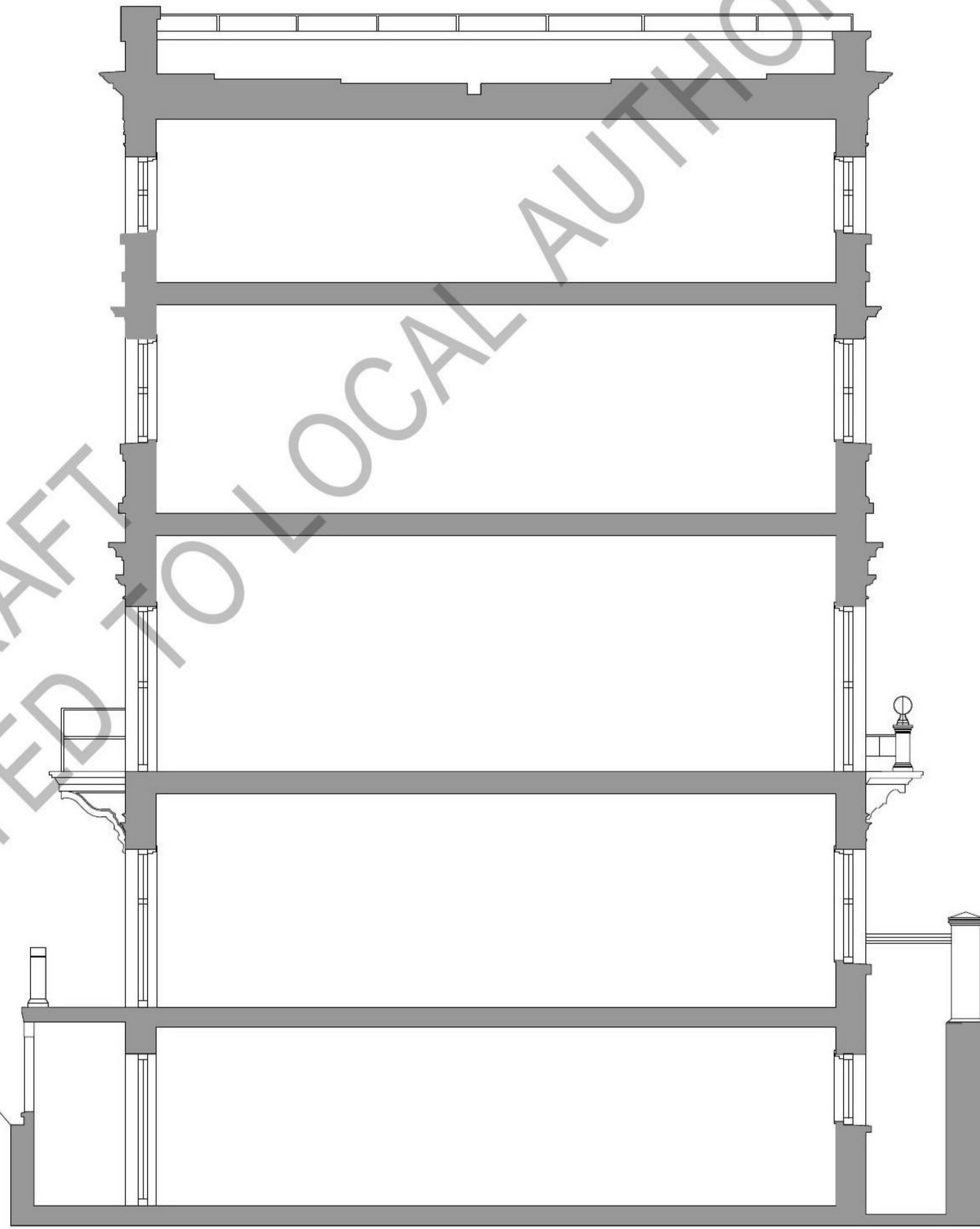

ARCHITURIUM
 DEVELOPMENTS LIMITED
 ARCHITECTURE, PROJECT
 MANAGEMENT & CONSTRUCTION
 MANAGEMENT
 Ferguson House, 113 Cranbrook Road,
 Ilford, Essex, IG1 4PU

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**HISTORICAL SIDE ELEVATION
(EAST ELEVATION)**

ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY

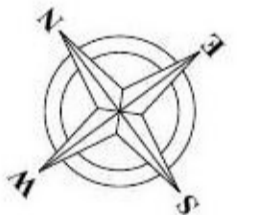


HISTORICAL SECTION

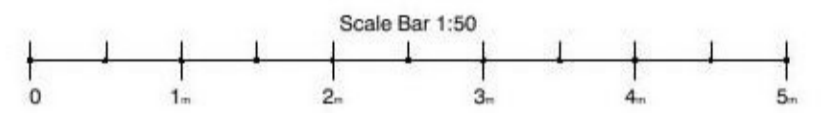
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Scale Bar 1:50



STATUS		
PRE PLANNING		
Project		
1A ORWELL ROAD HARWICH. CO12 3LD		
Drawing Title		
HISTORICAL SIDE ELEVATION & SECTION		
Date	Scale	Drawn by
MAY. 2021	1:50@A1	IHM
Project No	Drawing No	Revision
632	20-632-P04	-



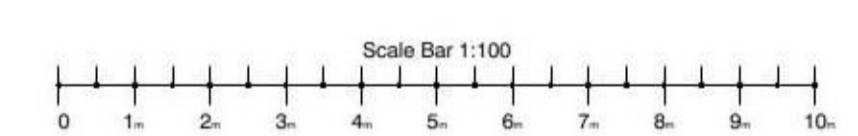
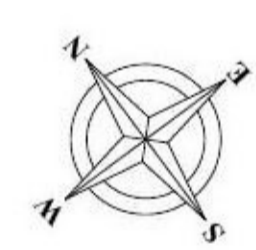
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1

ORWELL ROAD

PROPOSED SITE LAYOUT PLAN
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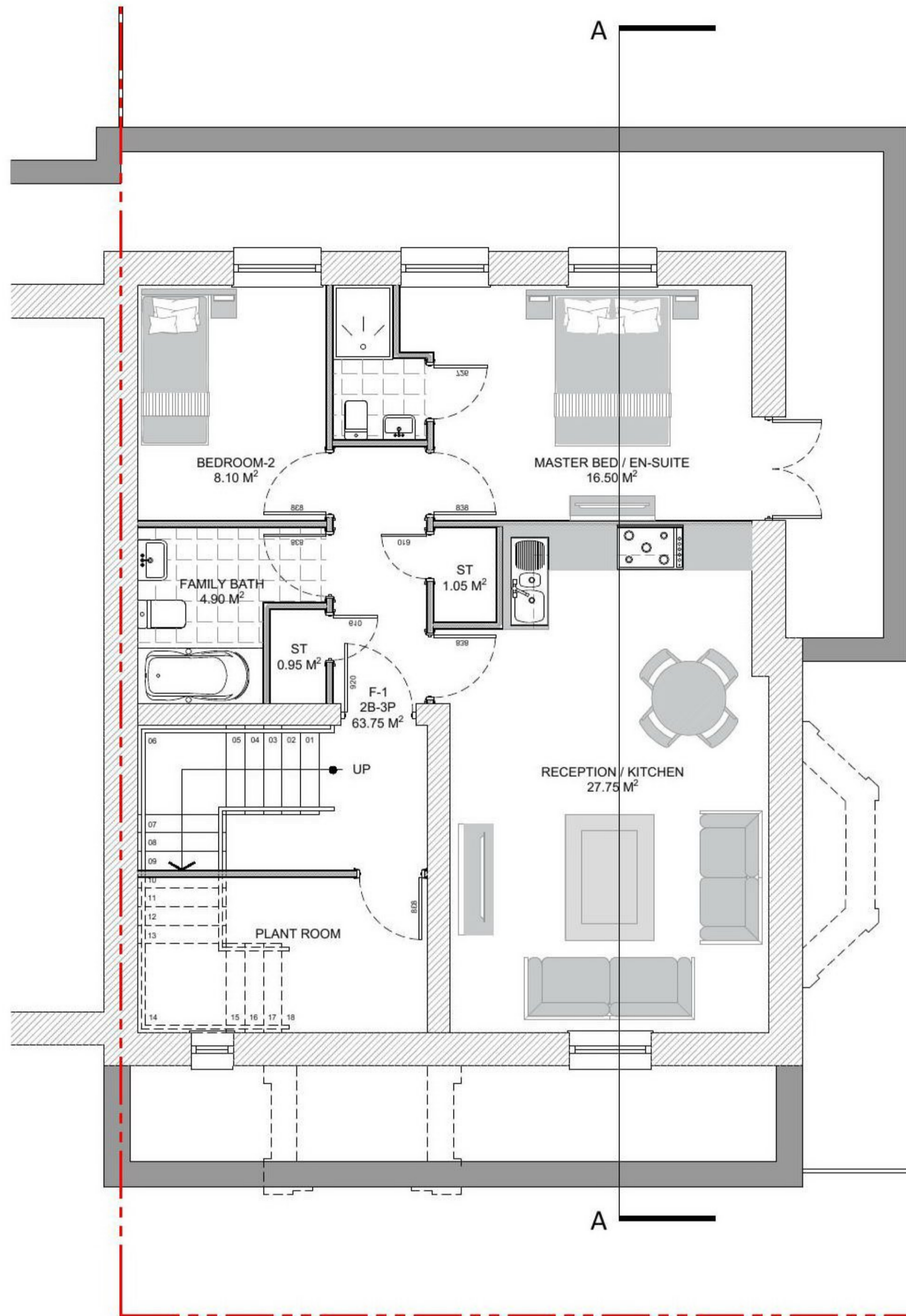
STATUS		
PRE PLANNING		
Project		
1A ORWELL ROAD HARWICH. CO12 3LD		
Drawing Title		
PROPOSED SITE LAYOUT PLAN		
Date	Scale	Drawn by
MAY. 2021	1:100@A1	IHM
Project No	Drawing No	Revision
632	20-632-P11	-

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 DEVELOPMENTS LIMITED

ARCHITECTURE, PROJECT
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 MANAGEMENT

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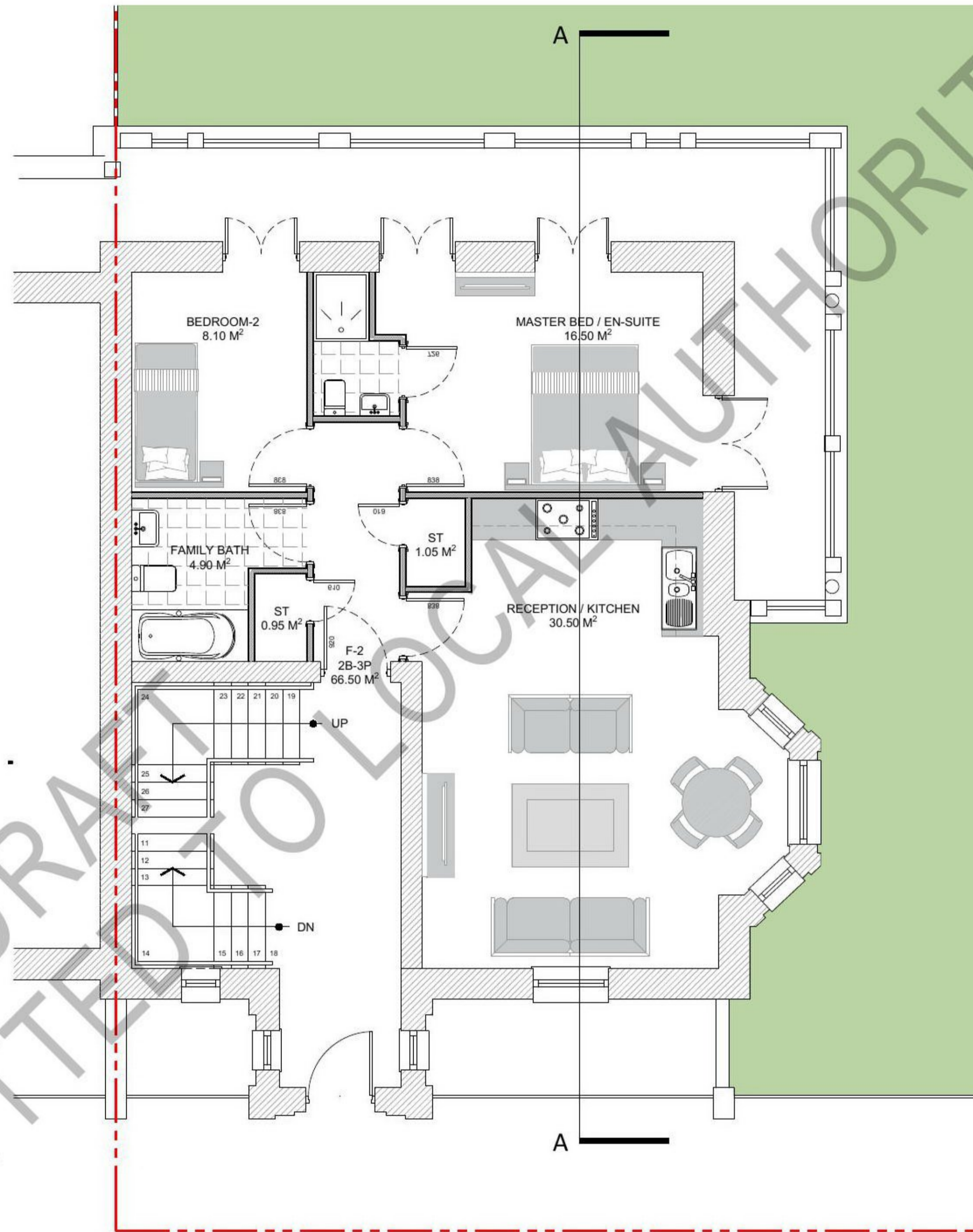
(NOT TO BE SUBMITTED TO LOCAL AUTHORITY)



PROPOSED BASEMENT PLAN
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY

RESIDENTIAL SPACE MATRIX (BASEMENT FLOOR)

DESCRIPTION	FLAT - 1 2 BED - 3 PERSON
HOUSING DESIGN GUIDE	61.00 M ²
GROSS INTERNAL AREA (GIA)	63.75 M ²
LIVING / DINING / KITCHEN	27.75 M ²
MASTER BED / EN-SUITE	16.50 M ²
BEDROOM - 2	8.10 M ²
FAMILY BATH	4.90 M ²
STORAGE	2.00 M ²
DUAL ASPECT	YES
AMENITY SPACE	PRIVATE & COMMUNAL
CYCLE PARKING	2
WASTE / RECYCLE BINS	COMMUNAL

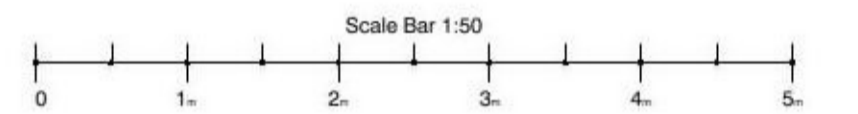
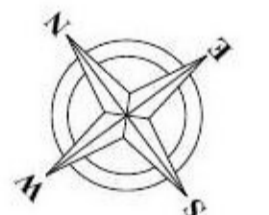


PROPOSED GROUND FLOOR PLAN
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY

RESIDENTIAL SPACE MATRIX (GROUND FLOOR)

DESCRIPTION	FLAT - 1 2 BED - 3 PERSON
HOUSING DESIGN GUIDE	61.00 M ²
GROSS INTERNAL AREA (GIA)	66.50 M ²
LIVING / DINING / KITCHEN	30.50 M ²
MASTER BED / EN-SUITE	16.50 M ²
BEDROOM - 2	8.10 M ²
FAMILY BATH	4.90 M ²
STORAGE	2.00 M ²
DUAL ASPECT	YES
AMENITY SPACE	PRIVATE & COMMUNAL
CYCLE PARKING	2
WASTE / RECYCLE BINS	COMMUNAL

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STATUS
PRE PLANNING

Project
1A ORWELL ROAD HARWICH. CO12 3LD

Drawing Title
PROPOSED BASEMENT & GROUND FLOOR PLAN

Date
MAY. 2021

Scale
1:50@A1

Drawn by
IHM

Project No
632

Drawing No
20-632-P12

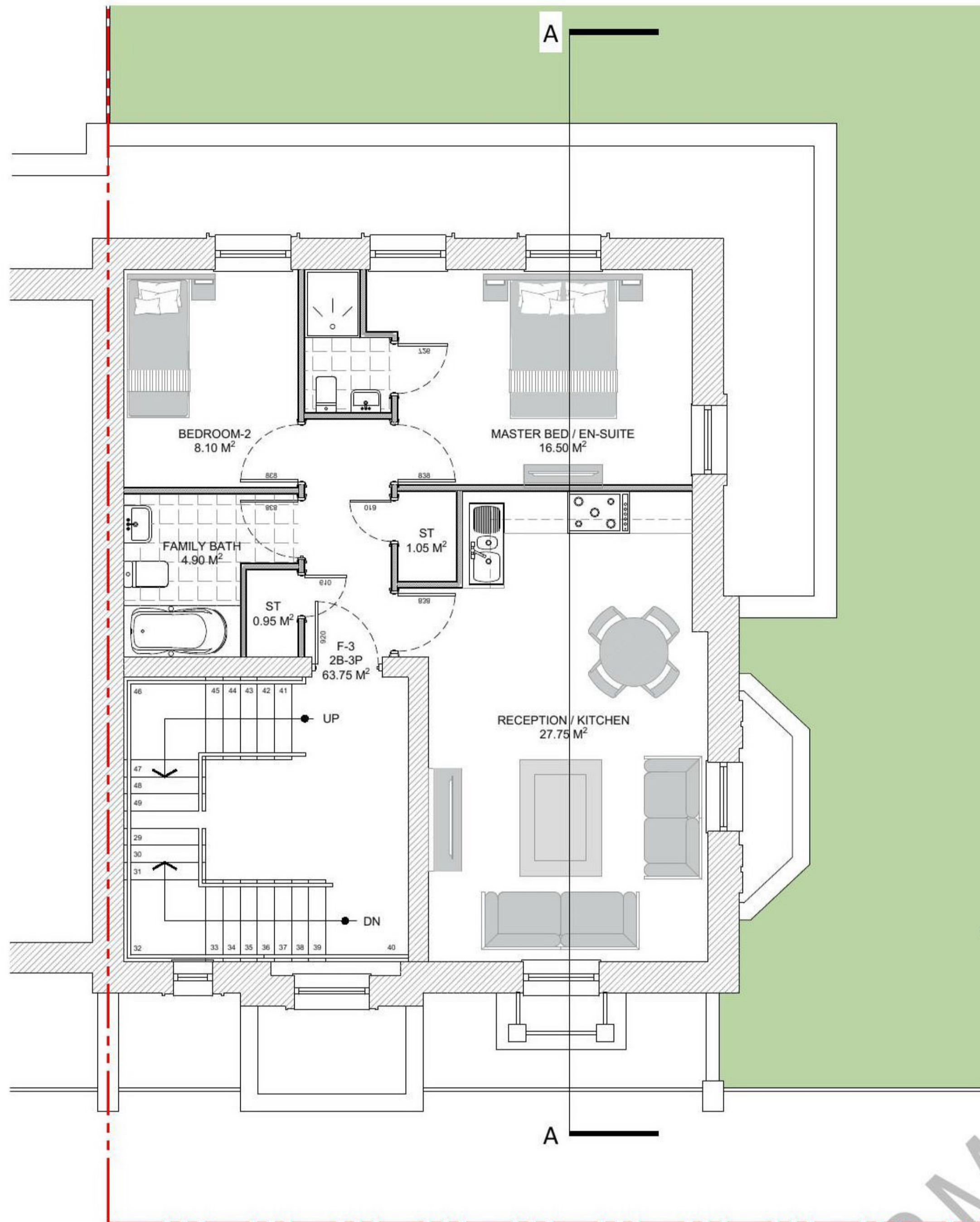
Revision
-



ARCHITECTURE, PROJECT MANAGEMENT & CONSTRUCTION MANAGEMENT

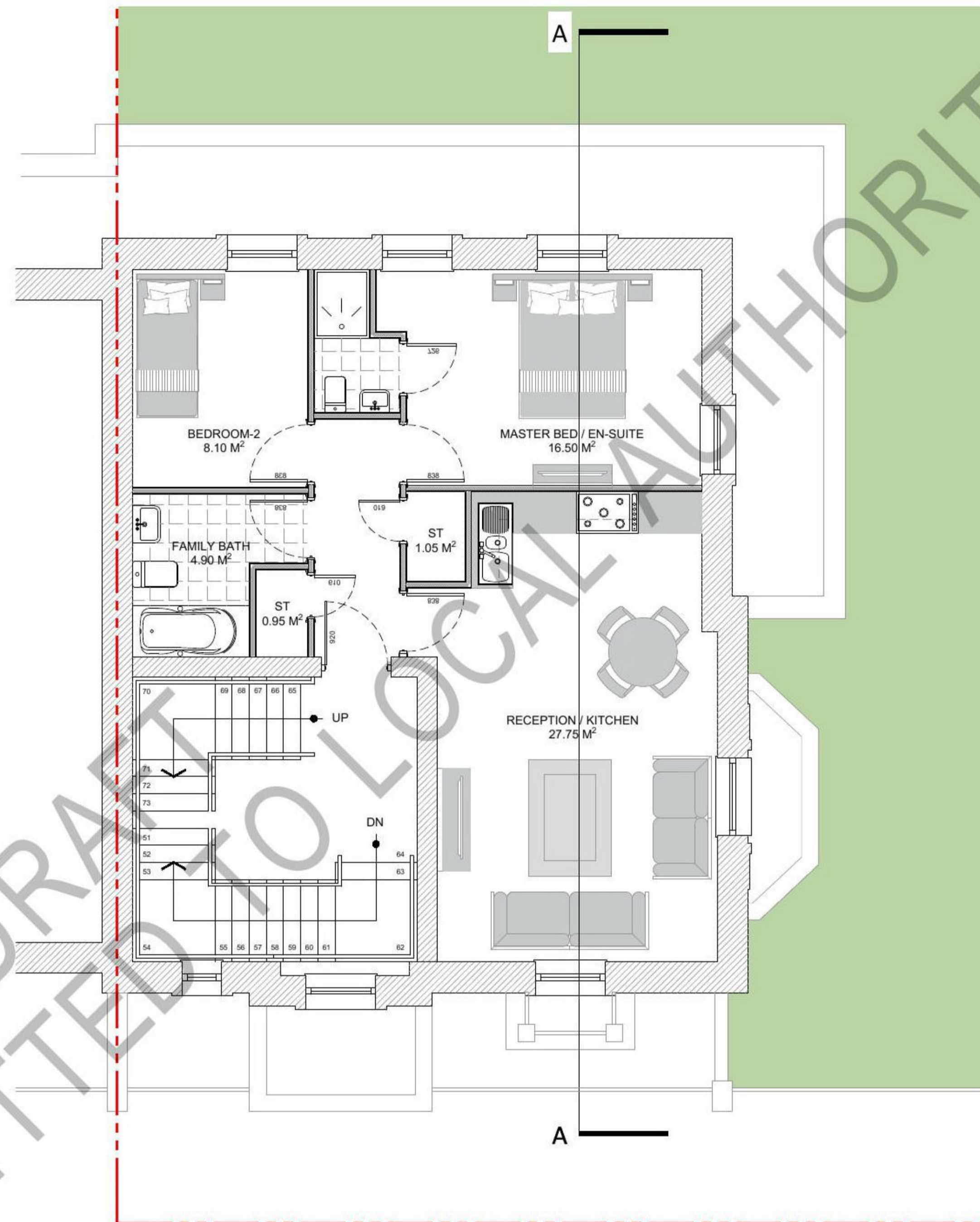
Ferguson House, 113 Cranbrook Road, Ilford, Essex. IG1 4PU

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PROPOSED FIRST FLOOR PLAN
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY

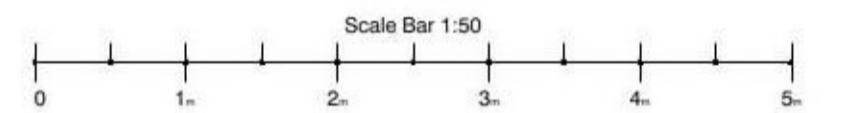
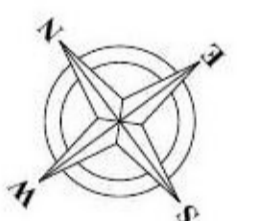
RESIDENTIAL SPACE MATRIX (FIRST FLOOR)	
DESCRIPTION	FLAT - 1 2 BED - 3 PERSON
HOUSING DESIGN GUIDE	81.05 M²
GROSS INTERNAL AREA (GIA)	63.75 M²
LIVING / DINING / KITCHEN	27.75 M²
MASTER BED / EN-SUITE	16.50 M²
BEDROOM - 2	8.10 M²
FAMILY BATH	4.90 M²
STORAGE	2.05 M²
DUAL ASPECT	YES
AMENITY SPACE	COMMUNAL
CYCLE PARKING	2
WASTE / RECYCLE BINS	COMMUNAL



PROPOSED SECOND FLOOR PLAN
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY

RESIDENTIAL SPACE MATRIX (SECOND FLOOR)	
DESCRIPTION	FLAT - 1 2 BED - 3 PERSON
HOUSING DESIGN GUIDE	81.05 M²
GROSS INTERNAL AREA (GIA)	63.75 M²
LIVING / DINING / KITCHEN	27.75 M²
MASTER BED / EN-SUITE	16.50 M²
BEDROOM - 2	8.10 M²
FAMILY BATH	4.90 M²
STORAGE	2.05 M²
DUAL ASPECT	YES
AMENITY SPACE	COMMUNAL
CYCLE PARKING	2
WASTE / RECYCLE BINS	COMMUNAL

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STATUS
PRE PLANNING

Project
1A ORWELL ROAD HARWICH. CO12 3LD

Drawing Title
PROPOSED FIRST & SECOND FLOOR PLAN

Date
MAY, 2021

Scale
1:50@A1

Drawn by
IHM

Project No
632

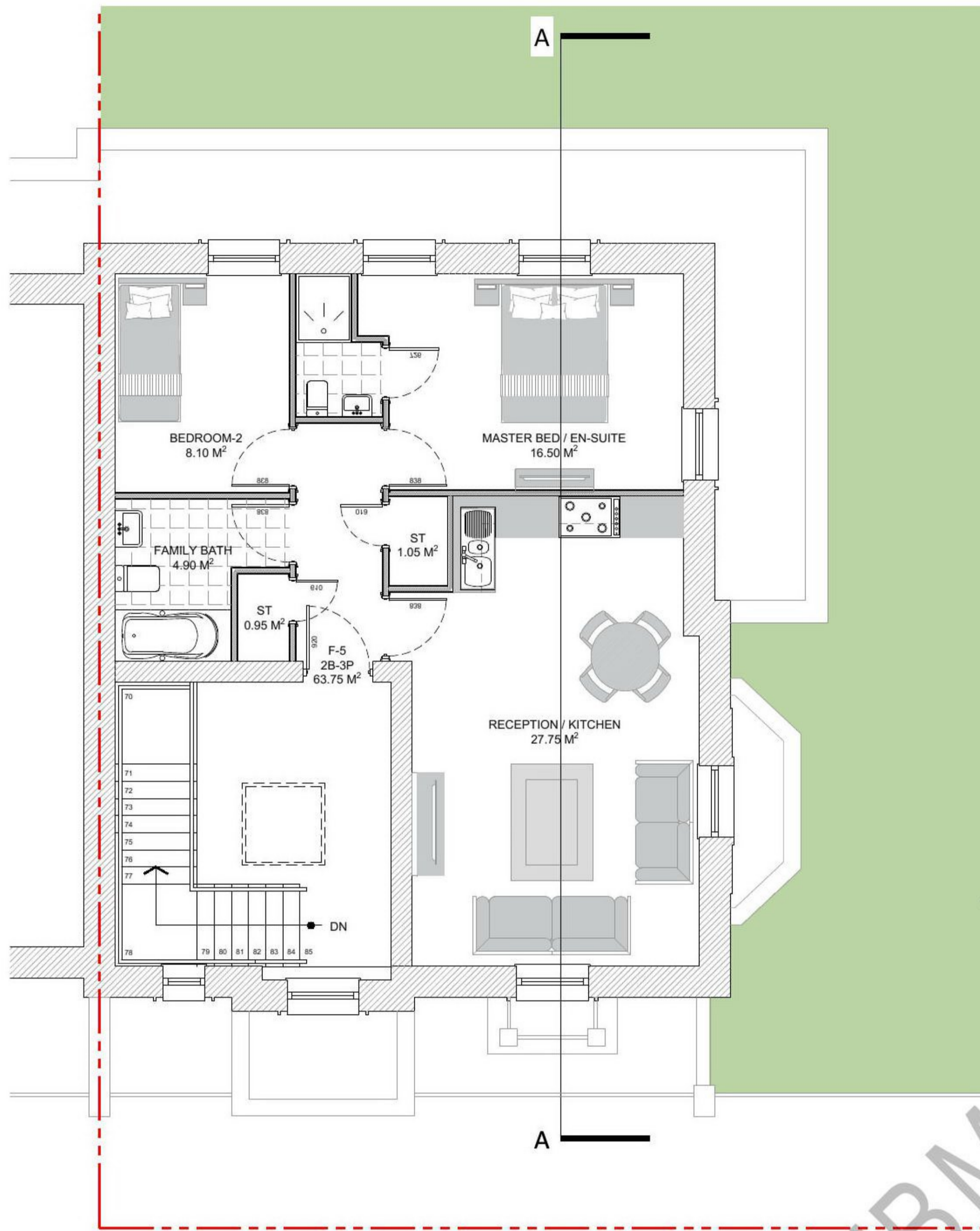
Drawing No
20-632-P13

Revision
-

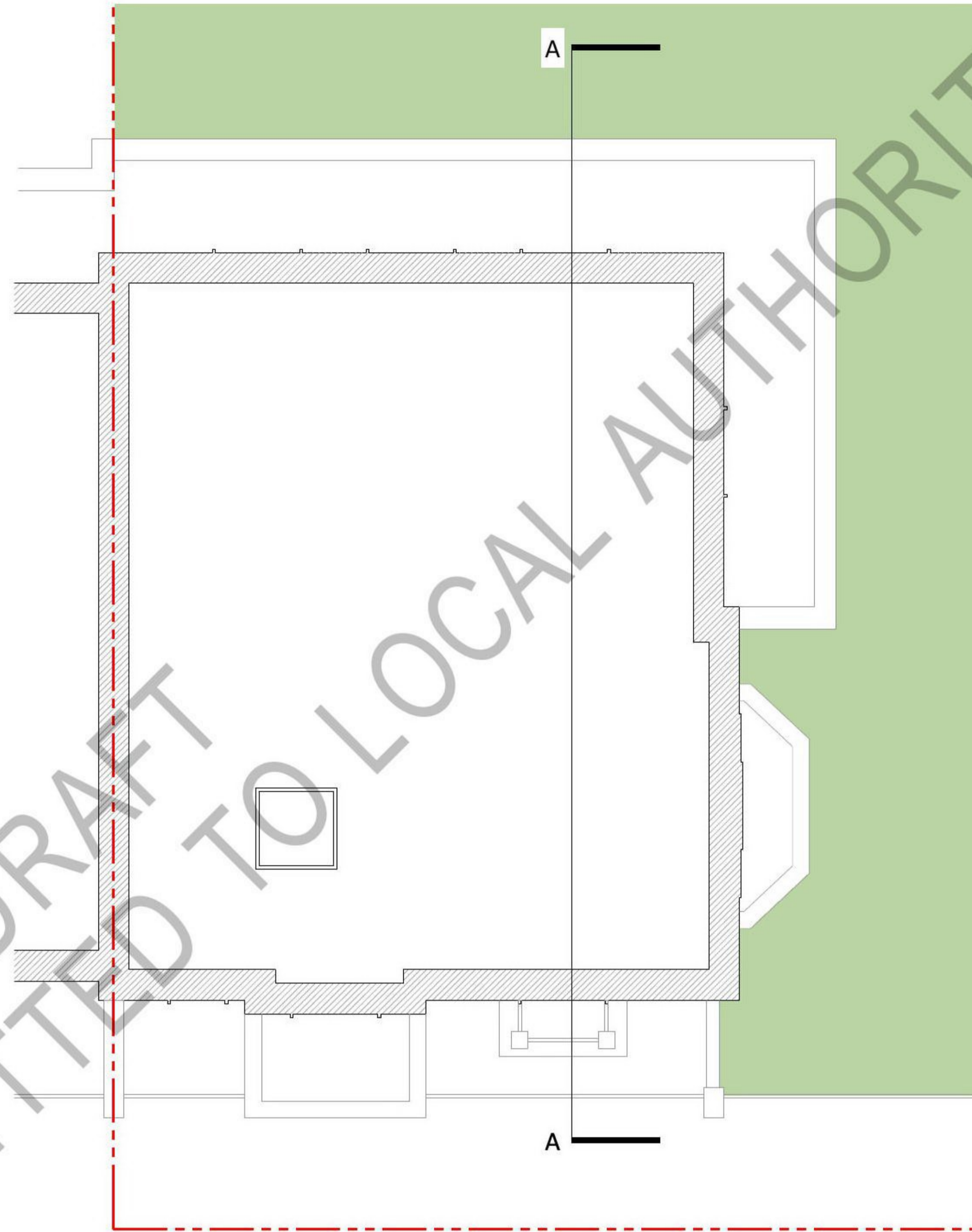


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PROPOSED THIRD FLOOR PLAN
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY

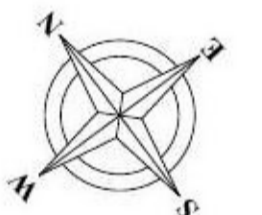


PROPOSED ROOF PLAN
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY

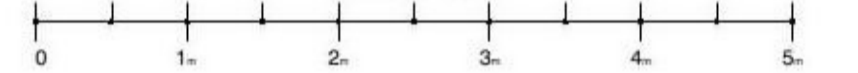
**RESIDENTIAL SPACE MATRIX
(THIRD FLOOR)**

DESCRIPTION	FLAT -1 2 BED - 3 PERSON
HOUSING DESIGN GUIDE	61.00 M²
GROSS INTERNAL AREA (GIA)	63.75 M²
LIVING / DINING / KITCHEN	27.75 M²
MASTER BED / EN-SUITE	16.50 M²
BEDROOM - 2	8.10 M²
FAMILY BATH	4.90 M²
STORAGE	2.00 M²
DUAL ASPECT	YES
AMENITY SPACE	COMMUNAL
CYCLE PARKING	2
WASTE/RECYCLE BINS	COMMUNAL

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Scale Bar 1:50



STATUS
PRE PLANNING

Project
1A ORWELL ROAD HARWICH. CO12 3LD

Drawing Title
PROPOSED THIRD FLOOR & ROOF PLAN

Date MAY, 2021	Scale 1:50@A1	Drawn by IHM
Project No 632	Drawing No 20-632-P14	Revision -



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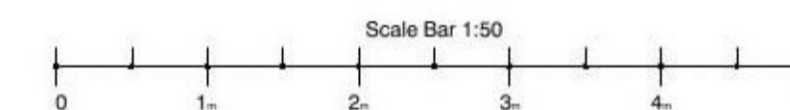
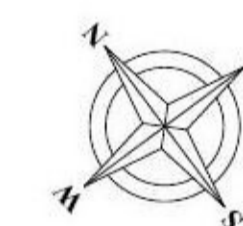
**PROPOSED FRONT ELEVATION
(SOUTH ELEVATION)**
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY



**PROPOSED REAR ELEVATION
(NORTH ELEVATION)**
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3. ABBREVIATIONS USED:-
 MJ MOVEMENT JOINT
 HL AT HIGH LEVEL
 AAV AIR ADMITTANCE VALVE
 SVP SOIL AND VENT PIPE
 DP DRAINAGE POINT
 RWP RAIN WATER PIPE
4. — SB — DENOTES STRUCTURAL BEAM OVER. FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.
5. ALL DRAINAGE RUNS TO BE ABOVE FLOOR UNLESS STATED OTHERWISE. ALL DRAINAGE TO BE CONFIRMED AND DETAILED BY M&E ENGINEER.
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7. FOR MOVEMENT JOINT, BED JOINT REINFORCEMENT AND ALL STRUCTURAL INFORMATION REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS
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STATUS

PRE PLANNING

Project

1A ORWELL ROAD HARWICH. CO12 3LD

Drawing Title

PROPOSED FRONT & REAR ELEVATION

Date
MAY. 2021

Scale
1:50@A1

Drawn by
IHM

Project No
632

Drawing No
20-632-P15

Revision
-

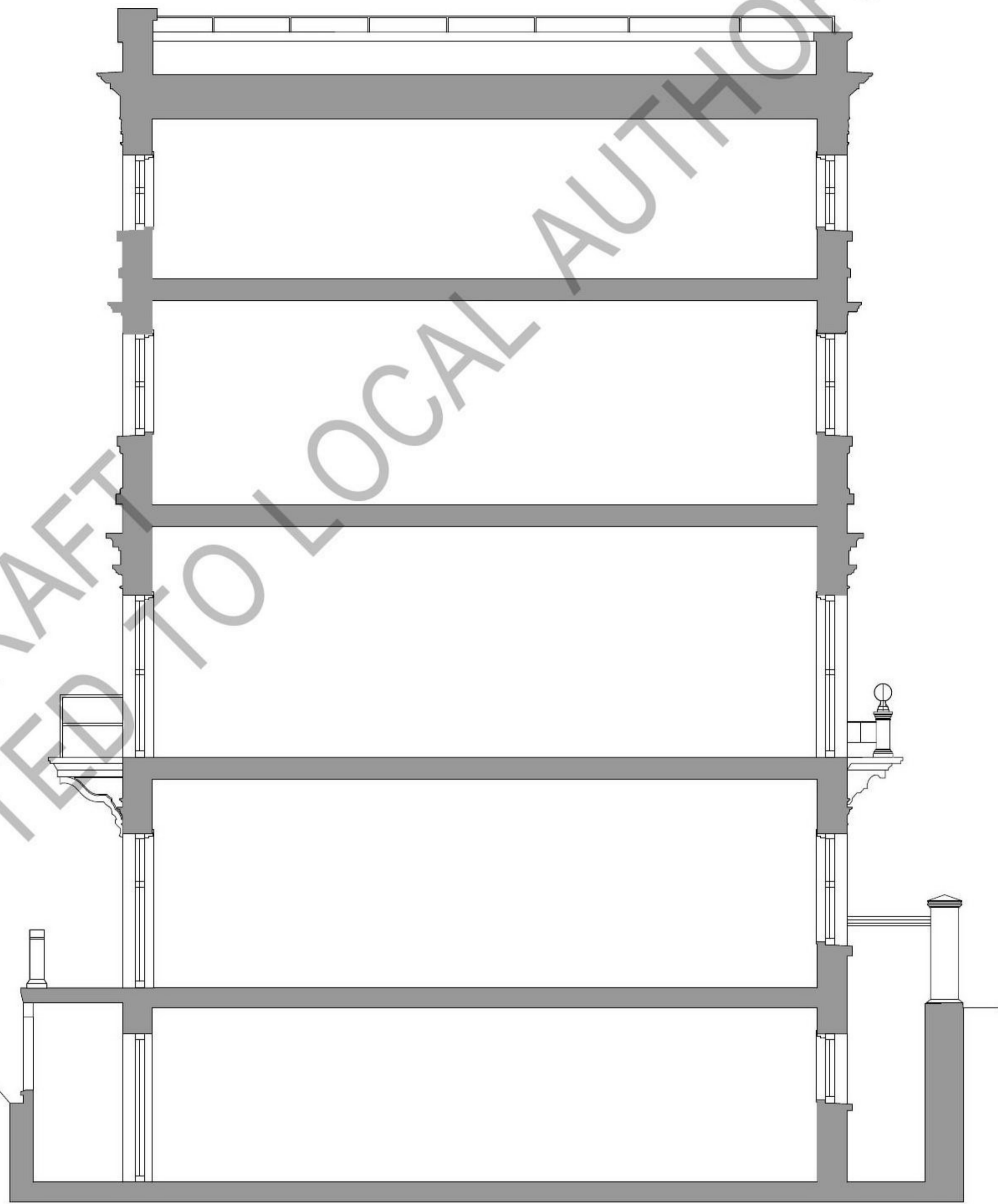


**ARCHITECTURE, PROJECT
MANAGEMENT & CONSTRUCTION
MANAGEMENT**

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Ilford, Essex. IG1 4PU

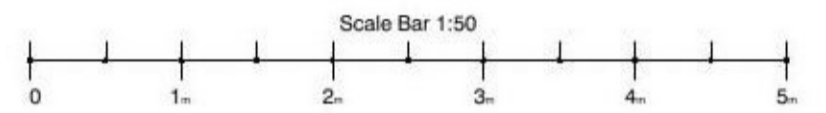
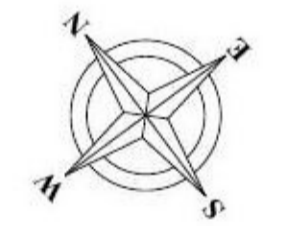


**PROPOSED SIDE ELEVATION
(EAST ELEVATION)**
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY



PROPOSED SECTION AA
ALL NEIGHBORING PROPERTIES & LANDSCAPE IS INDICATIVE ONLY

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 3. ABBREVIATIONS USED:-
 MJ MOVEMENT JOINT
 HL AT HIGH LEVEL
 AA/V AIR ADMITTANCE VALVE
 SVP SOIL AND VENT PIPE
 DP DRAINAGE POINT
 RWP RAIN WATER PIPE
 4. — SB — DENOTES STRUCTURAL BEAM OVER. FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.
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STATUS		
PRE PLANNING		
Project		
1A ORWELL ROAD HARWICH. CO12 3LD		
Drawing Title		
PROPOSED SIDE ELEVATION & SECTION AA		
Date	Scale	Drawn by
MAY. 2021	1:50@A1	IHM
Project No	Drawing No	Revision
632	20-632-P16	-

ARCHITORIUM
DEVELOPMENTS LIMITED

ARCHITECTURE, PROJECT
MANAGEMENT & CONSTRUCTION
MANAGEMENT

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Ilford, Essex, IG1 4PU

Appendix B: Anglian Water Asset Search

(NOT TO BE SUBMITTED TO LOCAL AUTHORITY)
DRAFT



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 Data updated: 30/06/21 Map Centre: 625767,231595 Our Ref: 612836 - 1 Powered by digdat

Foul Sewer	--- Outfall*	⊖ Sewage Treatment Works	
Surface Sewer	---	⊕ Public Pumping Station	●
Combined Sewer	---	⊖ Decommissioned Pumping Station	●
Final Effluent	--- Inlet*	● Manhole*	
Rising Main*	- - - - -		
Private Sewer*	---		
Decommissioned Sewer*	---		

*(Colour denotes effluent type)

91522B



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