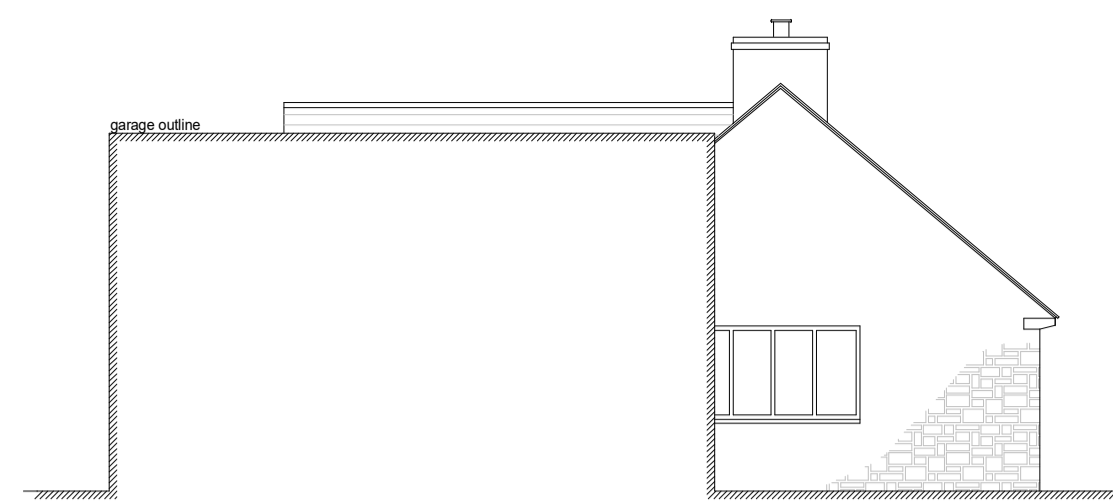




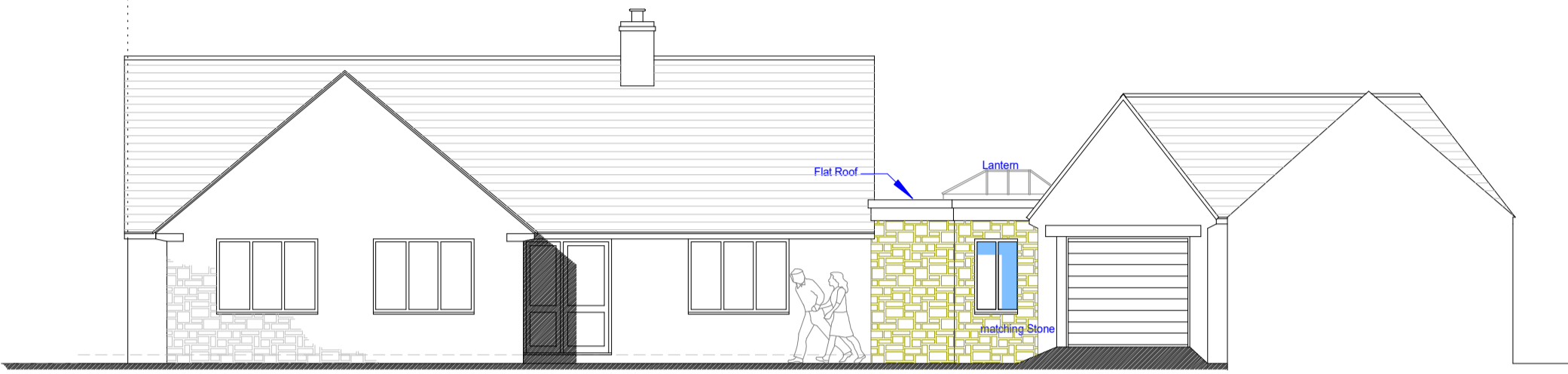
Existing Front Elevation 1:100



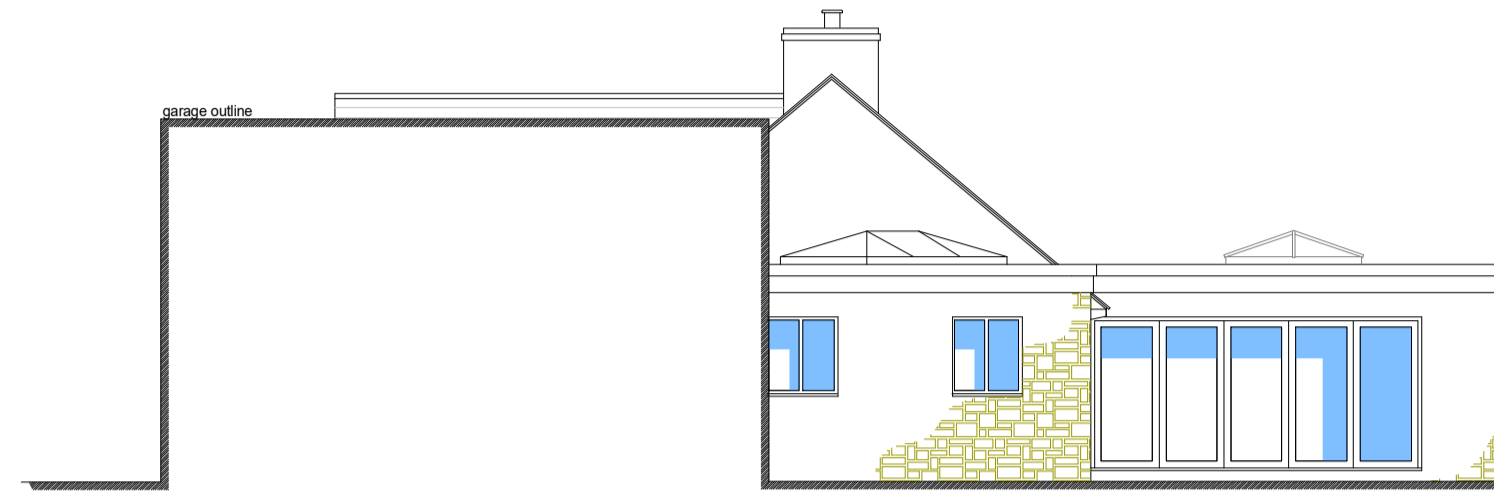
Existing Right Elevation 1:100



Existing Rear Elevation 1:100



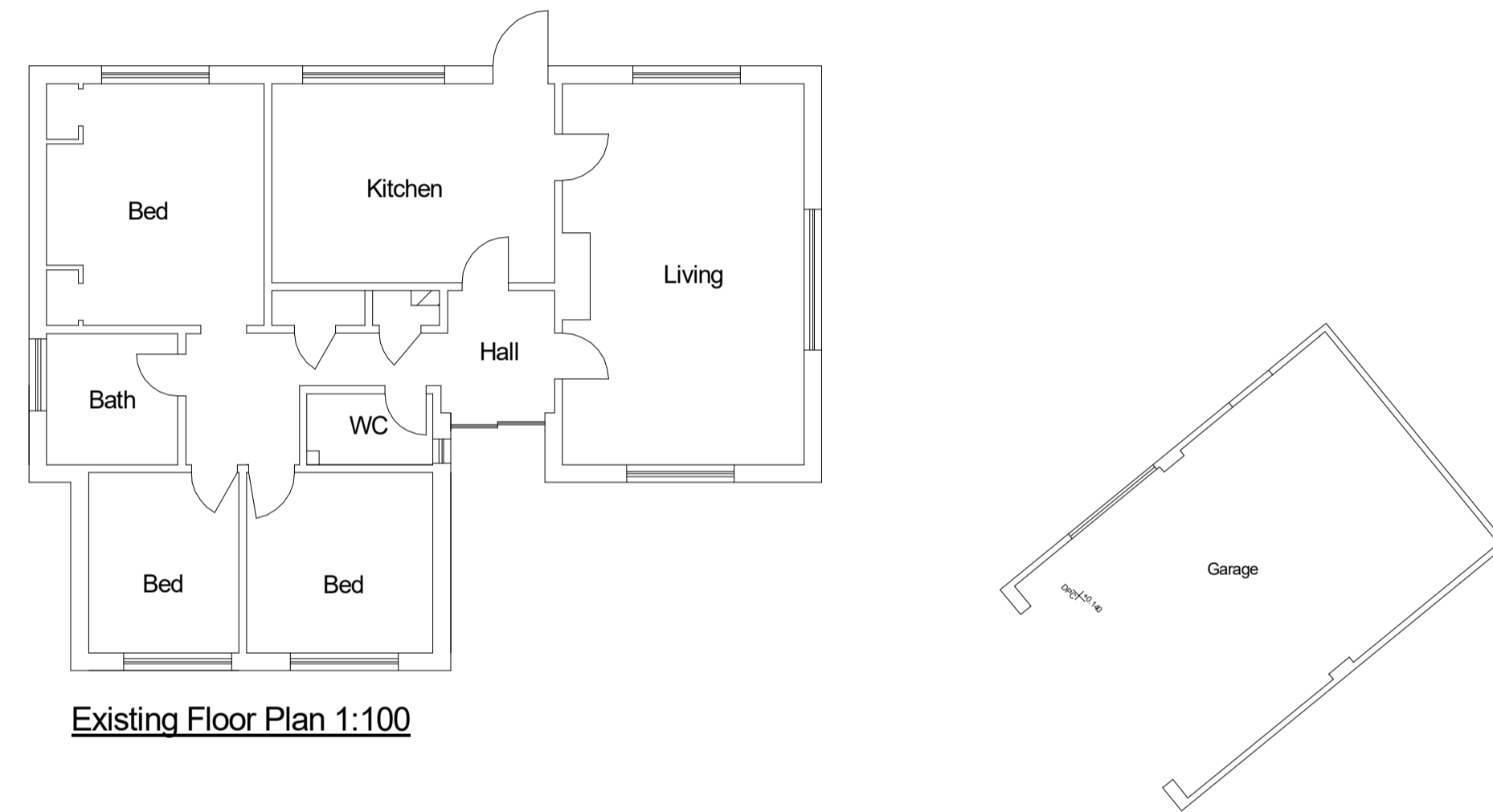
Proposed Front Elevation 1:100



Proposed Right Elevation 1:100



Proposed Rear Elevation 1:100

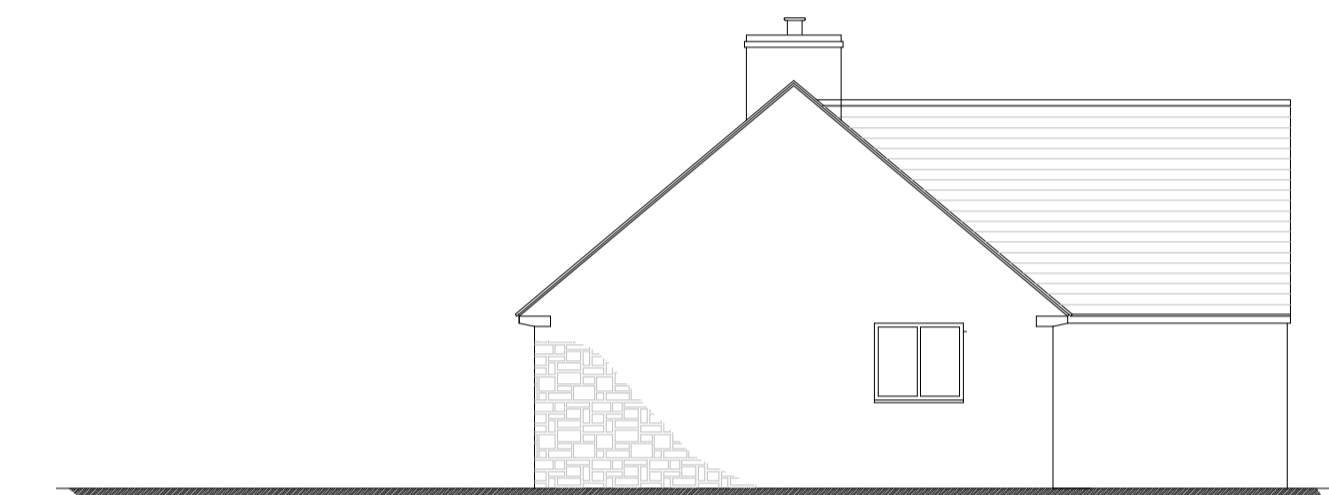


Existing Floor Plan 1:100

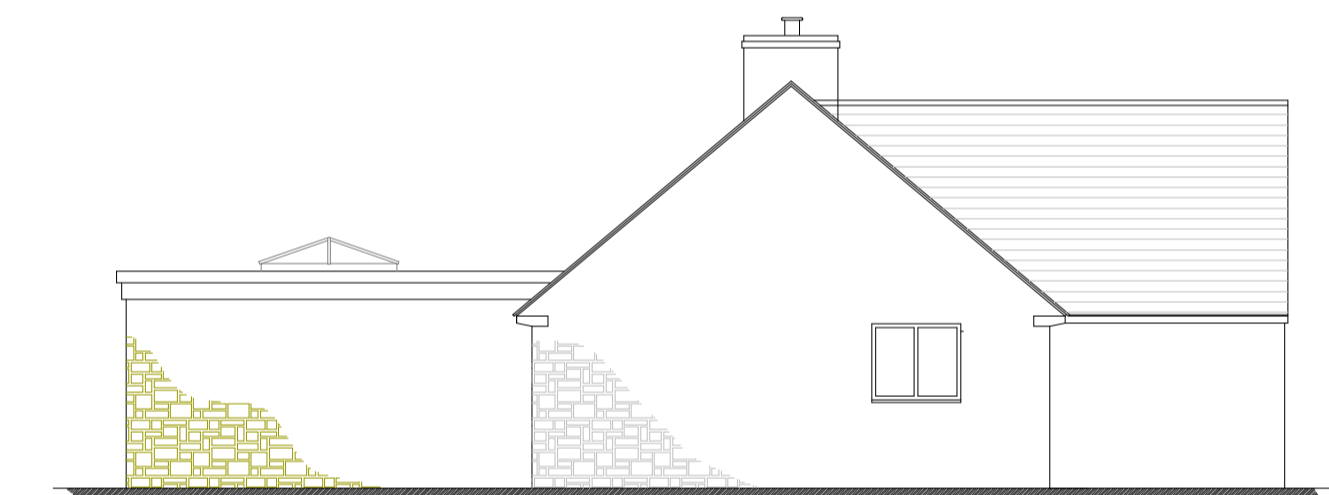
Flood Risk Assessment

The existing property is a detached Bungalow with unattached garage located at the end of Dikler Close. Inspection of the Environment Agency Flood Map (included) indicates that the property site lies in both Zone 2 & Zone 1 Flood Areas. Close inspection of the map confirms that the proposed development(s) actually lie in Zone 1 only and therefore the risk to the proposed development will be sufficiently low enough to not require special construction considerations and typical method of construction will be suitable.

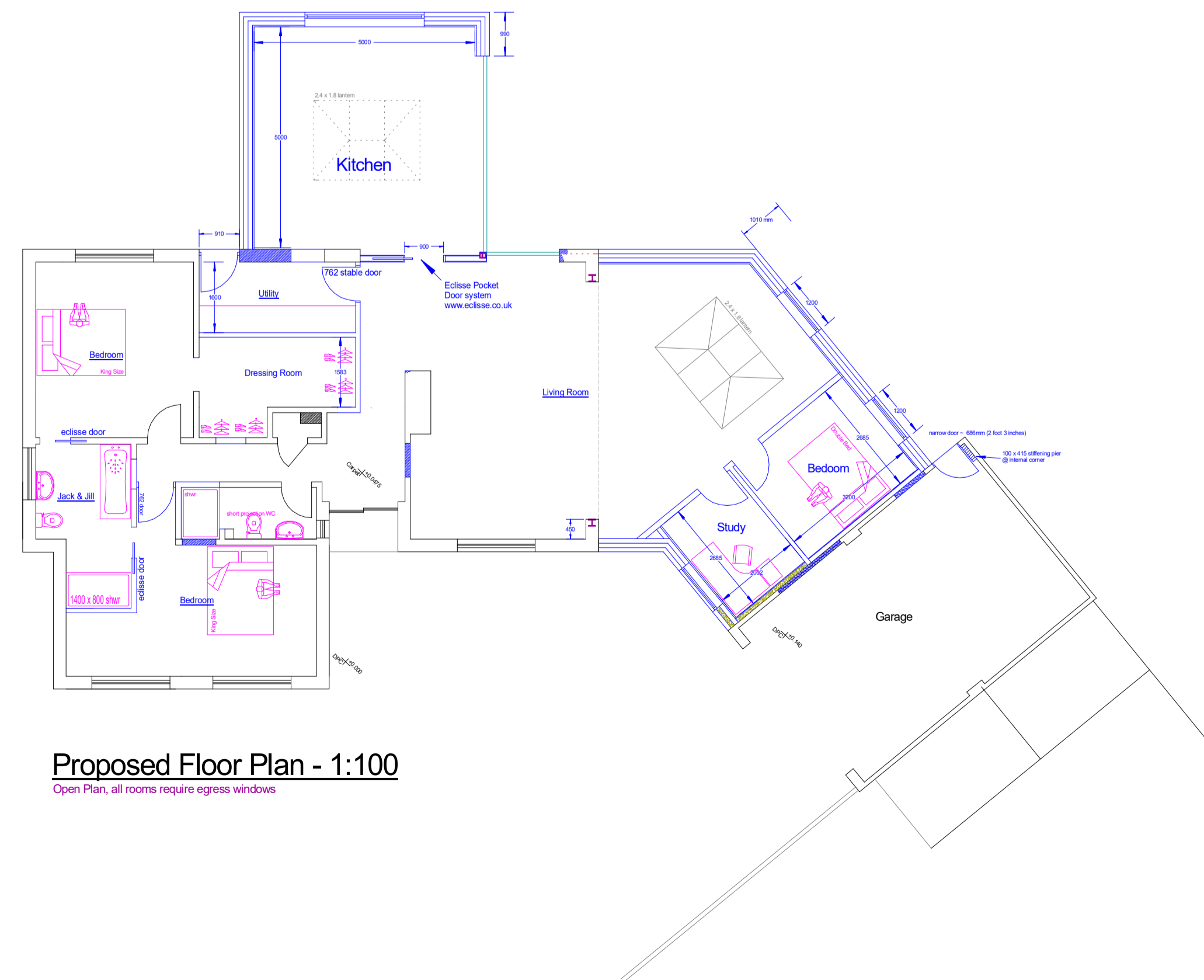
Notwithstanding this, the proposed ground floor will be constructed in concrete to provide resilience. Further, stormwater drainage is proposed to discharge to a soakaway(s) located on the Zone 1 area of the garden to limit surcharging the existing stormwater drainage system limiting the risk of flash flooding. Inspection of the British Geological Survey Map Sheet 217 indicates that the soil under the site and in the area generally comprises Rissington Member: limestone gravel and therefore should be free draining.



Existing Left Elevation 1:100

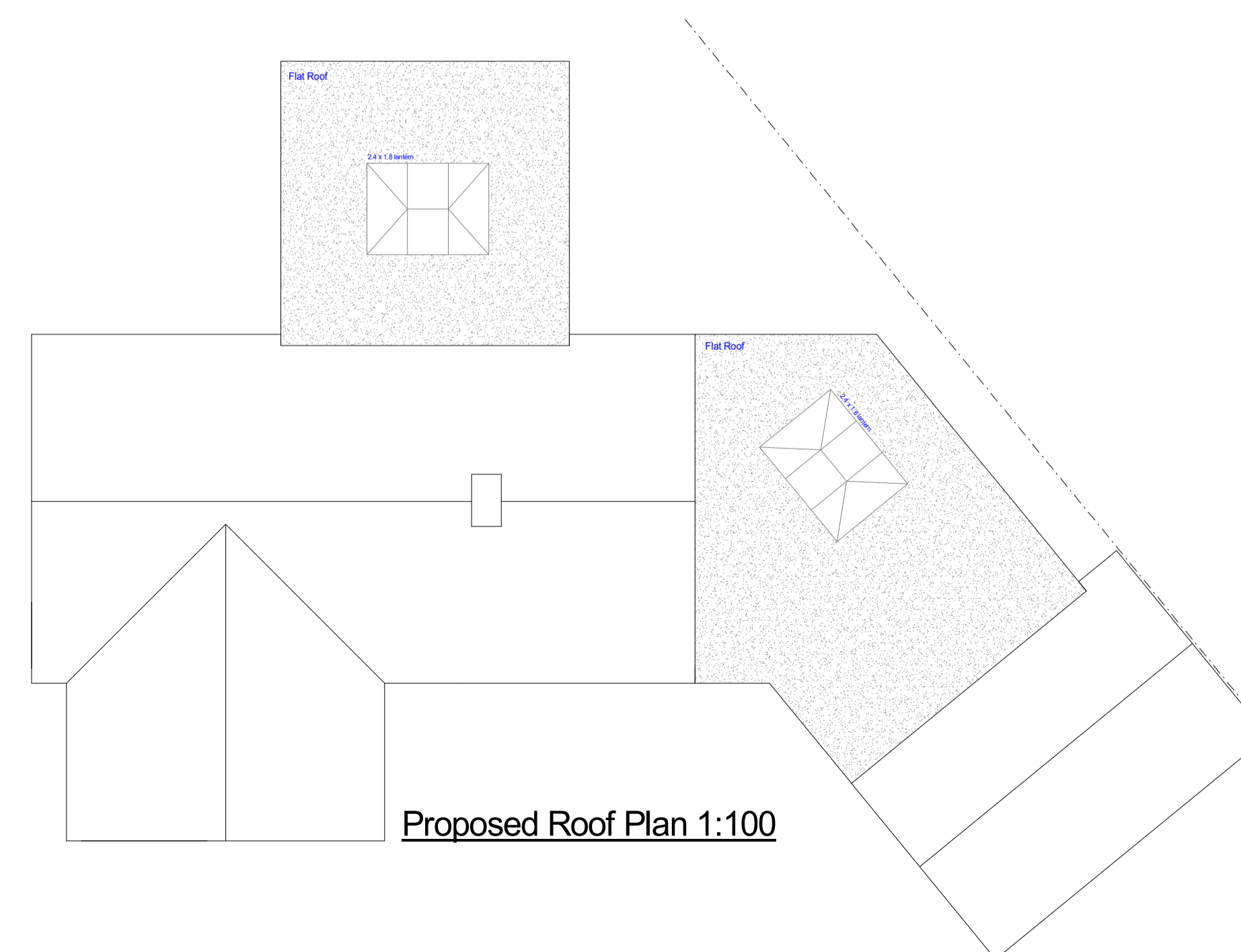


Proposed Left Elevation 1:100




Proposed Floor Plan - 1:100

Open Plan, all rooms require egress windows



Proposed Roof Plan 1:100

B	06.03.24	Flood Risk
A	21.02.24	Study Window
REVISION	DATE	DESCRIPTION
ARCHITECTURE for EVERYDAY LIFE		
26 Whaddon Road, Cheltenham, Glos. GL52 5NA T: 01242 227197 E: enquiries@vjmdesignhouse.co.uk		
CLIENT	Peter & Gill Hawtrej	
PROJECT	7 Dikler Close Bourton on the Water GL54 2PS	
DRAWING TITLE	Proposed Extensions & Alterations	
SCALE	DATE	DRAWN BY
1:100	20.02.24	VJM
DRAWING NUMBER	REV	
2023.054.Planning	B	