

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.

FLOOD RISK ASSESSMENT:- No. 2 Wyre View, Knott End-on-Sea, FY6 0AE.

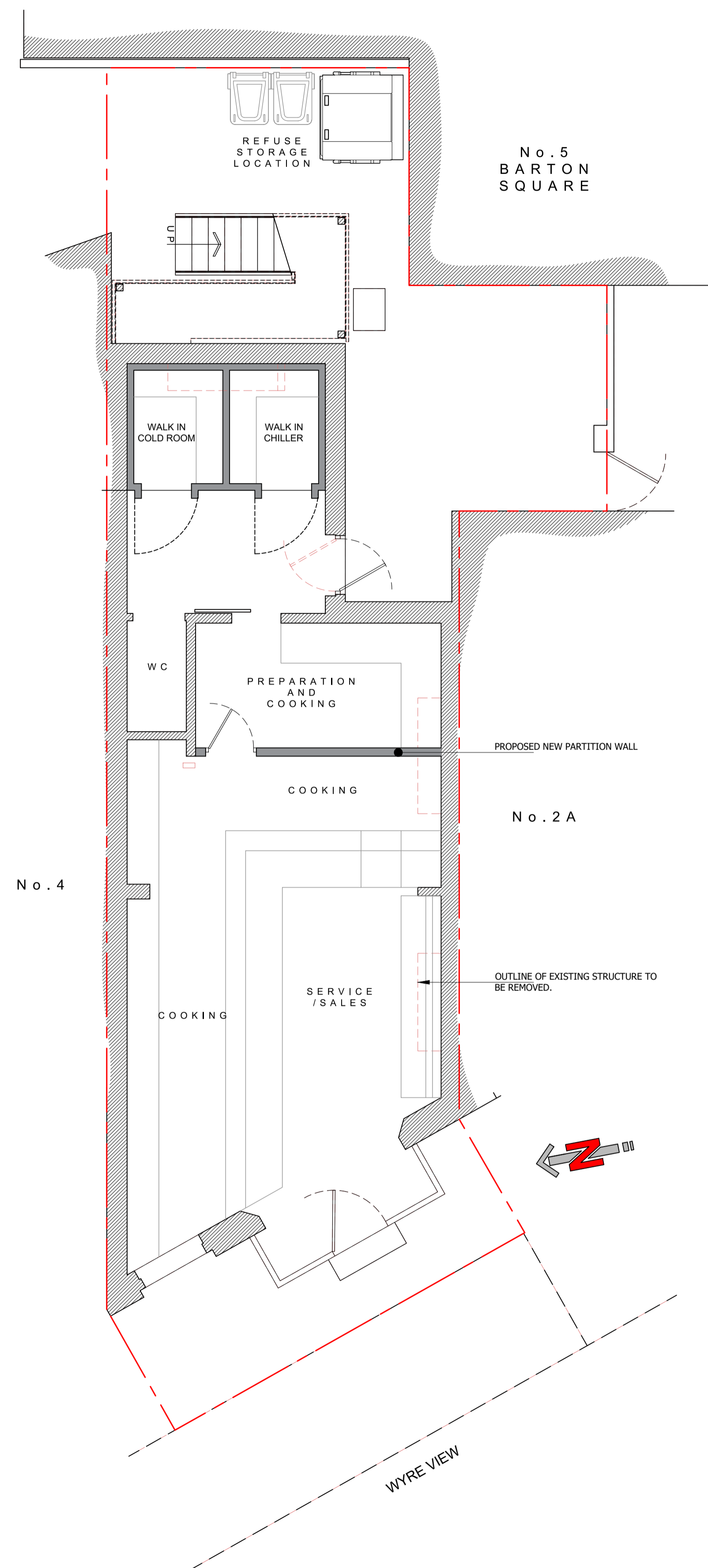
The site is located within Flood Zone 3 - an area with a high probability of flooding.

The application is for a Change of Use from Restaurant (Use Class E) with Residential Accommodation above to a Hot Food Takeaway with Owners/Workers Accommodation above. The existing and proposed use are considered to have the same NPPF Flood Risk Vulnerability Classification.

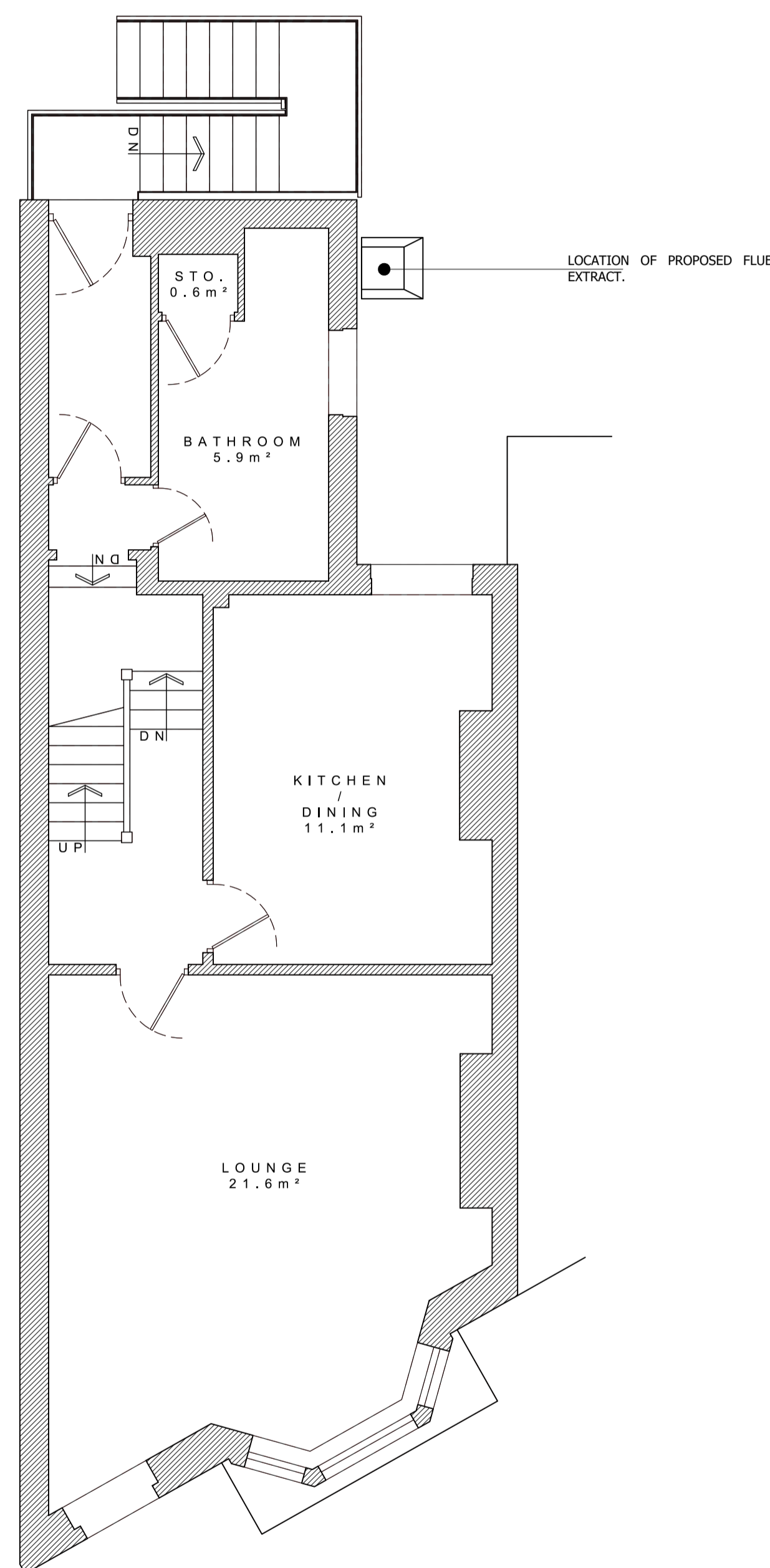
The proposed change of use does not include the gain or loss of any existing floor area.

Flood risk has been considered and incorporated within the design. As part of the refurbishment works, the following flood proofing measures will be implemented as part of the scheme:

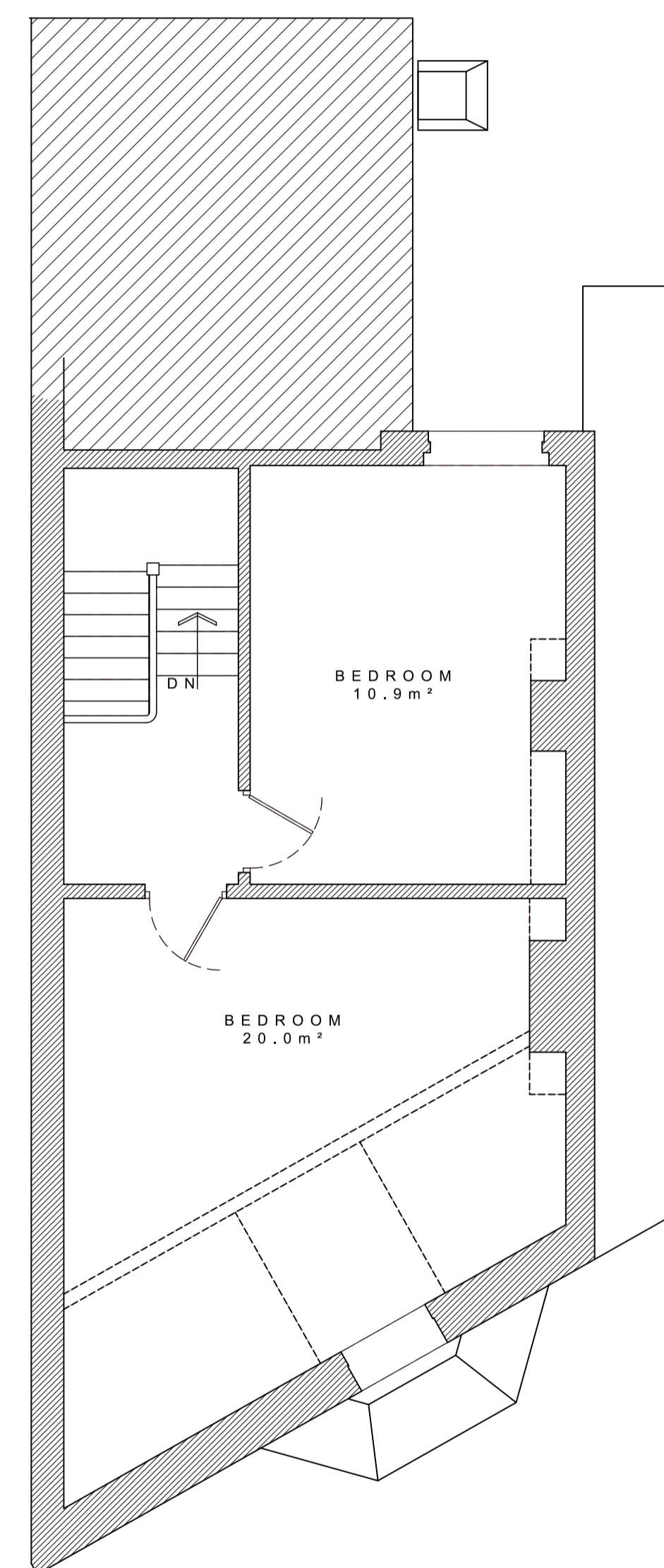
- Electrical services, wiring and switches/outlets will be positioned at a minimum height of 400mm above the finished floor levels. Incoming main services are to be terminated at a minimum of 400mm above floor level.
- Where practicable ovens and other electrical appliances will be positioned on raised floor levels or individual plinths.
- Ground floors should be of a solid construction with a screed finish.
- All manhole covers shall be lockable.



PROPOSED GROUND-FLOOR PLAN
1:50



PROPOSED FIRST-FLOOR PLAN
1:50



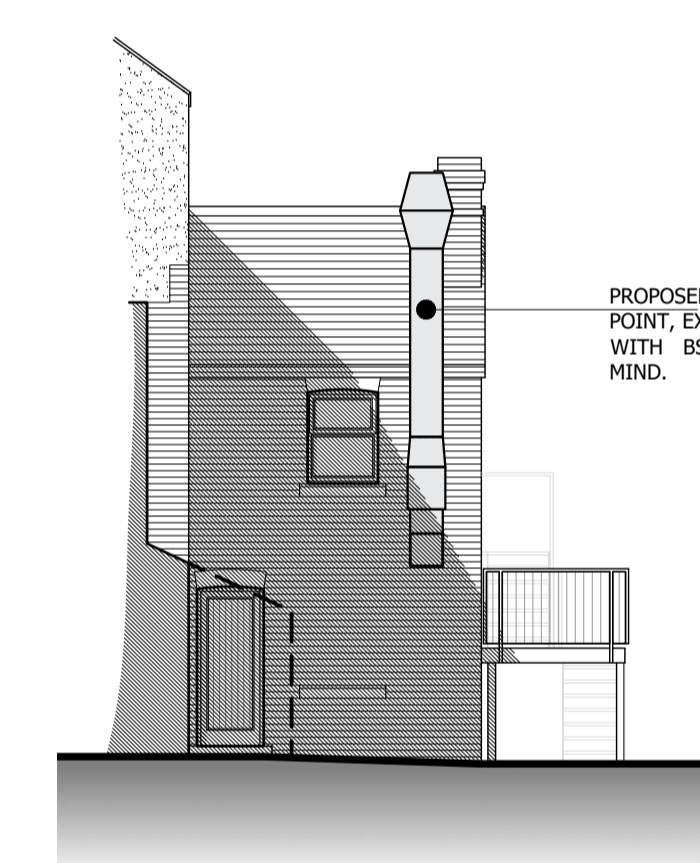
PROPOSED SECOND-FLOOR PLAN
1:50



PROPOSED FRONT
(WEST) ELEVATION
1:100

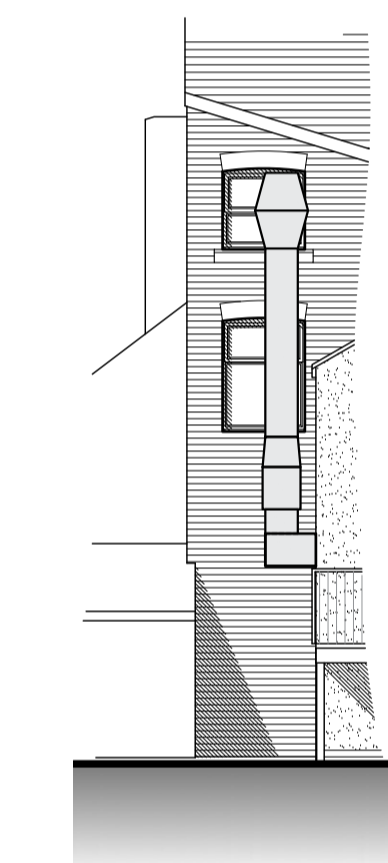
SIGNAGE SUBJECT TO SEPARATE ADVERTISEMENT APPLICATION.

NOTE: NEW GROUND-FLOOR WINDOW AND DOOR FRAMES TO BE DARK-GREY ALUMINIUM/UPVC.



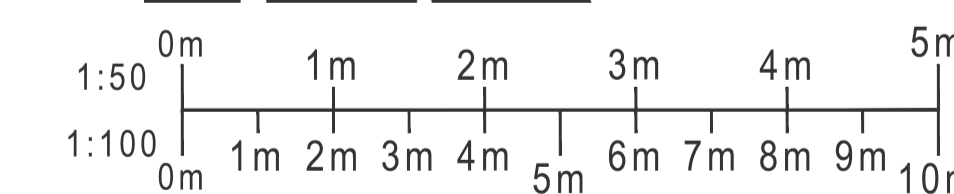
PROPOSED SIDE
(SOUTH) ELEVATION
1:100

PROPOSED KITCHEN EXTRACT POINT, EXTRACT TO BE DESIGNED WITH BS4142:2014+A1:2019 IN MIND.



PROPOSED REAR
(EAST) ELEVATION
1:100

A Abbott-Hull Associates



PROJECT
2 WYRE VIEW,
KNOTT END-ON-SEA,
FY6 0AE

DRAWING

PROPOSED PLANS & ELEVATION

DRAWING NO. 24005_110	REV. -	DRAWN J. A-H
DATE 24/01/2024	SCALE 1:50/100 @ A1	
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