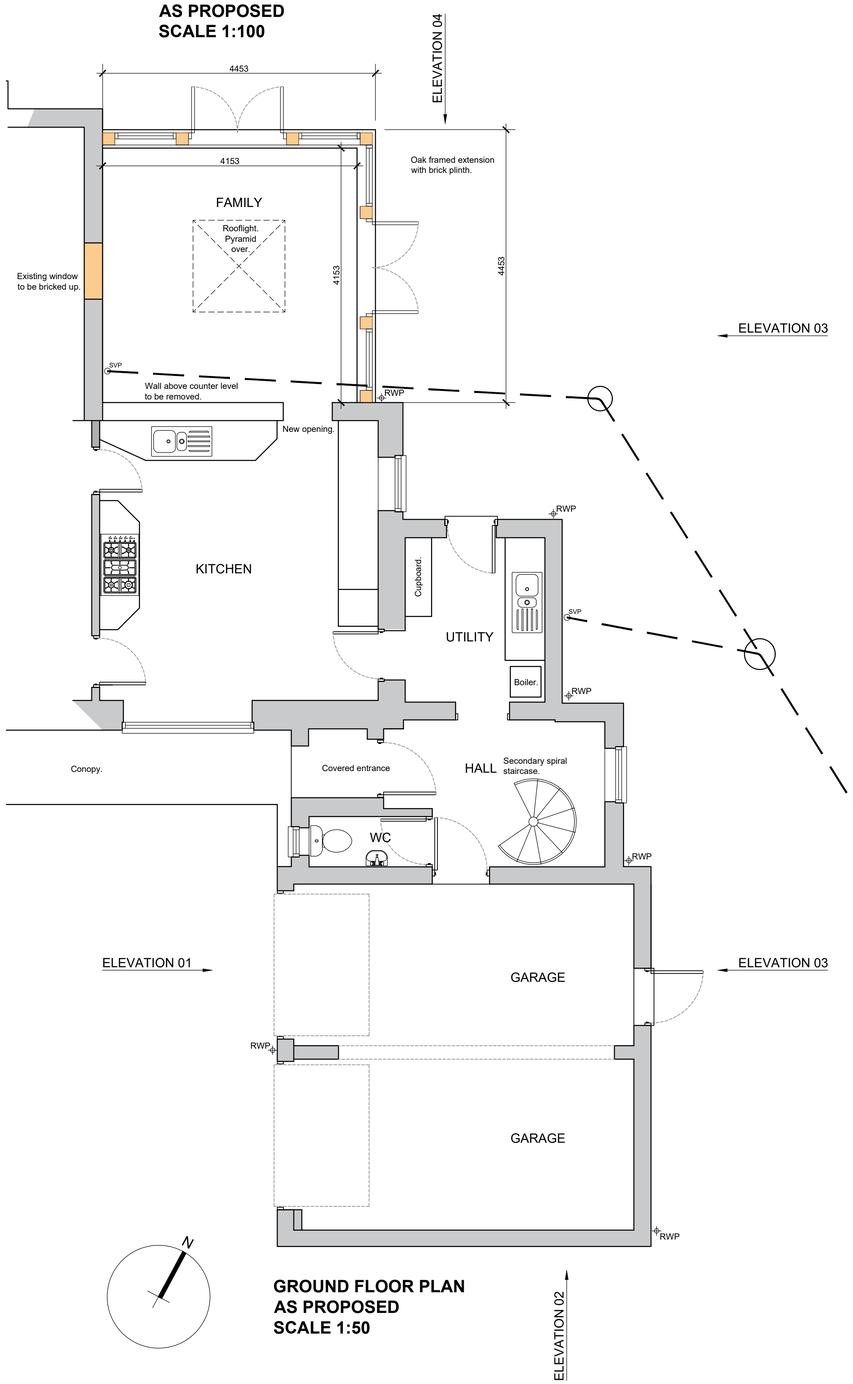


SIDE ELEVATION AS PROPOSED SCALE 1:100

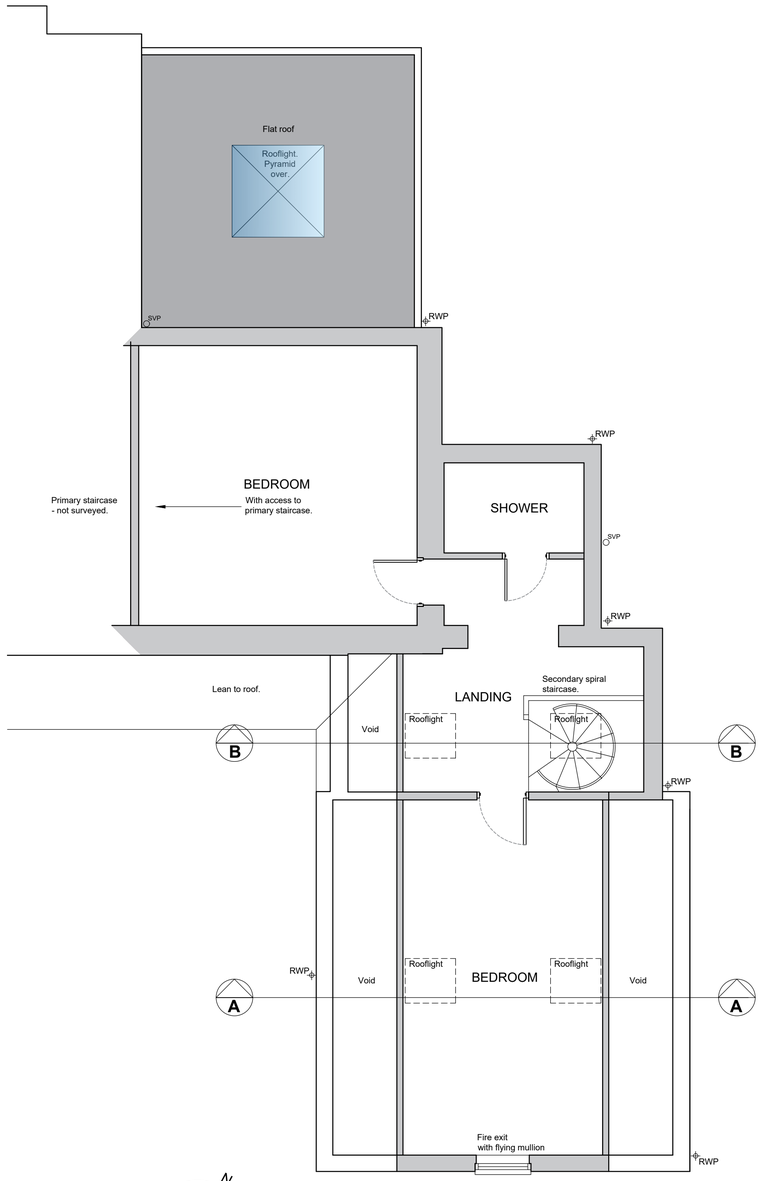
FRONT

SIDE - elevation 03

REAR - elevation 04



GROUND FLOOR PLAN AS PROPOSED SCALE 1:50



FIRST FLOOR PLAN AS PROPOSED SCALE 1:50

SCALE 1 : 50
SCALE 1 : 1
0m 0.5m 1m 2m 3m 4m 5m
0m 10mm 20mm 40mm 60mm 80mm 100mm

SCALE 1 : 100
SCALE 1 : 1
0m 1m 2m 4m 6m 8m 10m
0m 10mm 20mm 40mm 60mm 80mm 100mm

Flood resilience & resistance techniques

To be read in accordance with 'Improving the flood performance of new buildings' CLG (2007)

Landscaping
Maintain a distance of 300mm from adjacent ground level to finished floor level.
New hard landscaping to be permeable.
Landscaping design to fall water away from dwelling.
Proposed finished floor levels set no lower than existing dwelling FFL

Drainage
New foul and surface water drainage system to be design by suitably qualified person and suitable for areas prone to flooding.

Below Ground Construction & Floor Slab
Blocks below ground to be suitably sealed with impermeable product.
Ground floor slab design by structural engineer to ensure no cracking and uplift force. Avoid reinforcement to ground floor slab.
Hardcore to be well compacted to prevent settlement.
Suitable 1200 gauge DPM to be used with suitable lapped and taped joints.
Closed cell insulation to be provided above the floor slab.

Wall Construction
Brick/cavity/block construction.
Use engineering bricks for 300mm from adjacent ground floor level.
Suitable mortar mix & bricks frogs laid correctly.
Avoid facing bricks with high permeability.
External render to existing with water proofing additive.
Consider cement renders internally to ground floor wall finish - avoid standard gypsum based products.
Partial fill cavity wall insulation.
Avoid timber stud walls to ground floor.

Services
Seal around apertures and voids through external walls.
Avoid low entry point levels.
Non return values on drains - design by specialist.
Meter boxes to be positioned higher than flood level where possible.
Electrical ring mains to be installed at first floor level and fed down to ground floor. Electrical points installed above flood level and within approved doc m zones where possible.
Install boiler at first floor if possible.
Avoid underfloor heating to ground floor.

Communications
Protect all incoming communication services with adequate insulated sleeve ducting.

Ref.	Date	Description	Initial

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Tel: 01775 761196
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Client:
Mr & Mrs Peach

Project:
Proposed internal alterations at The Corn Barn Leaves Lake Drove West Pinchbeck Spalding Lincs PE11 3QJ

Drawing Title:
Floor Plans & Elevations As Proposed

PLANNING APPLICATION ISSUE

Date:	Scale:
May 2021	as shown @ A1
Drawn by: RCW	Checked by: AJO

Drawing Number:	Rev:
A1528 - 03	P0