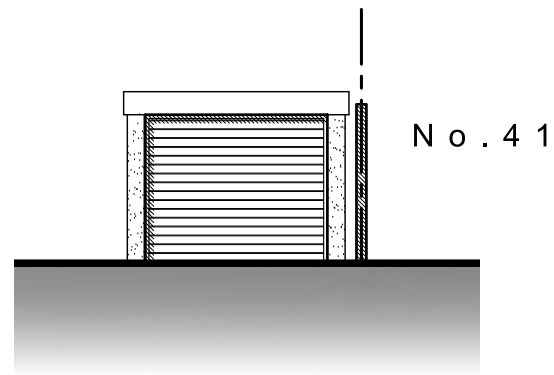
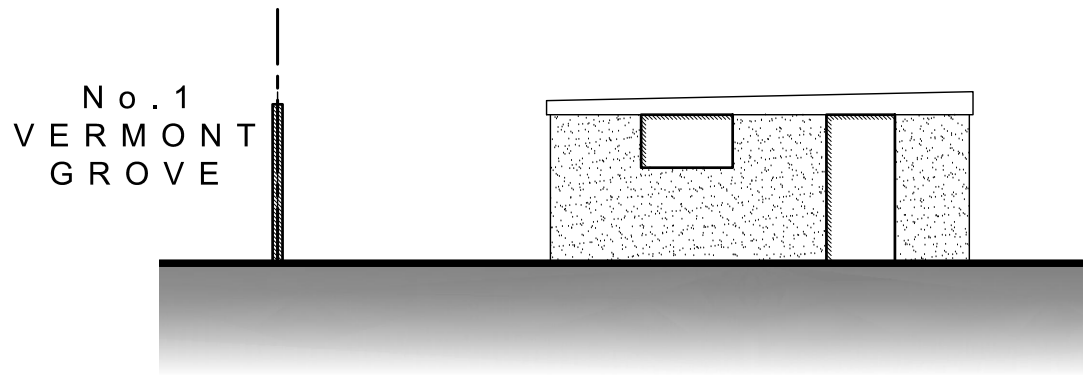


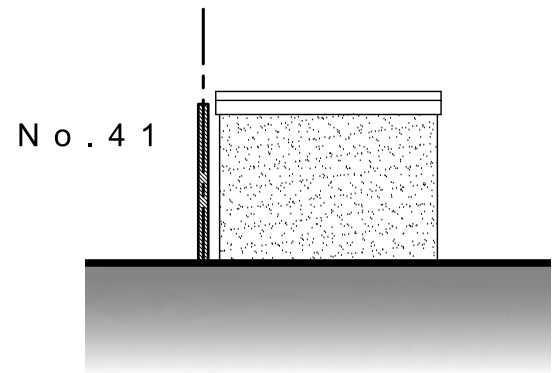
Proposal subject to planning approval.  
Drawings for planning purposes only, all dimensions to be checked and verified by the contractor prior to work commencing on site.  
Contractor to ensure all materials are to Local Authority approval and to take into account everything necessary for the proper execution of the works.



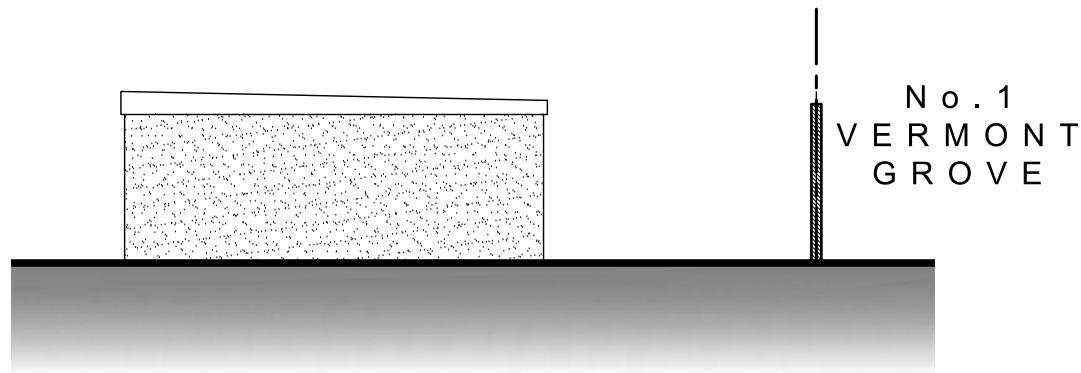
EXISTING FRONT  
(WEST) ELEVATION  
1:100



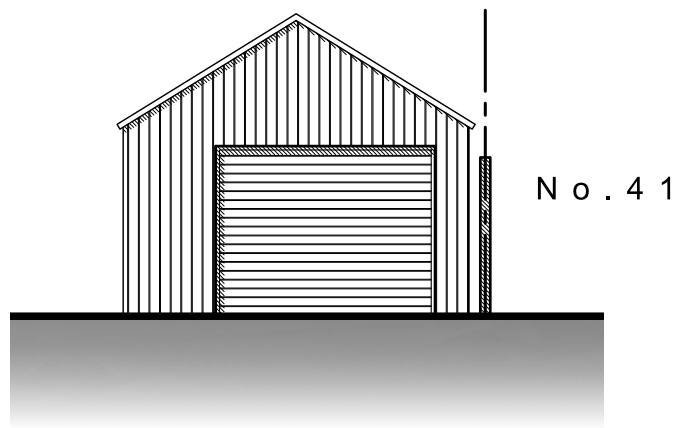
EXISTING SIDE  
(NORTH) ELEVATION  
1:100



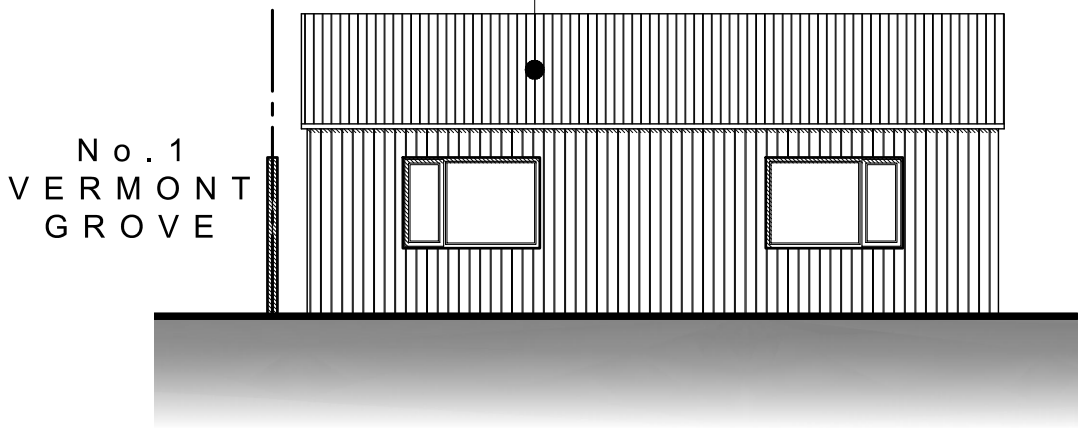
EXISTING FRONT  
(WEST) ELEVATION  
1:100



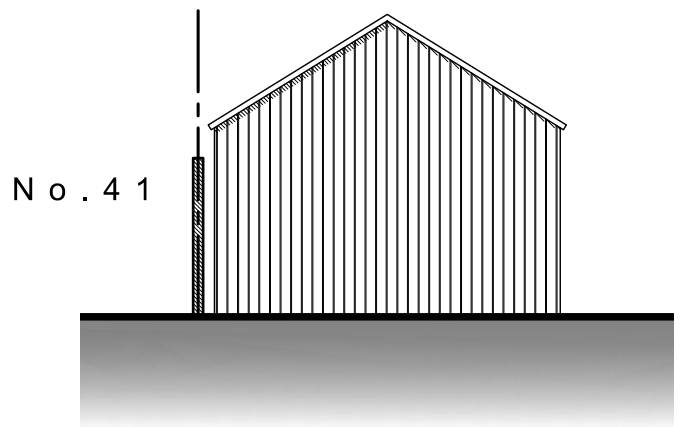
EXISTING SIDE  
(SOUTH) ELEVATION  
1:100



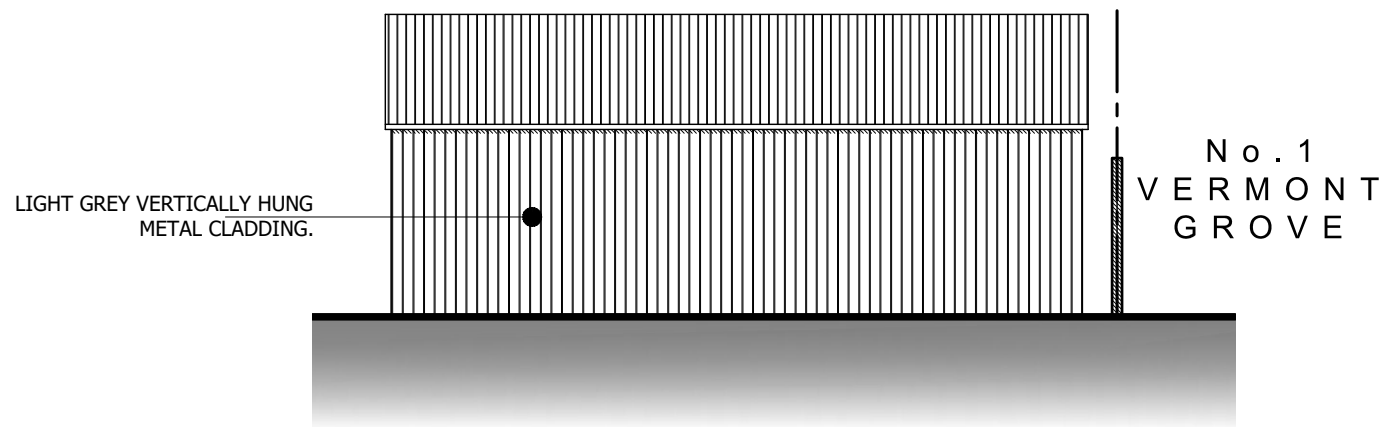
PROPOSED FRONT  
(WEST) ELEVATION  
1:100



PROPOSED SIDE  
(NORTH) ELEVATION  
1:100



PROPOSED FRONT  
(EAST) ELEVATION  
1:100



PROPOSED SIDE  
(SOUTH) ELEVATION  
1:100

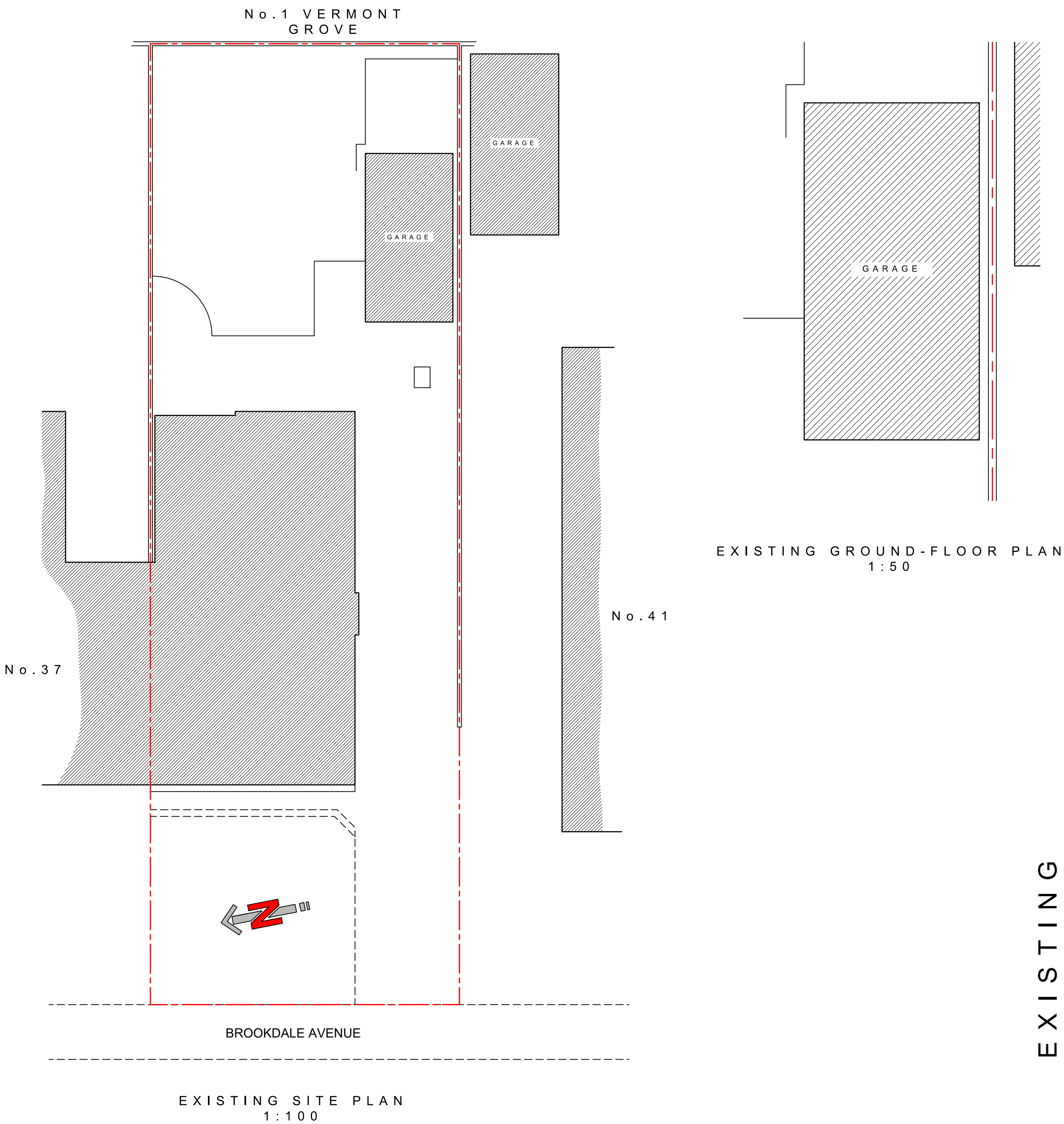
FLOOD RISK ASSESSMENT:- No. 39 Brookdale Avenue, Thornton-Cleveleys, FY5 3RH.

The site is located within Flood Zone 3 - an area with a high probability of flooding that benefits from flood defences.

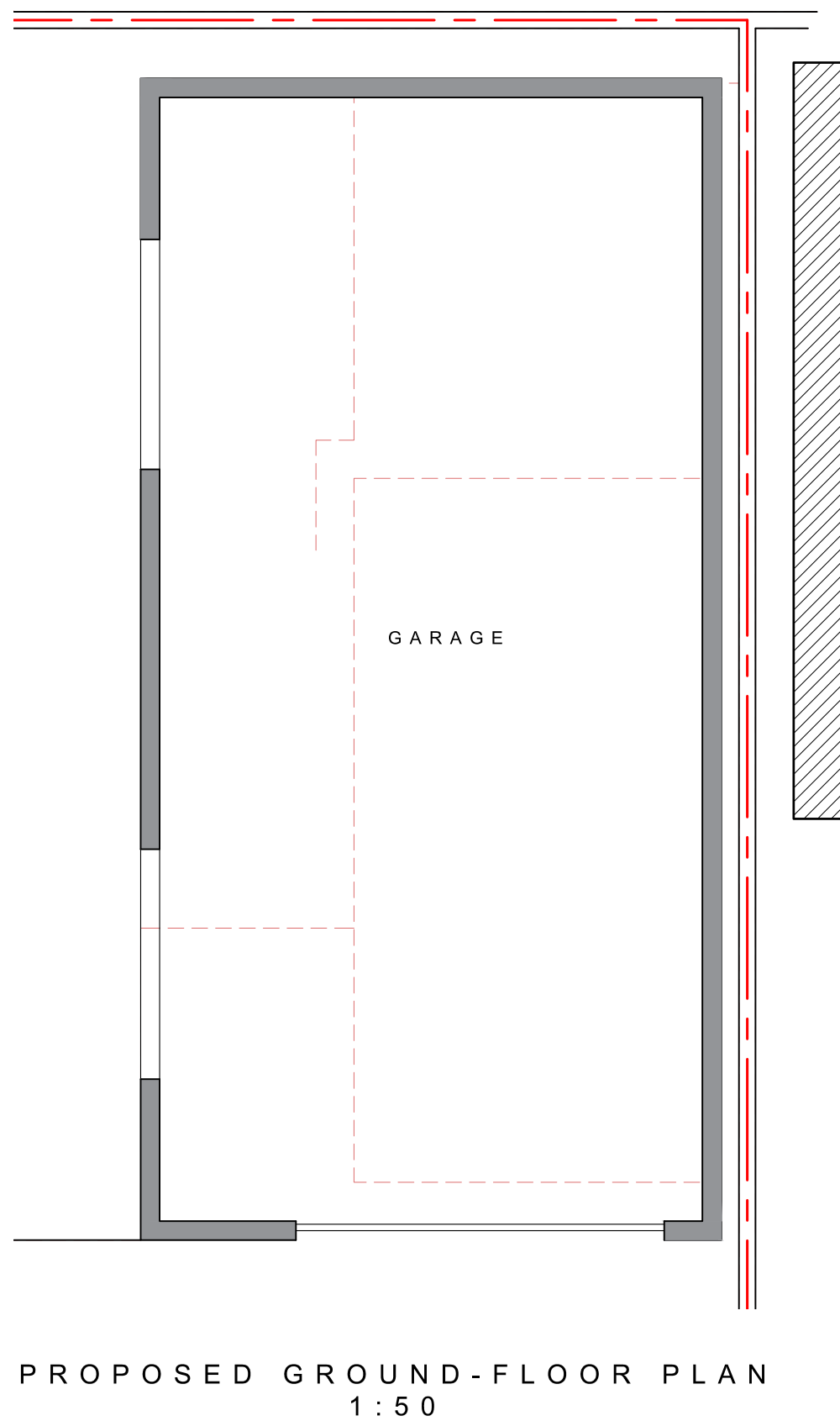
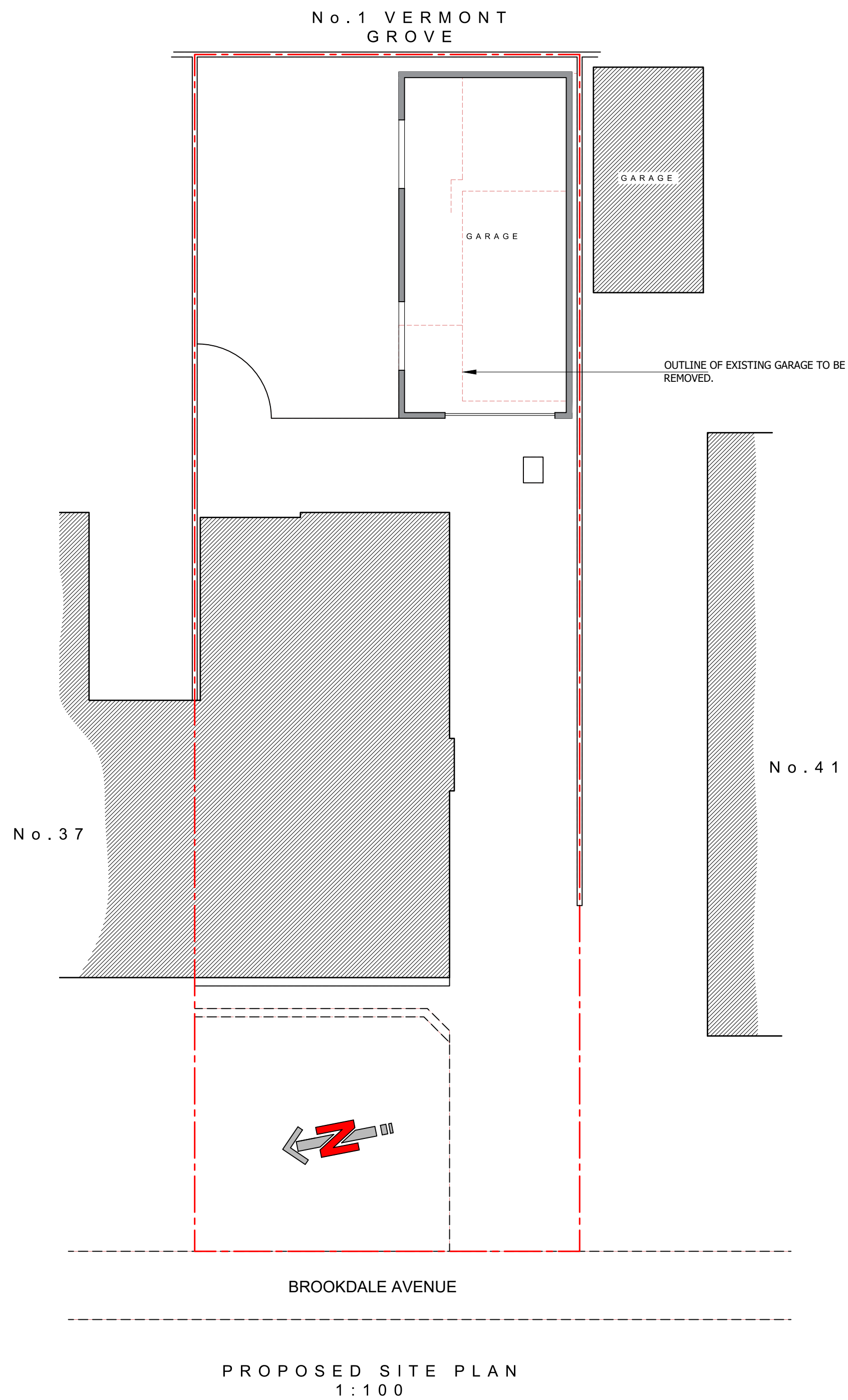
The application is for the provision of a detached outbuilding to form a single garage and garden store.

Flood risk has been considered and incorporated within the design, the floor level to the proposed garage is to be set at the same height as that of the existing garage. The garage floor is to be laid with a fall towards the main garage doors (threshold). The following floodproofing measures will be implemented as part of the scheme

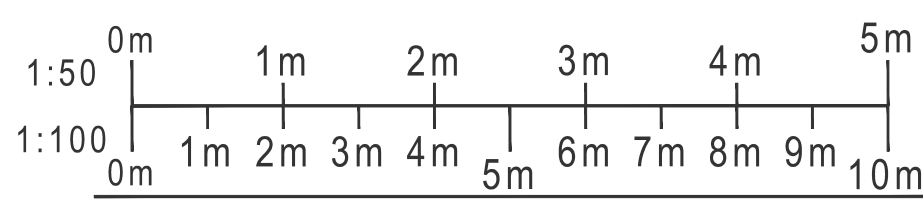
- Electrical services, wiring and switches/outlets will be positioned at a minimum height of 400mm above the finished floor levels. Incoming main services are to be terminated at a minimum of 400mm above floor level.
- Where practicable electrical appliances will be positioned on raised floor levels or individual plinths.
- Ground floors should be of solid construction with a screed finish.
- All manhole covers shall be lockable.
- Stormguard or similar threshold seal to be installed below the garage door to prevent rainwater from entering the building.



EXISTING  
PROPOSED



Abbott - Hull  
Associates



PROJECT  
39 BROOKDALE AVENUE,  
THORNTON-CLEVELEYS,  
FY5 3RH  
DRAWING

EXISTING & PROPOSED PLANS

DRAWING NO.	REV. A	DRAWN
22069_110	04/07/22	J. A-H
DATE	SCALE	
27/05/2022	1:50/100	@ A1
W abbotthull.co.uk	T 01253 846420	
E info@abbotthull.co.uk	M 07725 005247	