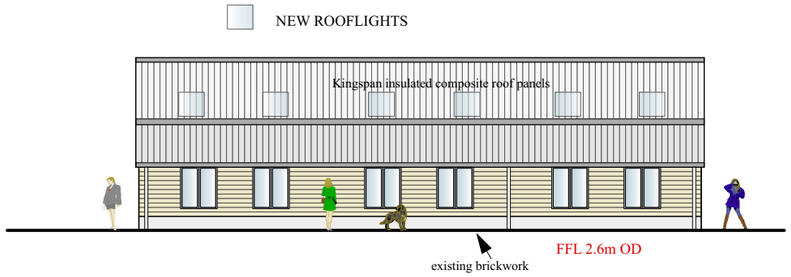
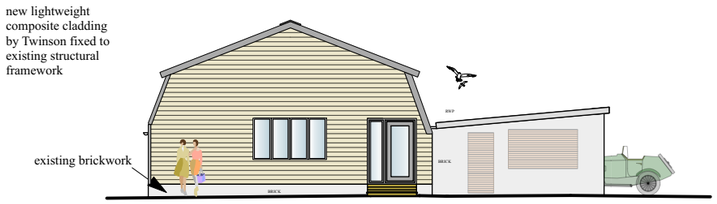


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION
(SOUTH EAST)

EXISTING GROUND LEVEL IS 1.68m AVERAGE BASED ON FURTHER SPOT LEVELS APRIL 2023
NEW GF LEVEL TO BE SET AT MIN 2.68m (1m ABOVE EX GL)
FLOOD RESILIENT CONSTRUCTION TO A HEIGHT OF 300mm ABOVE PREDICTED FLOOD DEPTH AND AND DEMOUNTABLE DEFENCES TO 600mm ABOVE FFL



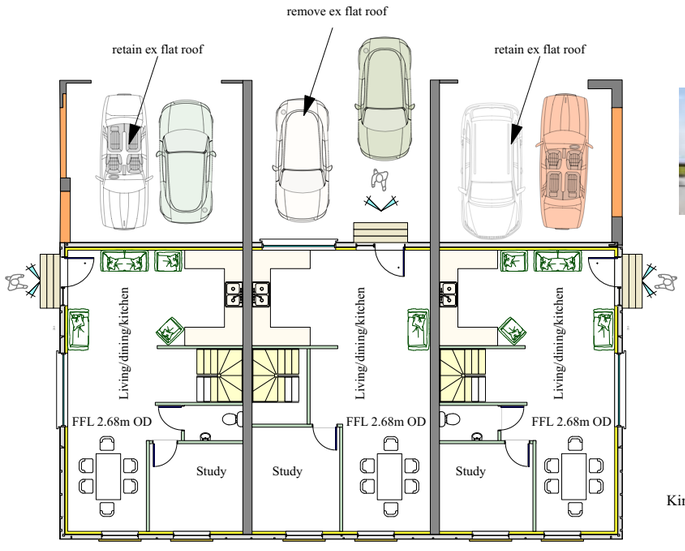
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION
(NORTH WEST)

NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepencies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No resposibility can be accepted for abnormal conditions unless theyhave been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

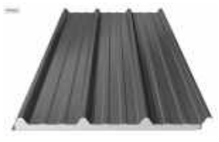
PLANNING APPLICATION DRAWING



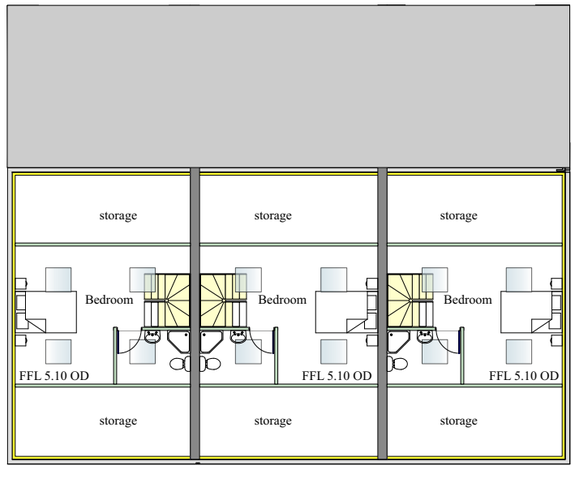
PROPOSED GROUND FLOOR LAYOUT



Twinson Premium Cladding in Slate Grey

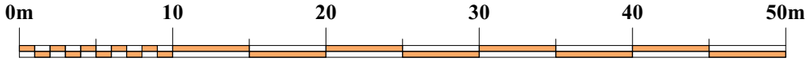


Kingspan insulated composite roof panels



PROPOSED FIRST FLOOR LAYOUT



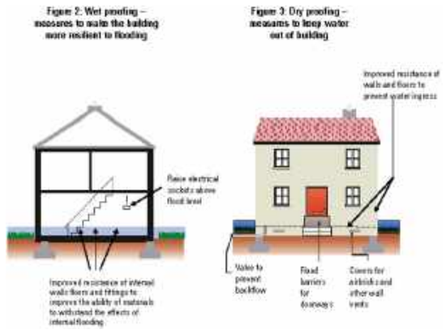


FLOOD RESILIENCE MEASURES TO BE ADOPTED
The premises are advised to register for the EA early warning service.

Pollution Mitigation
Construction
Construction sequence, temporary bundage and settlement tanks should be considered and implemented during the works. Full reference should be made to PPG 6 Working on Construction and Demolition sites and Environmental Good Practice on Site 3rd Edition 2010.
The selection of a contractor to carry out the works must show consideration of the contractors proposals for pollution control during the works. A detailed spill action plan will be required to be put in place prior to construction.
Post Construction
Proposed Drainage: Clean and Foul Water
The proposed drainage will be clean water drainage restricted to flows from roof and discharged to soakaways.
Foul water will be dealt with via a connection to the AW mains drainage system if available/ a compliant FW sewage treatment package or re-use of the existing FW drainage system.

The developer will ensure that the eventual occupiers of the dwellings are sufficiently aware of the risk of flooding and the standard of the existing defences. The Environment Agency provides a Flood Warning Service which includes Flood Warning Codes and uses direct warning methods where the risk and impacts of flooding are high. Indirect warnings are provided to all flood risk areas, even those at low risk of flooding. The main method is media broadcasts via local radio and also by television including teletext. In addition to direct and indirect flood warnings, the Environment Agency operate 24 hours a day Floodline Service providing advice and information on flooding contact tel no. 0845 988 1188.

CONSTRUCTION TECHNIQUES
93. There are two basic approaches that may be appropriate for the protection of buildings against the effects of flooding:
101. Dry proofing aims to prevent flood water from entering a building. It relies on the use of waterproof barriers integral to the structure, across entrances and non-return valves on drains. Dry proofing a building however can be difficult and is unlikely to work if buildings are subject to flooding for long periods. Simple measures are unlikely to prevent water penetration for more than a few hours while more complex solutions may protect the building for a day or two.
Wet proofing assumes water will enter the building and is based on the use of water resistant and resilient materials within the building and the raising of electrical wiring and sockets above the maximum flood level. This is the most practical approach and there are a number of ways to limit the damage from flooding. Wet proof construction should also allow water to drain easily from the building following a flood and not retain it in walls, floors and air pockets within the building footprint.



Building components

Component	Most suitable	Suitable	Unsuitable
Flooring	Concrete, pre-cast or in situ	Timber floor, fully sealed, use of marine plywood.	Untreated timber
Floor covering	Clay tiles Rubber sheet floors Vinyl sheet floors	Wood tiles Ceramic tiles	Chipboard
External walls (to maximum flood level)	Engineering brick Reinforced concrete	Low water absorption brick	Large window openings
Doors	Solid panels with waterproof adhesives Aluminium, plastic or steel	Epoxy sealed doors	Hollow core plywood doors
Internal partitions	Brick with waterproof mortar Lime based plasters	Common bricks	Chipboard Fibreboard panels Plasterboard Gypsum plaster
Insulation	Foam or closed cell types	Reflective insulation	Open cell fibres
Windows	Plastic, metal	Epoxy sealed timber with waterproof glues and steel or brass fittings.	Timber with PVA glues and mild steel fittings

Floors
Where possible use dense concrete screeds on solid concrete floor slabs.
Use treated timber to protect it from rotting if exposed to standing water.
Use steel joists and wall plates rather than timber.
Use a damp proofing material around the ends of floor joists.
Use a sump and pumping system in buildings at risk of groundwater flooding.
Replace expensive flooring, such as Oak floorboards with treated timber boards.
Raise floor levels – see foregoing text on finished floor levels.

Walls
Install air bricks above expected flood level and duct down to solum.
Use close cell insulation.
Replace gypsum plaster with more water resistant materials.
Fix plasterboard horizontally.

Interiors
Replace door hinges with butt hinges that allow door to be removed and placed in a dry area prior to a flood.
Fit kitchen units with extendable plastic or stainless steel feet so that they will not be damaged by shallow flooding.
Use raised fitted ovens and fit above highest expected flood level.

John Dickie Associates
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Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

Proposed Conversion of Agricultural Buildings into Three Dwellings at
Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD

Drawing Title : Proposed Scheme
Date : April 2023
Scales 1 to 200 at A3 Portrait

Drawing No JDA/2023/720/PROP/001