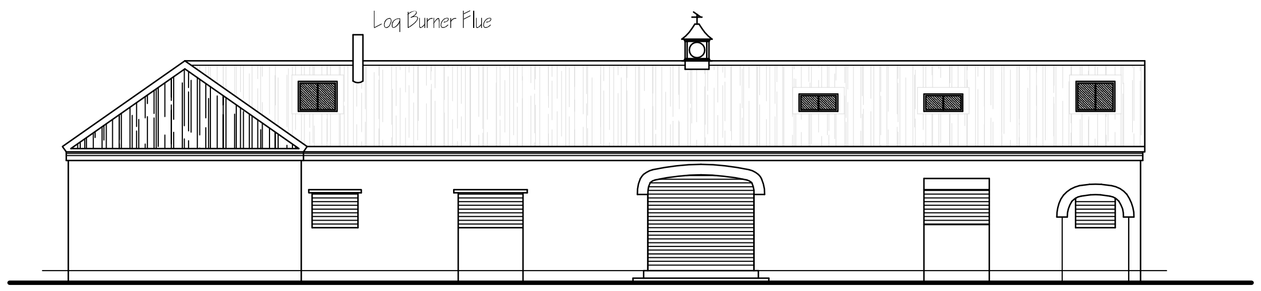
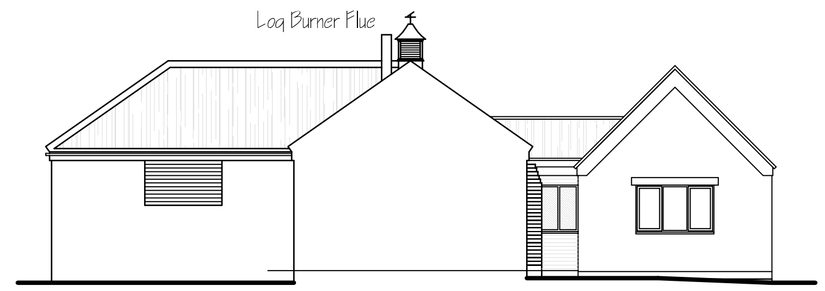


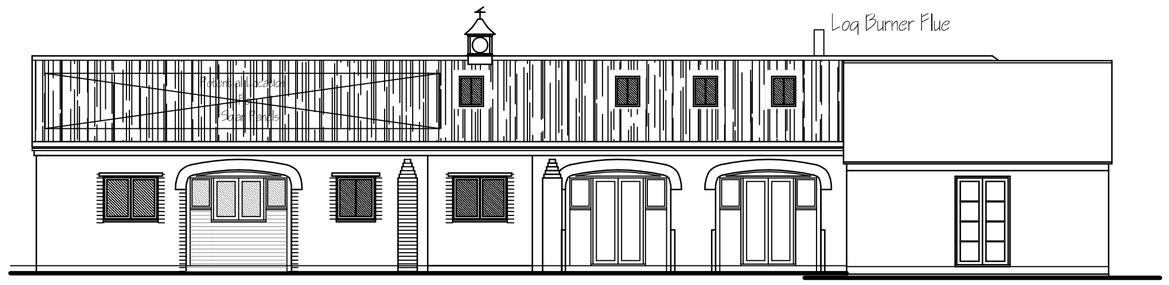
SIDE ELEVATION



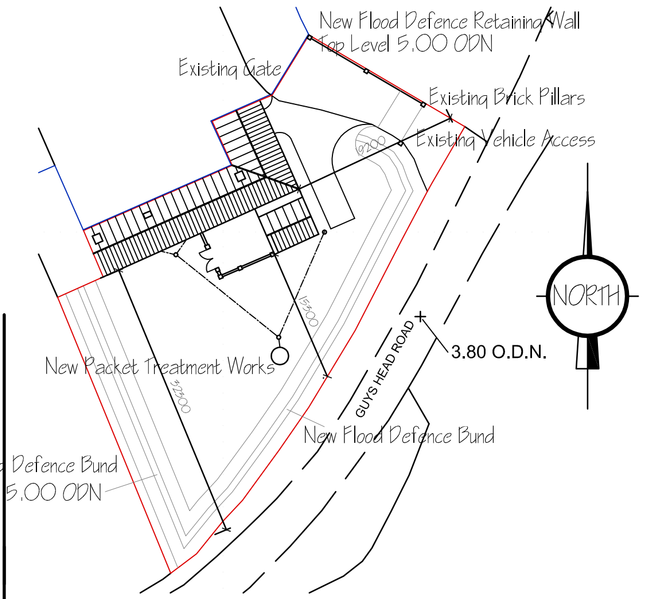
REAR ELEVATION



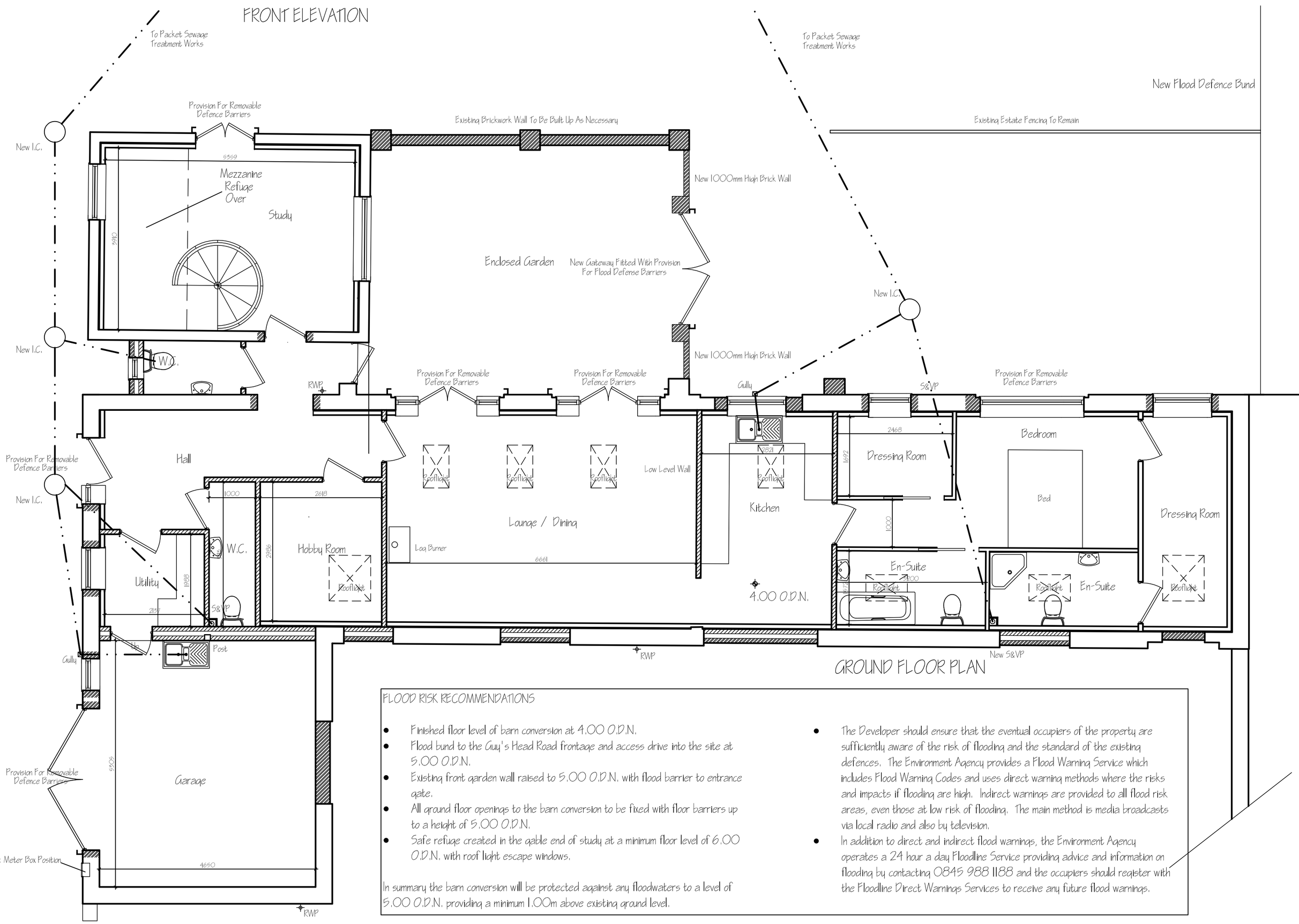
SIDE ELEVATION



FRONT ELEVATION



BLOCK PLAN 1:500



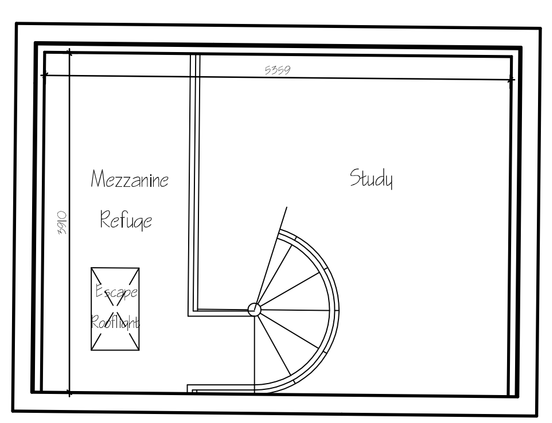
GROUND FLOOR PLAN

FLOOD RISK RECOMMENDATIONS

- Finished floor level of barn conversion at 4.00 O.D.N.
- Flood bund to the Guy's Head Road frontage and access drive into the site at 5.00 O.D.N.
- Existing front garden wall raised to 5.00 O.D.N. with flood barrier to entrance gate.
- All ground floor openings to the barn conversion to be fixed with floor barriers up to a height of 5.00 O.D.N.
- Safe refuge created in the gable end of study at a minimum floor level of 6.00 O.D.N. with roof light escape windows.

In summary the barn conversion will be protected against any floodwaters to a level of 5.00 O.D.N. providing a minimum 1.00m above existing ground level.

- The Developer should ensure that the eventual occupiers of the property 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 risks and impacts if 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.
- In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding by contacting 0845 988 1188 and the occupiers should register with the Floodline Direct Warnings Services to receive any future flood warnings.



Refuge For Potential Flooding
With Escape Rooflight

MEZZANINE FLOOR PLAN

ref:	revision	date
J	MATERIAL AMENDMENTS	AUG 2015

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

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SUTTON BRIDGE
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Client
MR & MRS P CLERY

Drawing
FLOOR PLANS - PROPOSED
ELEVATIONS - PROPOSED
SITE PLAN

Job Ref.: 2830-15
Drawing No.: 02J

Date: JULY 15
Drawn: SLB

Scales
1:50, 1:100 (Unless Otherwise Stated)

DO NOT SCALE FROM THIS DRAWING

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