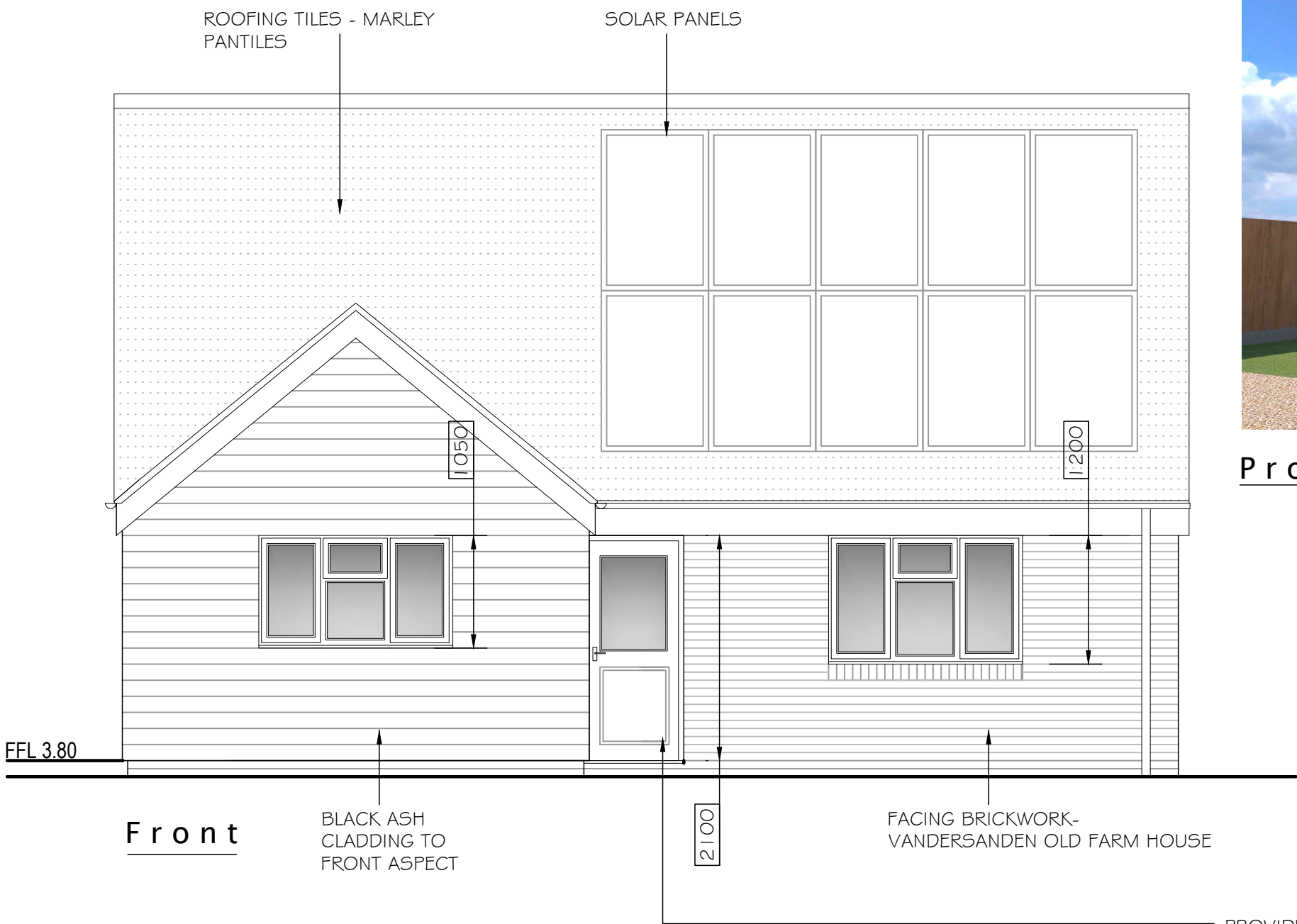
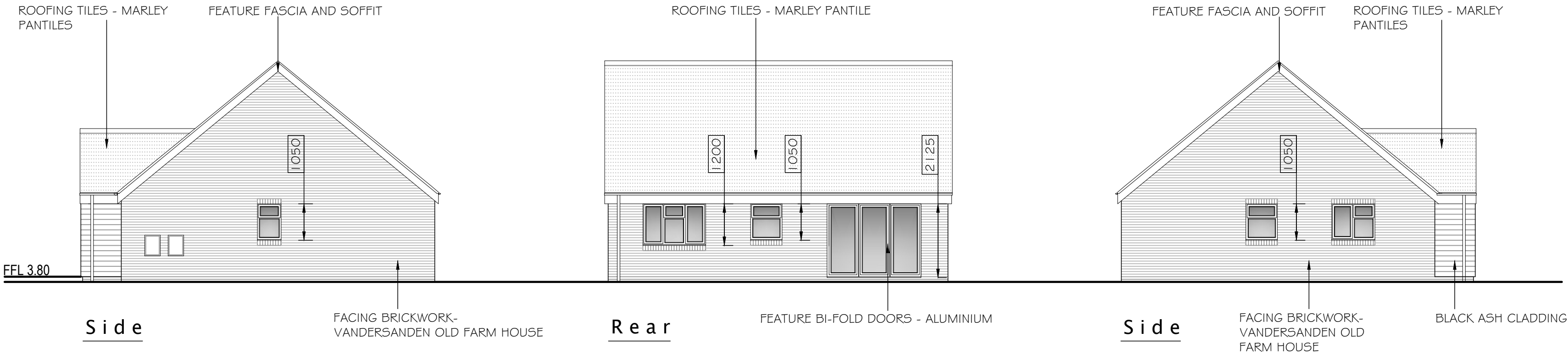


FLOOD MITIGATION TO DWELLING

PLEASE REFER TO FRA REPORT REF: GCB/ANDREWS

NEW FFL TO BE A MINIMUM 300MM ABOVE EXISTING EXTERNAL LEVELS, WITH A FURTHER 300MM OF FLOOD RESILIENT CONSTRUCTION ABOVE FINISHED FLOOR LEVEL, EXAMPLES ARE BELOW, SPECIALIST TO ADVISE ON ALL REQUIREMENTS.

- DUE TO BEAM AND BLOCK CONSTRUCTION THE BUILDING CANNOT BE FLOOD RESISTANT BUT CAN HAVE FLOOD RESILIENCE WHICH AVOIDS SIGNIFICANT INTERNAL & STRUCTURAL DAMAGE.
- ALL SERVICES/CIRCUITS/SWITCHES/sockets TO BE A MINIMUM 450MM ABOVE GROUND LEVEL.
- MATERIALS TO BE USED TO BE FLOOD RESILIENT (SPECIALIST TO ADVISE).
- BRICK & BLOCK TYPES AND WORKMANSHIP TO BE ALIGNED WITH THE THE GOVERNMENTS LITERATURE ON FLOOD RISK MEASURES FOR NEW BUILDINGS (SPECIALIST TO ADVISE).
- THE LANDLORD/OWNER OF THE PROPERTY TO REGISTER WITH THE ENVIRONMENT AGENCY TO RECEIVE AUTOMATED EARLY WARNING OF POTENTIAL FLOOD EVENTS.



Proposed Elevations - (scale 1:100)

ALL WINDOWS AND FEATURE BI-FOLD DOORS TO BE CASEMENT STYLE PVCU DOUBLE GLAZED / ALUMINIUM - COLOUR TO BE ANTHRACITE.

RAINWARE AND GUTTERING TO BE BLACK.



Proposed Visuals

PROVIDE EXTRA DPC IN OUTER SKIN 150mm ABOVE RAISED DISABLED ENTRY RAMP AND PLATFORM AREA.

PROVIDE ENTRANCE RAMP AND STEPS WHICH ARE TO BE IN ACCORDANCE WITH APPROVED DOCUMENT M AND ARE TO HAVE A LEVEL ENTRY WITH A MAXIMUM THRESHOLD OF 15mm. ENTRANCE RAMP IS TO HAVE A MAXIMUM RISE OF 1 IN 15. LOCATION OF RAMP/SET OUT OF FALLS TO BE DETERMINED ON SITE

ALL STEPS, RAMP AND WALKWAYS TO BE DESIGNED BY OTHERS AND AGREED WITH CLIENT ALL TO MEET PART K & M OF THE CURRENT BUILDING REGULATIONS.

DO NOT SCALE
ALL DIMENSIONS AND SETTING OUT IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORKS OR THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS.
ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS AND COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS AND ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND CURRENT CODES OF PRACTICE. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND DETAILS PRIOR TO THE PROCUREMENT, FABRICATION OR ERECTION OF ANY COMPONENTS AND PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

Revision	Amendment	Date
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Client:
New Life Home Developments

Project:
Proposed Residential Development
Land at High Road, Whaplode
Drg Title:
BUILDING REGULATIONS
Proposed Elevations

Drg No:
222999-P1005

Scale:
1:50
1:100
Date:
09/22

Rick Smith Design
Architectural Design Consultancy
Ardent House, 18 Eastgate
Sleaford, Lincolnshire NG34 7DP
Tel: 01529 414363 or 07786 838788
e-mail: rick@ricksmithdesign.com