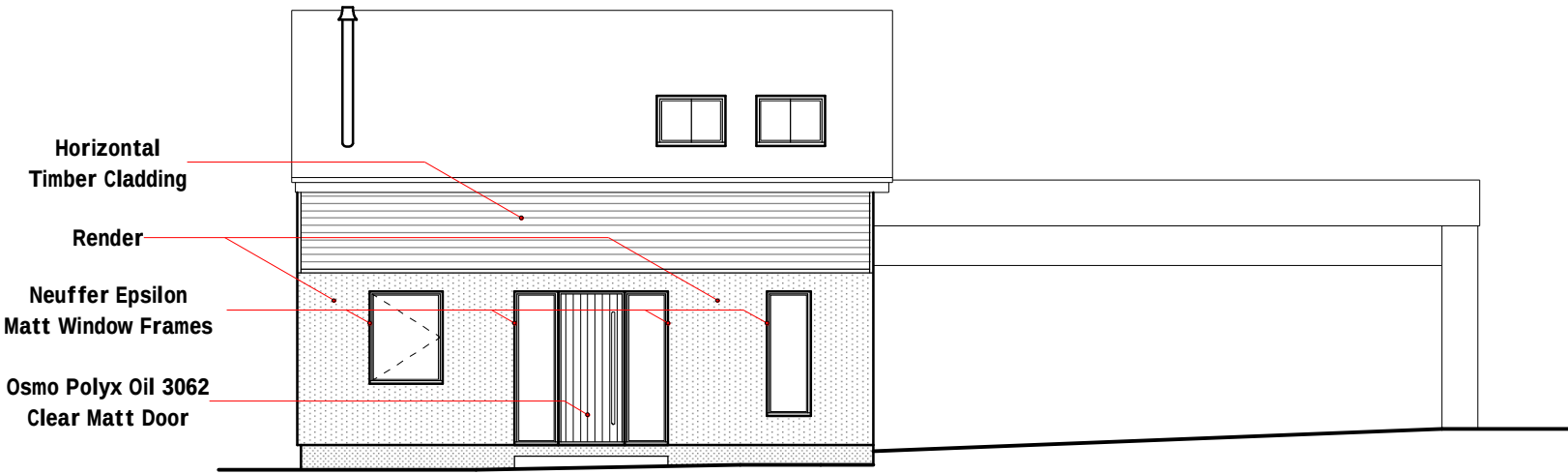
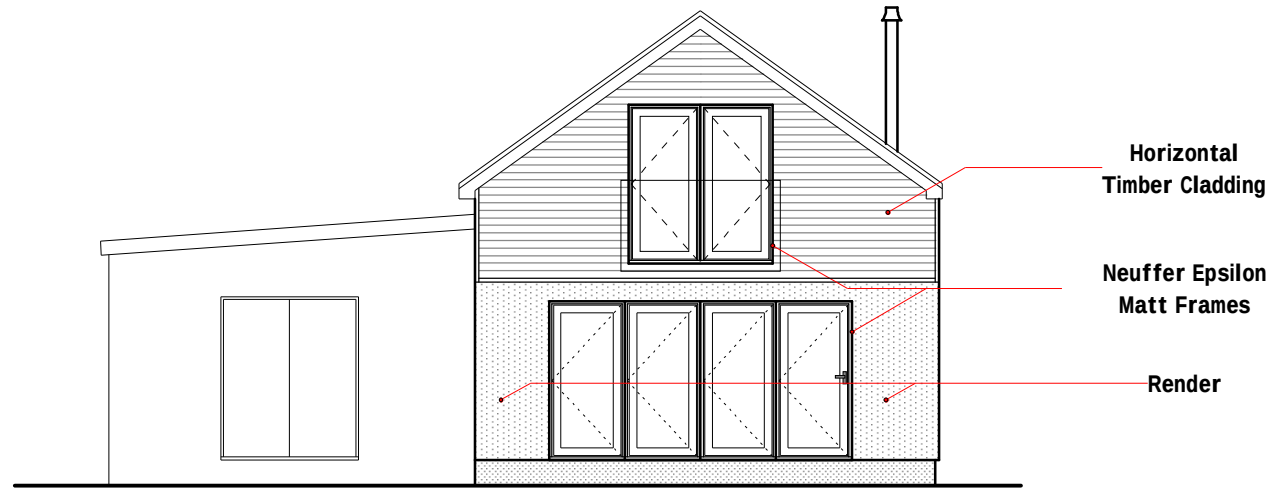
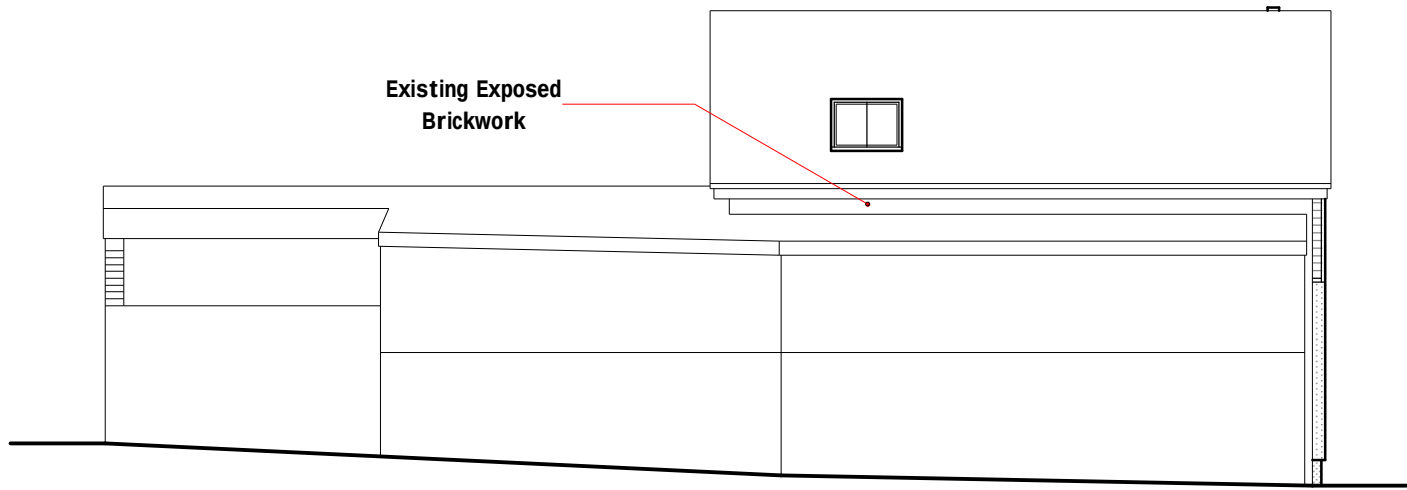




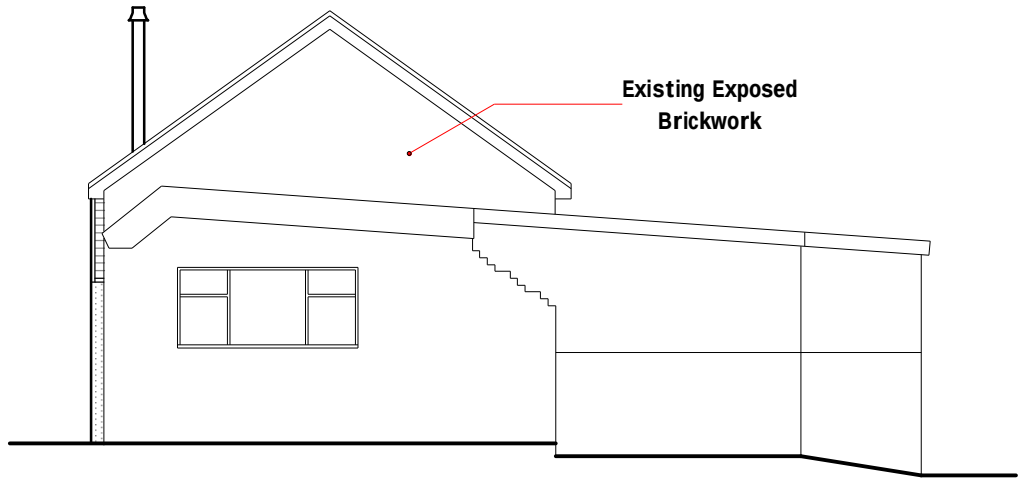
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

External Facing Materials

External walls are to be externally insulated and comprise white K-Render with Horizontal Cedar Cladding at Higher Level to Local Authority approval. Sections of existing walls to be left as the exposed brickwork (See Annotated Elevations).

Roofing Materials

Roof coverings are to be the existing slates

All windows/doors (Except Front Door) are to comprise sealed triple glazed units set in timber/aluminium frames with Neuffer Epsilon Matt external finish.

Front door to comprise solid oak with Osmo Polyx Oil 3062 Clear Matt finish.

All fascias and soffits are to be aluminium with Epsilon Matt finish to match windows.

Rainwater to be collected in half round uPVC guttering and uPVC downpipes, to discharge to soakaways located in garden.



Timber Cladding Sample - Cedar



Window Frame Sample - Neuffer Epsilon Matt



Front Door Sample - Osmo Polyx Oil 3062 Clear Matt



Render Sample - White

FLOOD MITIGATION MEASURES

Permanent measures to reduce flood damage to existing buildings.

The following measures will be incorporated into the conversion scheme in respect of protection against flooding. Professional advice should be obtained before any improvement measures recommended below are instigated.

Some of the flood control measures highlighted below will require Building Regulations consent.

Flood defence wall

The following external alterations within close vicinity of the building are to be undertaken.

Extend and raise the existing low level wall running along river bank to the South West side of the building.

External Walls

External ground levels should be altered to be at least 280mm below the damp proof course and the internal floor level.

The internal face of walls should be finished with a lime based plaster to a smooth finish. The use of gypsum based plaster or products should be strongly avoided.

Following immersion in flood water, a lime based plaster will dry out quickly and not deteriorate even after repeated exposure to floodwater.

Floors

The conversion of the buildings will use modern solid concrete floors incorporating a damp proof membrane and insulation as these are regarded as the most flood resistant of floor constructions.

The solid concrete floor will reduce the rate of seepage into the building, although will be designed to withstand the pressure of floodwater seeping up from the ground.

The floor build up will be as follows:

- Excavate and reduce levels;
- Excavate any soft spots and fill/compact with hardcore;
- Lay 150mm of clean stone consolidated sub base;
- Lay 100mm thick concrete slab, allow for 1000mm wide A193 mesh to perimeter of slab;
- Lay 1200 gauge polythene DPM connecting with the dampcourse to external walls;
- Joints to damp proof membrane to be adequately sealed and lapped;
- Lay rigid foam insulation boards (with low water absorption properties) over polythene membrane. Allow for slab edge board to the perimeter of each room to stop cold bridging. The gap created around perimeter of the floors will also relieve any pressure of water on the floor;
- Lay 1000 gauge isolation layer directly over insulation ready to accept the floor screed;
- Form a sand and cement reinforced screed, laid to a nominal thickness of 75mm;
- Consideration to the provision of movement joints across floor should be given, particularly in larger areas to reduce the effects of cracking;
- The screed should be covered to sure to avoid curling at the edges and defects related to drying out quickly.

The approach to laying the damp proof membrane between the concrete slab insulation/floor screed build (including the provision of an 1000 gauge isolation layer) will allow quicker drying out of the floor.

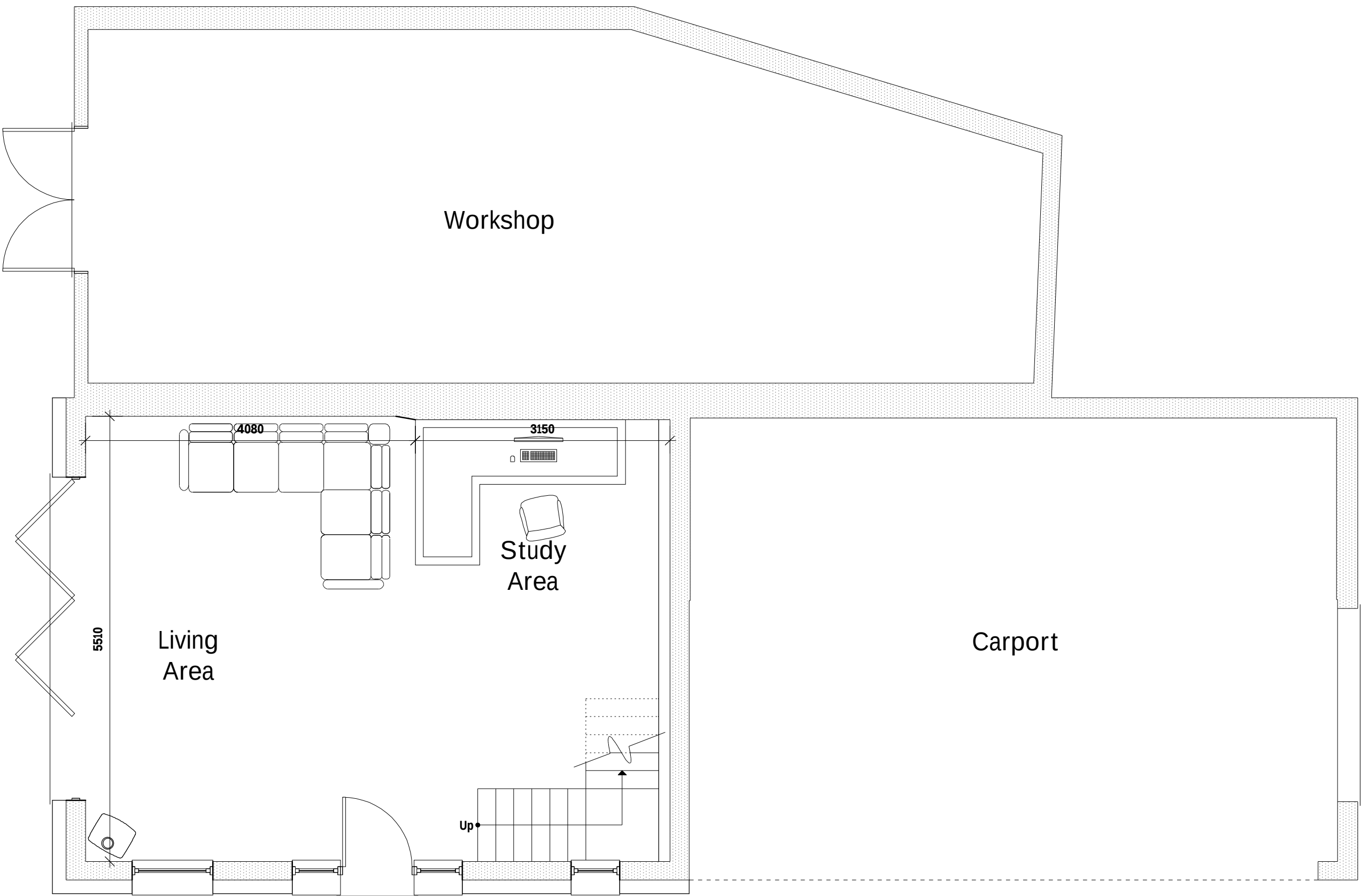
The ground floor finish is to be stone tiles. A hard floor finish such as this will contribute towards the resistance for flood waters to penetrate into the structure, allowing the floor to dry out and be cleaned/repared quickly following.

Building Services

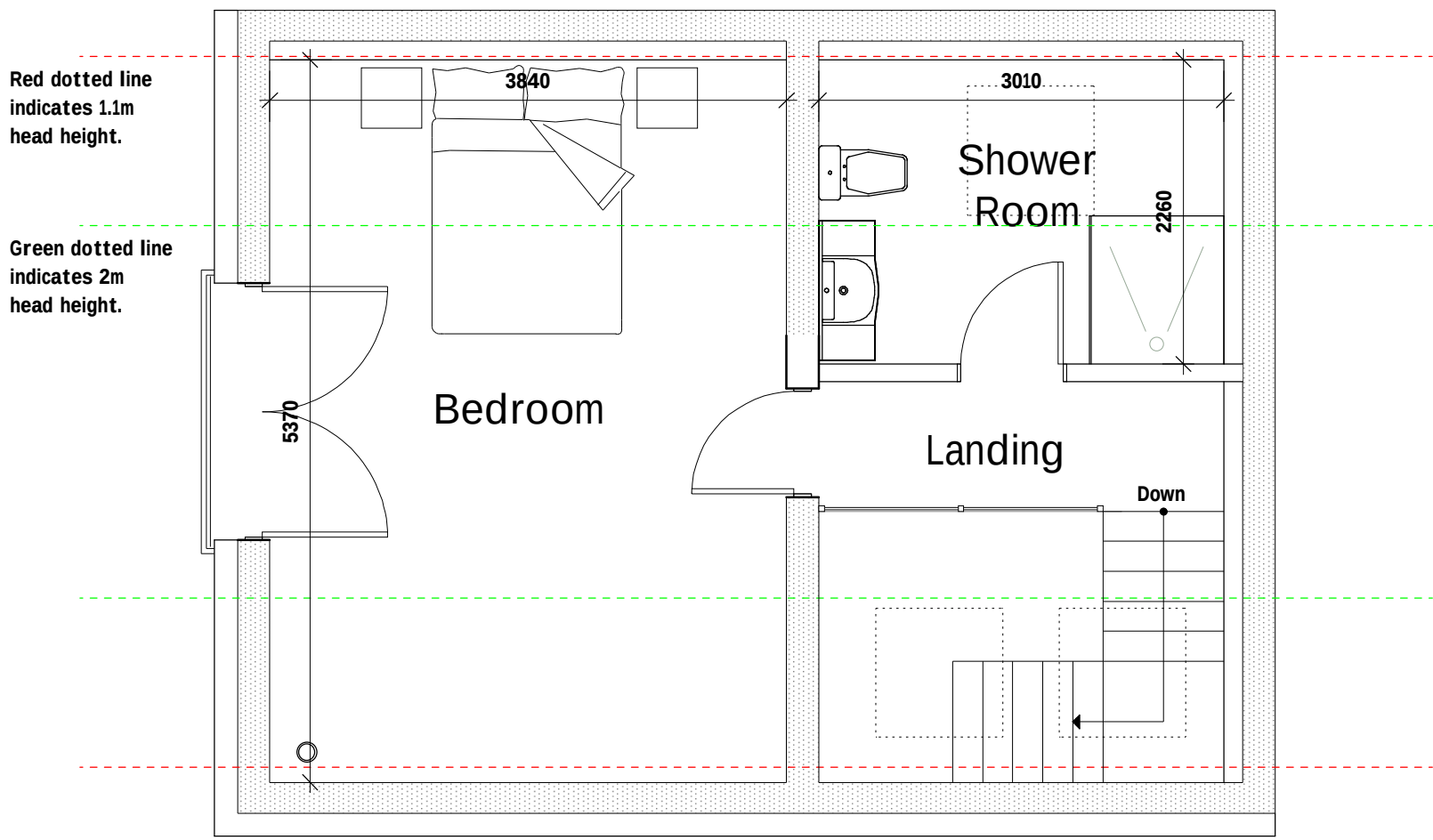
Electrics - The ground floor electrical installation will be raised above the floor line, by approx 1m, this will include plugs, ring main, fused spurs, light switches, TV aerial and BT sockets etc. The incoming mains supply, meters and distribution board (RCD/MCB boards) etc. will be located at high level close to the ceiling. This will enable occupation of the upper levels whilst the ground floor is flooded. Any electrical appliances that do come into contact with moisture should be inspected by qualified engineer.

Water Services - Depending on the water pressures available, the head of the incoming water main will be located as high as possible above the flood line. Following a flood, the water pipe installation should be inspected and the quality of water tested before re-use.

Drainage - Foul drainage and sewers will be provided with temporary drain stops. These can be closed at the time of the flood to stop foul sewage being forced back into the property by the rising flood water. Such works would be in compliance with part H 'Drainage and waste disposal' of the Building Regulations.



Ground Floor Plan 1:50



First Floor Plan 1:50

F	10/19	Client Amends	S.M.E.
E	10/19	Materials Added	S.M.E.
D	04/19	Client Amends	S.M.E.
C	01/19	Additional Planning Info Added	S.M.E.
B	11/18	Design Amends	S.M.E.
A	09/18	Design Amends	D.J.F.
Rev	Date	Detail	Initial

Project:		Proposed Annex at Bridge House, Vicarage Lane, Penley, LL13 0NF.	
Title:		Scale: (A1) 1:50 & 1:100	
Drawn By:		Date:	
J Felgate		Aug 2018	
Drawing No:		Sheet:	
S070/006		1 of 1	