

Rev	Description	Drawn	Checked	Date

# CREATE

DESIGN + ARCHITECTURE

Wigglesworth House 69 Southwark Bridge Road London SE1 9HH  
+44 207 021 0267 info@createdesign.org www.createdesign.org

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**WELLING UNITED FC**

DA16 1SY

Client

LITA HOMES & WELLING UNITED FC

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CONCEPT

PROPOSED PLANS

**ROOF PLAN**

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CDA Ref	Scale(s)	Original Paper Size
694	1:500	A3

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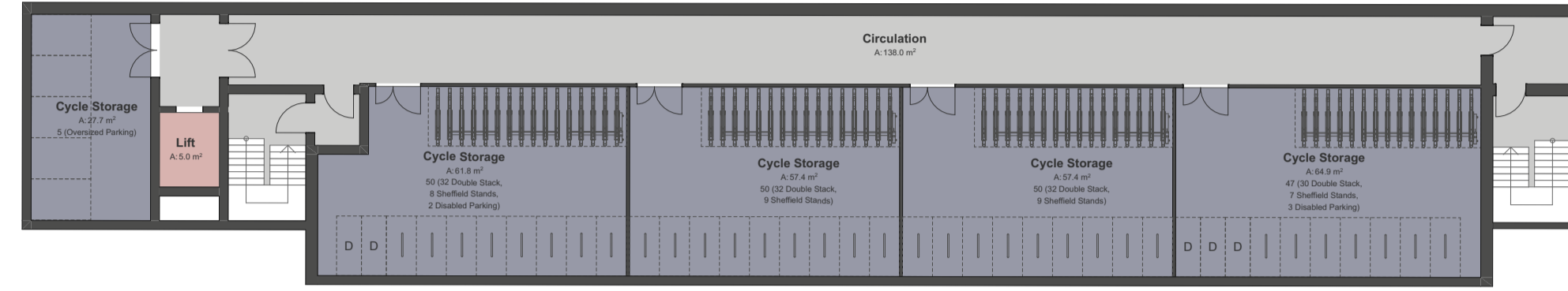
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Project	Originator	Volume	Level	Type
694	CDA	ZZ	08	DR
Role	Class	Number		
A	05	0105		

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Revision	Revision Description

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-1 Level -1 Floor Plan  
1:200

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CONCEPT

PROPOSED PLANS

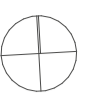
**BASEMENT PLAN**

CDA Ref	Scale(s)	Original Paper Size
694	1:200	A1

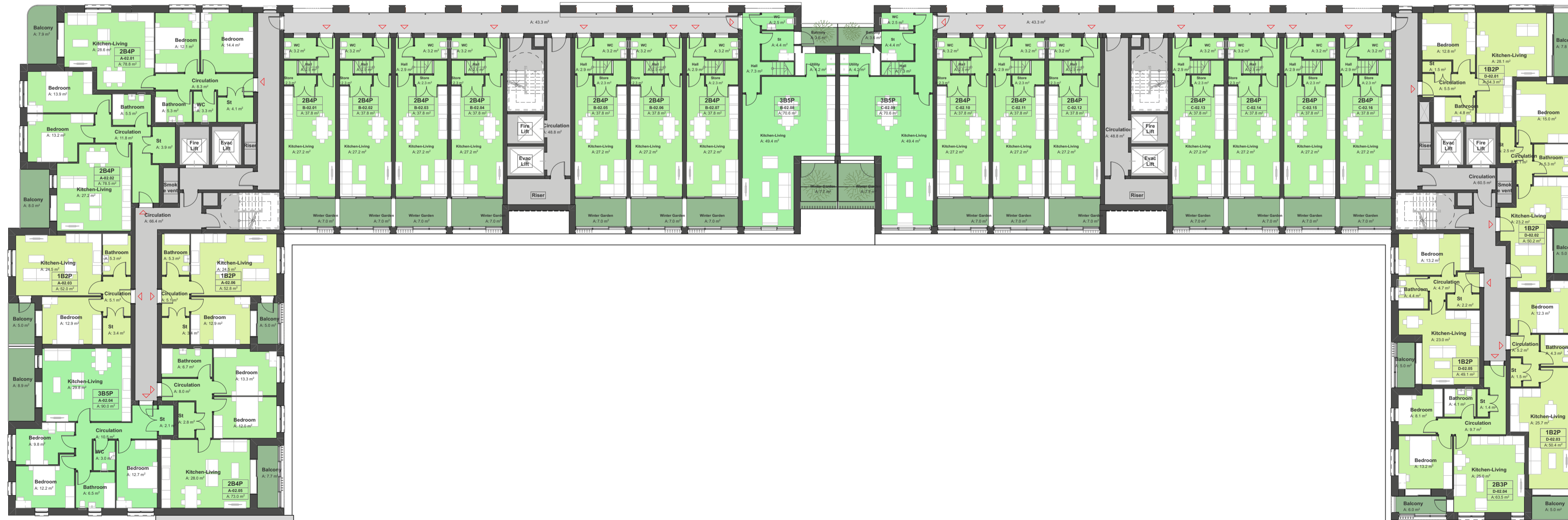
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Revision	Revision Description
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3 Level 03 Floor Plan  
1:200



1 Level 02 Floor Plan  
1:200

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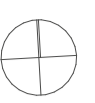
**WELLING UNITED FC**  
DA16 1SY  
Client  
LITA HOMES & WELLING UNITED FC

CONCEPT  
PROPOSED PLANS  
**SECOND & THIRD FLOOR PLANS**

CDA Ref	Scale(s)	Original Paper Size
694	1:200	A1

Project	Originator	Volume	Level	Type	Role	Class	Number
694	CDA	ZZ	ZZ	DR	A	05	0102

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5 Level 05 Floor Plan  
1:200



4 Level 04 Floor Plan  
1:200

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Client  
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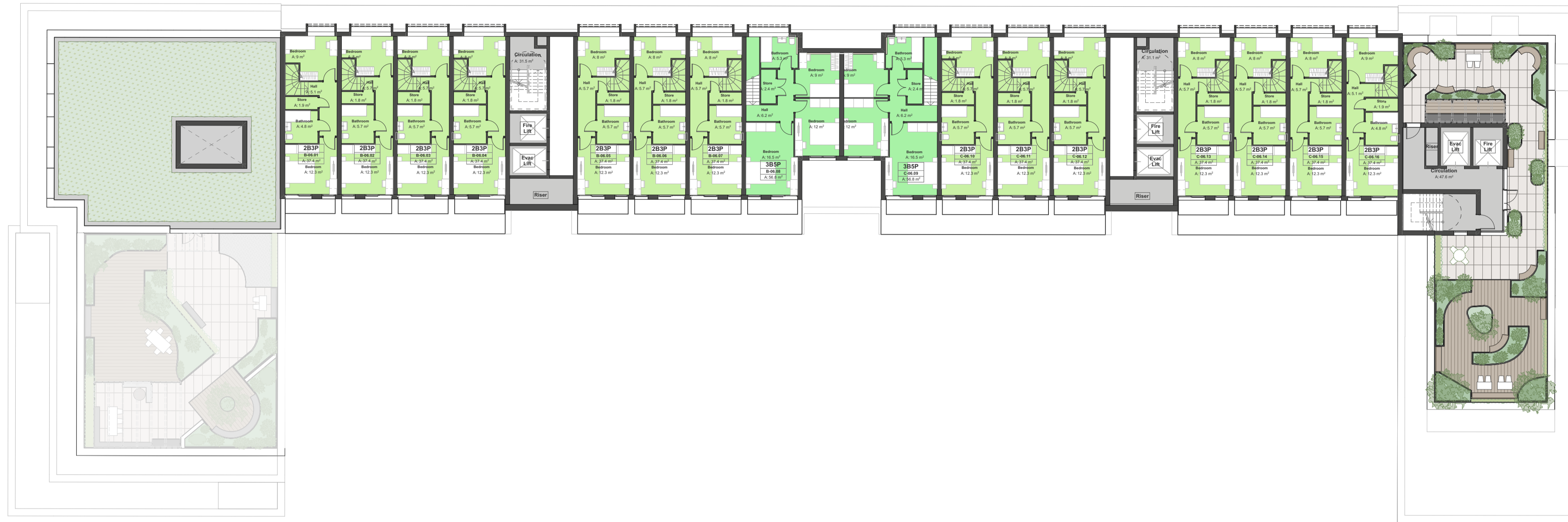
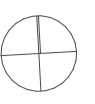
CONCEPT  
PROPOSED PLANS  
**FOURTH & FIFTH FLOOR PLANS**

CDA Ref	Scale(s)	Original Paper Size
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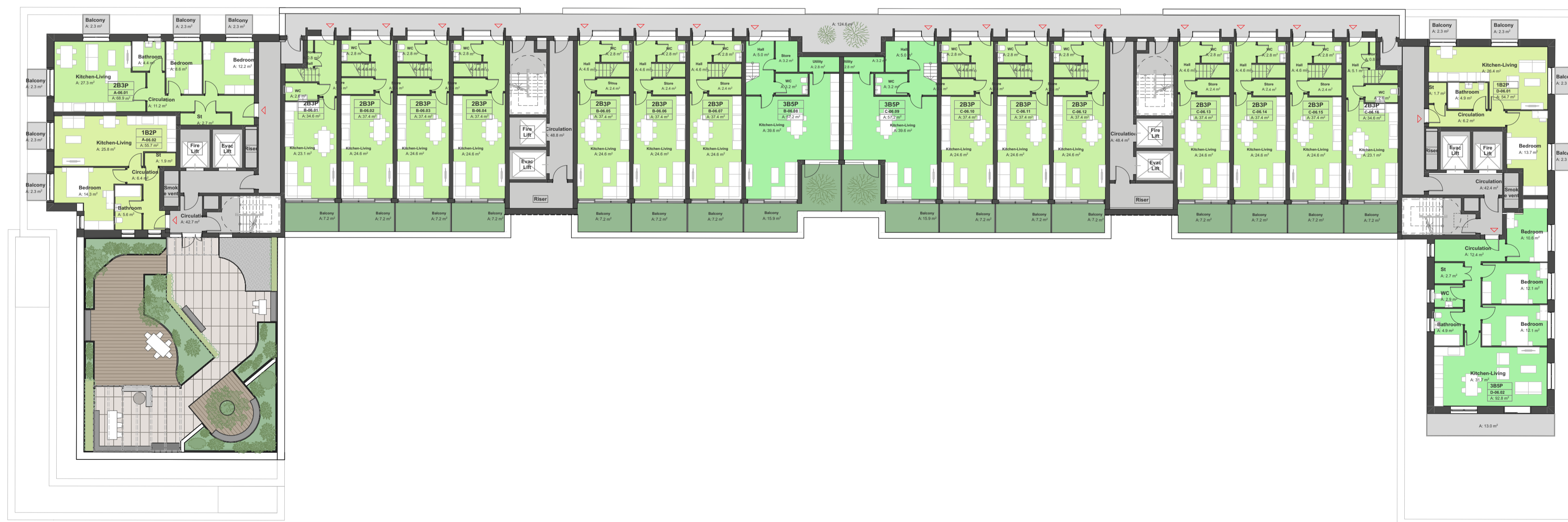
Drawing Number	Project	Originator	Volume	Level	Type	Role	Class	Number
694	CDA	ZZ	ZZ	DR	A	05	0103	

Revision	Revision Description
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7 Level 07 Floor Plan  
1:200



6 Level 06 Floor Plan  
1:200

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DA16 1SY  
Client  
LITA HOMES & WELLING UNITED FC

CONCEPT  
PROPOSED PLANS  
**SIXTH & SEVENTH FLOOR PLANS**

CDA Ref 694 Scale(s) 1:200 Original Paper Size A1

Project	Originator	Volume	Level	Type	Role	Class	Number
694	CDA	ZZ	ZZ	DR	A	05	0104

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## APPENDIX C: Flood Risk Management

# WELLING FC - FLOOD MITIGATION STRATEGY



## Notes:

- FFLs are Indicative to be discussed and agreed with the architect
- Where flood barriers are required, doors should generally be able to open inwards and flood barriers to be fitted on the outside of the openings.
- Basement to be checked and secured by site management before barriers placed by site management upon receipt of flood warning or ponding - incorporate into flood management plan.
- Unshaded areas (including all internal and external areas) to include flood resilient design recommended to 42.9m AOD
- Substation room: Raised threshold (min 300) with a demountable flood barrier fitted internally and removed only during maintenance. FFL: raised as high as practicable Subject to consultation with UKPN at next stage of design

## KEY

- 600mm Demountable Flood barrier
- Ramp UP
- Steps UP
- Raised threshold - As high as practicable - Minimum 300mm
- Floor level set at 42.9m AOD to protect from surface water flooding.
- Line of basement Below - Fully tanked to ensure watertight to at least 42.9 m AOD to protect basement. Avoid service penetrations of the structure below 42.9m AOD, though where essential these should be fully sealed.
- Raised GF level (<42.9m AOD) - Plant in these areas to be on plinths/wall mounted (above 42.9m AOD) and Flood resilient design (where practicable to a minimum of 42.9m AOD, to manage residual risk).
- Structure should be designed to withstand flooding and be watertight to at least 42.9m AOD to protect basement, and vulnerable areas from flooding. Avoid where possible service penetrations of the structure below 42.9m AOD, though where essential these should be fully sealed.



## APPENDIX D: SuDS