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Ref: 2908-16

**RESIDENTIAL DEVELOPMENT
OFF COBGATE
WHAPLODE
SPALDING
LINCS
PE12 6TD**

FOR

H & R J H CREESE



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF COBGATE
WHAPLODE
SPALDING
LINCS
PE12 6TD**

The application is to acquire Town and Country Planning Permission (Outline) for residential development off Cobgate, Whaplode for the benefit of Messer's H & R J H Creese.

The proposed site is the extensive former rear gardens of three properties which front onto Cobgate, currently the majority of the site is raptor aviaries of Gulfstream Falcons Unlimited and amounts to 0.95 hectares. The current business use has experienced numerous complaints from neighbouring properties.

Consultation has been on-going since circa 2008 under the Strategic Housing Land Availability Assessment (SHLAA) and more recently under the South East Lincolnshire Local Plan (SELLP) and has been registered as Wha019 with an estimated development of 34 properties at 20 dwellings per hectares – see plan and schedule in appendix. The Wha019 schedule suggests that a similar development to Cobgate Close would be appropriate. The indicative layout suggests 9 No dwellings plus the host dwelling, The Paw House, which provides the vehicular access onto Cobgate. The reduced number of dwellings has been proposed as the access onto Cobgate is difficult to achieve satisfactory visibility to comply with the LCC Highways Departments criteria – see correspondences.

Pre-application enquiries have been made with the Planning Department under reference PE-00173-16, with mixed response – see appendix.

The following section of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE).

USE

The majority of the site accommodates several raptor aviaries and is the business premises of Gulfstream Falcons Unlimited, the proposal is to secure the long term viability of the site when the owners wish to retire. The boundaries of the site is shaded by mature trees and bushes and will compliment a small residential development.

AMOUNT

The indicative layout is for 9 No new properties plus the existing bungalow (Paw House) which keeps the total number below the requirements for affordable housing. The final layout and property numbers to be agreed at Reserved Matters stage.

LANDSCAPING

Boundary treatment landscaping to be retained where possible and a site specific comprehensive scheme to be agreed at Reserved Matters stage.

APPEARANCE

Architectural design, layout and numbers to be determined at Reserved Matters stage.

ACCESS

Access to the proposal will be via a new access alongside the existing bungalow (Paw House) subject to agreement and specification of LCC Highways Department. Several discussions and correspondences have taken place with the Highways Authority, particularly on access visibility, which is difficult to achieve without involving the neighbouring property (37 Cobgate).

The criteria suggested for visibility is 2 metres x 43 metres currently we can achieve 2 metres x 32 metres to the West, which may be able to be improved subject to a digital topographical survey.

Access to and within the site and properties will be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

Research into the Environment Agency and the South Holland District Council Strategic Flood Risk Assessment flood maps suggest that the application site is not in Flood Zones 2 or 3, therefore, a Flood Risk Assessment will not be required but flood resilient construction should be incorporated into the dwelling designs – see appendix.

APPLICATION PLANS

2908-16-01	Location & Site Plans – Existing
2908-16-02	Location & Site Plans – Proposed

G R Merchant
November 2016

APPENDIX

SITE LOCATION PLAN 1/2500

“GOOGLE” LOCATION & SITE PLANS

SHLAA & SELLP PLANS – Wha019 & SCHEDULE

EMERGING LOCAL PLAN RESIDENTIAL DEVELOPMENT BOUNDARY
WHAPLODE INSET MAP NO 28

PRE-APPLICATION ENQUIRIES
PE-00173-16

PRE-APPLICATION ENQUIRIES WITH
LCC HIGHWAYS DEPARTMENT

- FLOOD RISK ISSUES
- ENVIRONMENT AGENCY FLOOD MAP
 - SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK
ASSESSMENT MAP
 - GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

SITE LOCATION PLAN 1/2500



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LOCATION PLAN
1/ 2500

"GOOGLE" LOCATION & SITE PLANS



Whaplode

Google earth

© 2013 Google
Image © 2016 Getmapping plc

Google earth

miles
km

1 2







© 2016 Google
Image © 2016 Getmapping plc

Google earth

Google earth

feet
meters

100

600





Google earth

Image © 2016 Getmapping plc

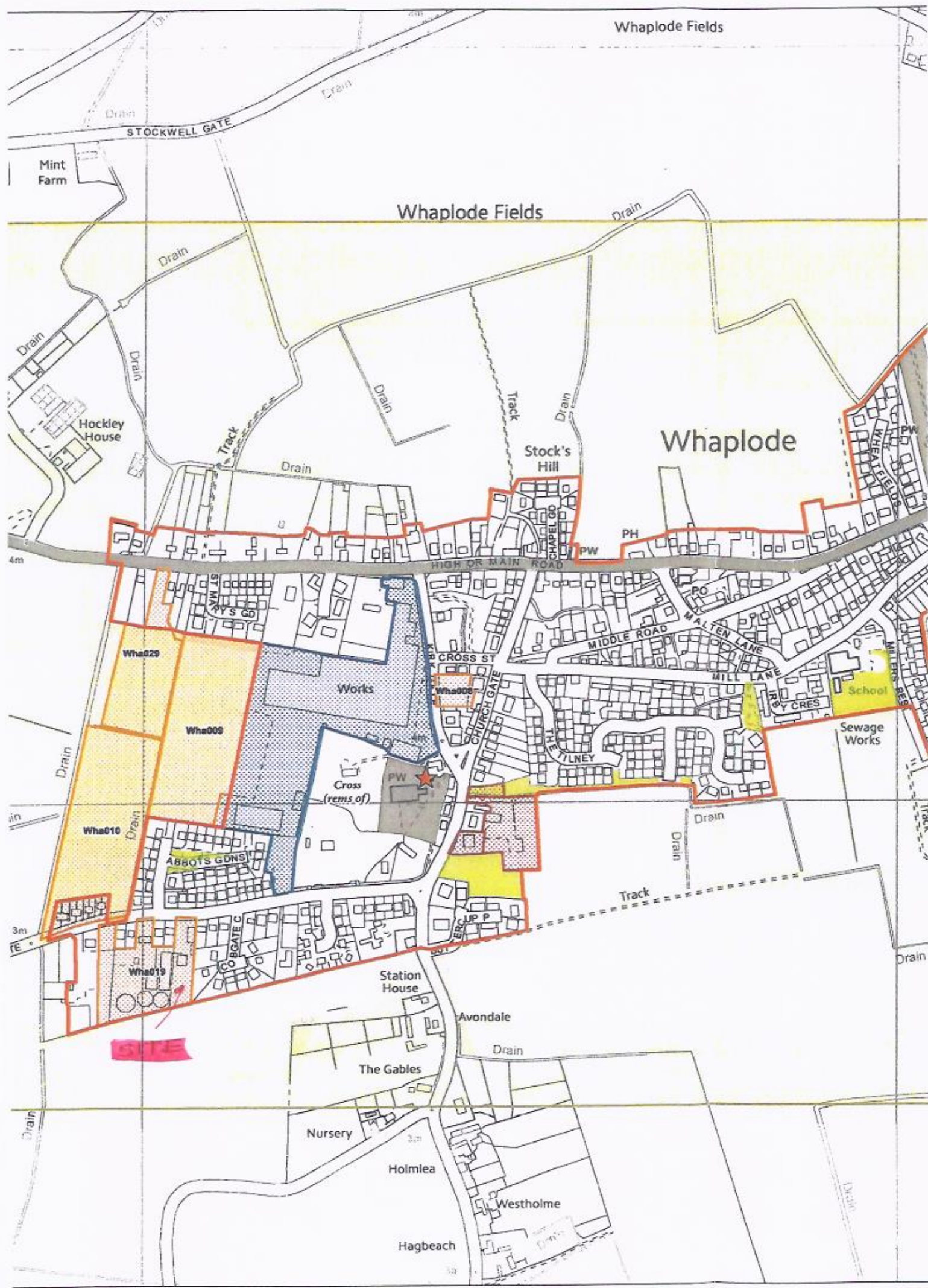
Google earth

feet
meters

300
90

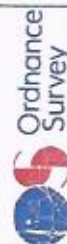


SHLAA & SELLP PLANS – Wha019 & SCHEDULE

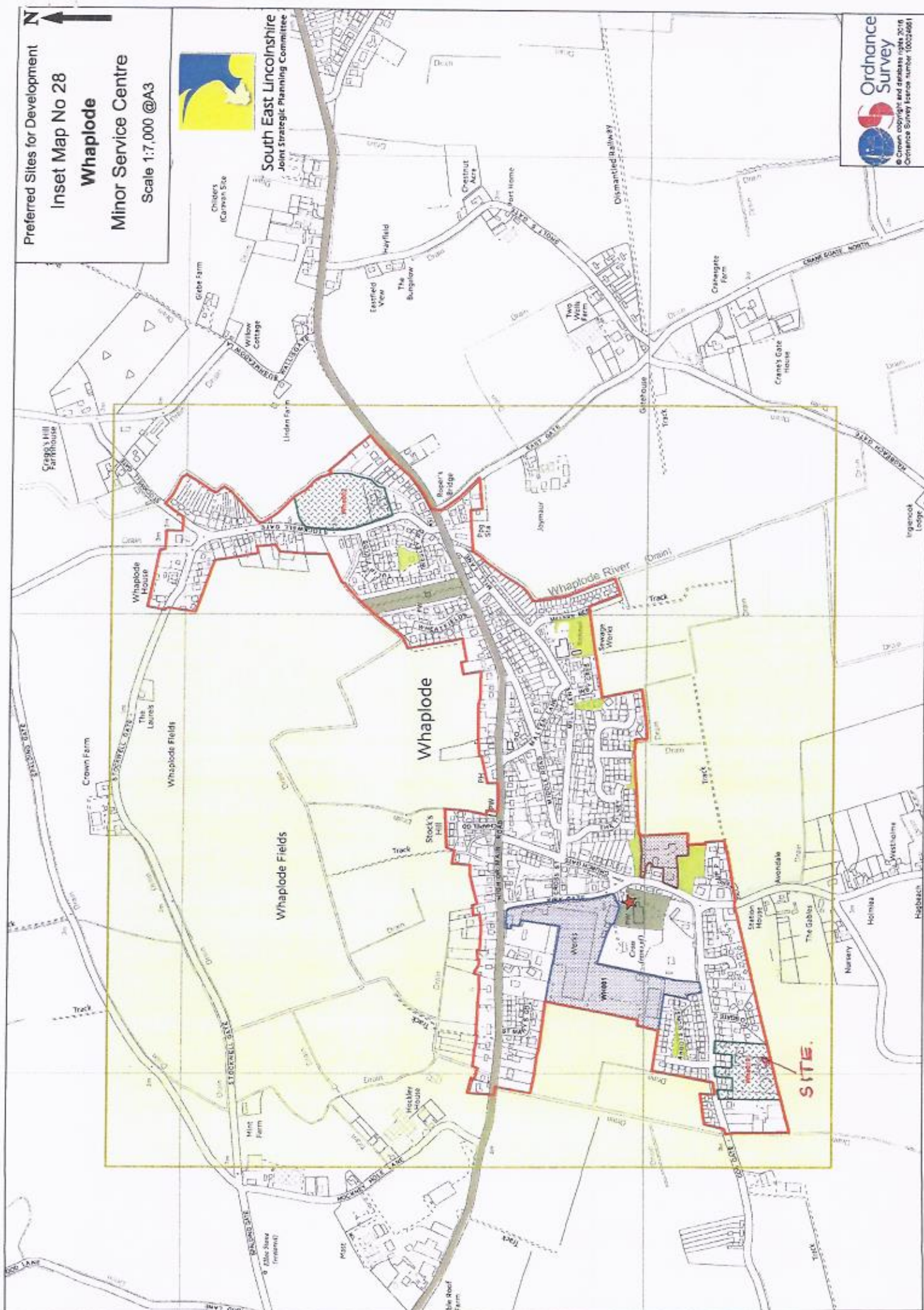


Reference	Wha019				Settlement:	Whaplode	
Address	Land to the south of Cob Gate, Whaplode						
Site area (Hectares)	1.37	Site capacity at 30 dph:	41	Site capacity at 25 dph:	34	Site capacity at 20 dph:	27
Availability	Is the site available? ☒ Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. The owner indicates that the site would not be available before 2016.						
Achievability	Is the site achievable? ☒ Yes						
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 3 Delivered in yrs 16-20 Delivered in yrs 21-25:						
Suitability	Is the site suitable? ☒ Yes						
Explanation	The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Whaplode. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic assets. INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is near Whaplode's existing services and facilities and adjacent Whaplode's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is behind frontage development on Cobgate. Access would require demolition or the site being developed in conjunction with land to the west. TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport. The site might be developable in the same manner as Cobgate Close. Consequently, the site is considered suitable.						
Classification	Developable (11-15)						
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Hazard 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

**EMERGING LOCAL PLAN RESIDENTIAL DEVELOPMENT BOUNDARY
WHAPLODE INSET MAP NO 28**

South East Lincolnshire
Joint Strategic Planning Committee

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PRE-APPLICATION ENQUIRIES
PE-00173-16



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com>

29 February 2016 at 14:54

To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT
OFF COBGATE, WHAPLODE**

I have been approached by the owners of the above site off Cobgate, Whaplode regarding change of use to residential, please find attached an indicative layout for your consideration.

The site is referred to in the South Holland Local Plan, reference Wha019 and it is suggested that a similar development to Cobgate Close adjacent would be appropriate.

I have been in contact with Jon Sharpe for a highways view-point, see attached response.

Your informal opinion would be appreciated prior to making a formal Town & Country Planning Application, if you require any further information or clarification of my clients aspirations please do not hesitate to contact me.

Yours Faithfully
Bob Merchant

G R Merchant Ltd
01406 490800

3 attachments **2908-16-01(CREESE).pdf**
628K **2908-16-02(CREESE).pdf**
856K **scan0012.pdf**
702K

G R Merchant On Behalf Of Client
Unit 4
Wrights Mews
Park Road
Holbeach
PE12 7EE

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

22nd March 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00173-16 **Case Officer:** David Gedney
Location: Off Cobgate Whaplode Spalding Lincs
Proposal: Residential Development

I write in reply to your recent pre-application enquiry.

The majority of the site is outside Whaplode Development Boundary as defined in the South Holland Local Plan, 2006.

However, Paragraph 49 of the National Planning Policy Framework (NPPF), 2012 promotes sustainable housing development in the absence of a five-year supply of deliverable housing sites. Moreover, the site is identified for potential housing within the Draft South East Lincolnshire Local Plan, 2016. No objections are therefore raised in principle to residential development.

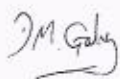
In general terms, Paragraph 50 of the NPPF indicates that local planning authorities should plan for a mix of housing and that there should be set policies for providing affordable housing where there is an identified need. The current policy in respect of affordable housing is at least a third for schemes of three dwellings or more, unless such development is unviable.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

A handwritten signature in black ink, appearing to read 'D. Gedney', with a stylized flourish at the end.

David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk



G R MERCHANT <grmerchant.arch.cons@gmail.com>

PE-00173-16

1 message

G R MERCHANT <gr.merchant@btconnect.com>

24 May 2016 at 09:55

To: "Gedney, David" <dgedney@sholland.gov.uk>

Dear David

**RESIDENTIAL DEVELOPMENT
OFF COBGATE, WHAPLODE**

Further to your email of the 22nd March and in light of the latest court ruling on affordable housing your further informal opinion would be appreciated.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800



2908-16-04(CREESE).pdf
852K



G R MERCHANT <grmerchant.arch.cons@gmail.com>

PE-00173-16

Gedney, David <DGedney@sholland.gov.uk>
To: G R MERCHANT <gr.merchant@btconnect.com>

20 June 2016 at 09:31

Morning Bob,

Further to the recent court ruling we are not insisting upon affordable housing on schemes of 10 or less.

I hope this clarifies matters.

Regards.

David Gedney

David Gedney | Senior Planning Officer | **South Holland District Council**

dgedney@sholland.gov.uk

DDI: 01775 764468 |

www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 24 May 2016 09:55
To: Gedney, David
Subject: PE-00173-16

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**PRE-APPLICATION ENQUIRIES
LCC HIGHWAYS DEPARTMENT**



G R MERCHANT <grmerchant.arch.cons@gmail.com>

RESIDENTIAL DEVELOPMENT, OFF COBGATE, WHAPLODE

1 message

G R MERCHANT <gr.merchant@btconnect.com>

17 February 2016 at 11:24

To: Jon Sharpe <jon.sharpe@lincolnshire.gov.uk>

Dear Jon

I have been approached by the owners of the above site off Cobgate, Whaplode regarding change of use to residential. Please find attached an indicative layout for consideration.

The site is referred to in the South Holland Local Plan - Inset Map No. 29 and the South East Lincolnshire Local Plan - reference Wha019 and it is suggested that a similar development to Cobgate Close would be appropriate.

My concern is your Highways requirements for the access road and the visibility criteria from the site onto Cobgate.

Your informal opinion and design requirements would be appreciated prior to making a formal Town & Country Planning application.

If you require any further information, please do not hesitate to contact me.

Regards
Bob

G R Merchant Ltd
01406 490800

3 attachments

 **2908-16-01(CREESE) Model (1).pdf**
628K

 **2908-16-02(CREESE) Model (1).pdf**
854K

 **Creese Whaplode0001.pdf**
1790K



G R MERCHANT <grmerchant.arch.cons@gmail.com>

RESIDENTIAL DEVELOPMENT, OFF COBGATE, WHAPLODE**Jon Sharpe** <Jon.Sharpe@lincolnshire.gov.uk>

18 February 2016 at 12:23

To: G R MERCHANT <gr.merchant@btconnect.com>, "jenny.merchant1@btopenworld.com" <jenny.merchant1@btopenworld.com>

Afternoon Bob.

For an adoptable estate road, we would be looking for a 5.0 metre wide carriageway with 1.8 metre wide footways. I do not know whether SHDC would be agreeable or not to a private driveway for this number of dwellings or whether their affordable housing requirements would effectively preclude that form of residential development. Remember that a development of more than ten dwellings must use sustainable drainage (SuDS) principles for surface water.

Visibility requirements for a 30 mph road are 2.4 metres x 43 metres – from Manual for Streets.

Regards,

Jon.

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT**Sent:** 17 February 2016 11:25**To:** Jon Sharpe**Subject:** RESIDENTIAL DEVELOPMENT, OFF COBGATE, WHAPLODE

[Quoted text hidden]

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G R MERCHANT <grmerchant.arch.cons@gmail.com>

RESIDENTIAL DEVELOPMENT, OFF COBGATE, WHAPLODE

G R MERCHANT <gr.merchant@btconnect.com>
To: Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk>

29 February 2016 at 14:34

Dear Jon

**RESIDENTIAL DEVELOPMENT
OFF COBGATE, WHAPLODE**

Many thanks for your email of the 18th February.

Please find attached layout plan showing the visibility requirements of 2.4 metres x 4.3 metres which affects the front garden of 37 Cobgate, which is a non-starter because of my clients relationship with the property owners.

If a private drive was proposed with a reduction in numbers of properties could the visibility requirements be reduced!!

I have considered another access off Cobgate, namely by demolishing 'Tamarisk' but the situation would be worse as it would affect 37, 39 Cobgate, Fir Tree Lodge and Bargate House.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

[Quoted text hidden]

**2908-16-02(CREESE).pdf**
856K



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Fw: RESIDENTIAL DEVELOPMENT, OFF COBGATE, WHAPLODE

Jenny Merchant <jenny.merchant1@btopenworld.com>
To: gr.merchant@btconnect.com

1 April 2016 at 14:58

From: Jon Sharpe
Sent: Friday, April 01, 2016 12:34 PM
To: G R MERCHANT ; jenny.merchant1@btopenworld.com
Subject: RE: RESIDENTIAL DEVELOPMENT, OFF COBGATE, WHAPLODE

Hi Bob.

Sorry, this looks to be one that slipped through the net.

Manual for Streets does allow a reduction of the 'x' distance from 2.4 metres to 2.0 metres on very lowly trafficked accesses.

It looks as if it is possible to achieve the required 43 metres to the right (which is the traffic approach side) from the 2.4 metre set-back point so a relaxation to 2.0 metres for the visibility to the less critical left side may be possible in this instance.

Don't forget the SuDS requirement.

You will also need to factor in that SHDC do not normally permit their refuse collection vehicles run over private drives so you might have to consider making provision for roadside refuse presentation.

Regards,

Jon.

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 29 February 2016 14:35
To: Jon Sharpe
Subject: Re: RESIDENTIAL DEVELOPMENT, OFF COBGATE, WHAPLODE

Dear Jon

RESIDENTIAL DEVELOPMENT
OFF COBGATE, WHAPLODE



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Residential Development. Off Cobgate, Whaplode

1 message

G R MERCHANT <gr.merchant@btconnect.com>

6 April 2016 at 09:40

To: Jon Sharpe <jon.sharpe@lincolnshire.gov.uk>

Dear Jon

**RESIDENTIAL DEVELOPMENT
OFF COBGATE, WHAPLODE**

Further to your email of the 1st April with respect to the above please find attached amended plan which acquires 31 metres to the West.

I am informed by my client that the West boundary of his property and 35 Cobgate is 300mm back behind the footpath, does your highways map confirm this!!

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

**2908-16-04(CREESE).pdf**

852K



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Residential Development. Off Cobgate, Whaplode

Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk>
To: G R MERCHANT <gr.merchant@btconnect.com>

11 April 2016 at 11:22

Sorry Bob, our Ordnance Survey based records do not go down to such finite detail and we do not have Title Deeds to highways unless they are ones we have built ourselves, as say a by-pass.

Better information can sometimes be obtained from property Title Deeds, but again these are not 100% infallible.

Jon.

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 06 April 2016 09:41
To: Jon Sharpe
Subject: Residential Development. Off Cobgate, Whaplode

[Quoted text hidden]

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G R MERCHANT <grmerchant.arch.cons@gmail.com>

Residential Development. Off Cobgate, Whaplode

Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk>
To: G R MERCHANT <grmerchant@btconnect.com>

12 April 2016 at 11:49

My thoughts are that it is less than the 43metres prescribed in Manual for Streets.

The question is, would the residual cumulative impact of this shortfall be likely to be regarded as severe? I suspect the answer may depend on whether you were for or against the proposed development.

Jon.

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 12 April 2016 10:24
To: Jon Sharpe
Subject: Re: Residential Development. Off Cobgate, Whaplode

Jon

Many thanks for this, what are you thoughts on the 31 metres referred to?

We look forward to hearing from you.

Regards

Bob

G R Merchant Ltd

01406 490800

On 11 April 2016 at 11:22, Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk> wrote:

Sorry Bob, our Ordnance Survey based records do not go down to such finite detail and we do not have Title Deeds to highways unless they are ones we have built ourselves, as say a by-pass.

Better information can sometimes be obtained from property Title Deeds, but again these are not 100% infallible.

Jon.

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R

FLOOD RISK ISSUES

- **ENVIRONMENT AGENCY FLOOD MAP**
- **SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK
ASSESSMENT MAP**
- **GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE**



Enter a postcode or place name:

PE12 6TD



Other topics for this area...

Flood Map for Planning (Rivers and Sea) ▼

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea) ⓘ

☐ Flood Zone 3

☐ Flood Zone 2

☐ Flood defences (Not all may be shown*)

☐ Areas benefiting from flood defences (Not all may be shown*)

☒ Main River ⓘ

☐ Main River

☒ Other national environmental organisations ⓘ

☐ Natural Resources Wales Area of responsibility

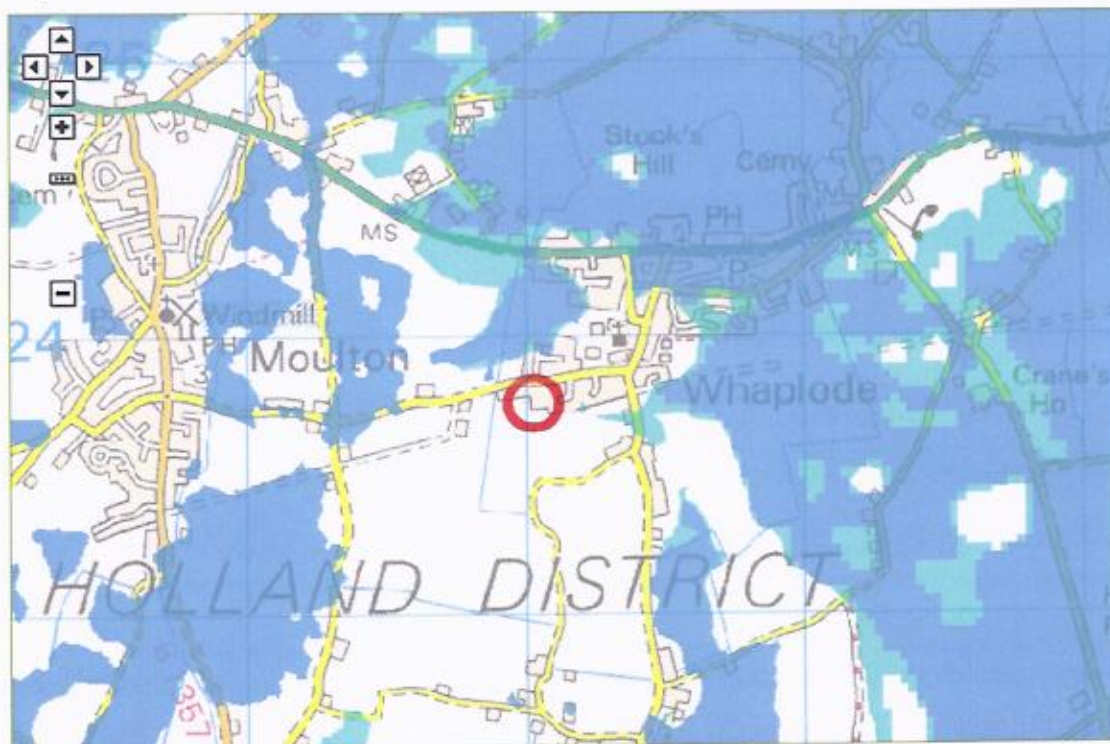
☐ Scottish Environment Protection Agency Area of responsibility

Map of PE12 6TD at scale 1:20,000

Other maps

Data search

Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales. © Environment Agency copyright and database rights 2016. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380. Contains Royal Mail data © Royal Mail copyright and database right 2016. This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

Flood Map for Planning – Information Warnings

Swavesey, Cambridgeshire

We are aware of problems with the flood map for the Swavesey area. We are currently working to correct this information.

Lower Brailles, Warwickshire

We are aware of problems with the flood map for the Lower Brailles area. We are currently working to correct this information. Please contact the Environment Agency on 03708 506 506 for accurate information.

More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.



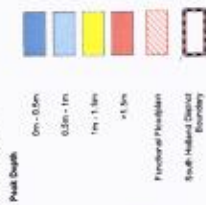
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and low-level drainage. Flood management measures such as the presence of coastal flood risk management measures such as sea walls, flood defences, etc.
2. It is assumed that the potential flood volume shown on this map, where maps do not indicate otherwise, is based on the 1% AEP (Annual Exceedance Probability) return period.
3. The consequences designated as being an Actual Peak, where flood depth is greater than 1.5m, are based on the 1% AEP (Annual Exceedance Probability) return period, whereas the consequences designated as being a Potential Peak, where flood depth is less than 1.5m, are based on the 0.5% AEP (Annual Exceedance Probability) return period.
4. The consequences designated as being a Potential Peak, where flood depth is less than 1.5m, are based on the 0.5% AEP (Annual Exceedance Probability) return period, whereas the consequences designated as being an Actual Peak, where flood depth is greater than 1.5m, are based on the 1% AEP (Annual Exceedance Probability) return period.
5. The potential flooding consequences relate to flood probability scenarios as follows:

Probability Band	Annual probability of flooding from the sea (based)	Annual probability of flooding from the sea (based)
Low	<0.1%	<0.1%
Medium	0.1% - 0.5%	0.5% - 1%
High	>1%	>0.5%

6. Potential floodable areas are shown where water is intended to flow or be stored in times of flood.
7. Land outside South Holland District is not considered.
8. This map shows the extent of the flooding probability bands relevant to the map title.

Map Legend



REV DATE

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London No. 1000161/15, 2009

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100 RIGBYWELL ROAD
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UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2015 REV NO:

SCALE: 1 : 60,000 @ A1 MAP NO:

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document “Improving the Flood Performance of New Buildings” – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential flood events.