

home architects

Job No. **421**

Title: Fylingthorpe
Yorkshire

PURPOSE OF ISSUE

| | | | | | | |
|-----------|----|----|----|----|----|----|
| Day | 05 | 15 | 17 | 17 | 25 | 03 |
| Month | 04 | 06 | 06 | 06 | 06 | 07 |
| Year | 09 | 09 | 09 | 09 | 09 | 09 |
| Issued By | JC | JC | JC | JC | JC | JC |
| A.I. # | | | | | | |

Drawing issue sheet as of: 01.05.09

| | | | | | |
|----------------------|---|---|---|---|---|
| Client: | Amber Boston, Home Wetherby | 1 | 1 | | 1 |
| Quantity Survey: | Andrew Knowles, RNJ Partnership | 1 | | | 1 |
| Structural Engineer: | Peter Moss, Peter Moss Associates | 1 | 1 | | 1 |
| Consultant: | | | | | |
| Project Manager: | | | | | |
| Contractor(s): | | | | | |
| Planning: | Hilary Saunders, North York Moors National Park | | | | |
| Building Control: | | | | | |
| Stat. Authorities: | | | | | |
| Other: | Sue Barnes Associates Landscape architect | | 1 | 1 | |
| File Copy | | 1 | 1 | 1 | 1 |

| DRAWING TITLE | Size | Scale | Drawing No. | Rev. | | | | | |
|--|------|--------|----------------|------|---|---|---|--|---|
| Site Capacity Study 1 | | | 421 /C /L/ Sk | 1 | | | | | |
| Site Capacity Study 2 | | | 421 /C /L/ Sk | 2 | | | | | |
| Site Capacity Study 3 | | | 421 /C /L/ Sk | 3 | | | | | |
| Site Capacity Study 4 | | | 421 /C /L/ Sk | 4 | | | | | |
| DWELLING TYPE PLANS | | | | | | | | | |
| 2b3p Flat | | | MMC 07 | | | | | | |
| 2b3p Bungalow | | | MMC 07 | | | | | | |
| 2b4p Accessible Bungalow | | | MMC 07 | | | | | | |
| 3b5p Accessible Bungalow | | | MMC 07 | | | | | | |
| 2b3p House | | | MMC 07 | | | | | | |
| 2b4p House | | | MMC 07 | | | | | | |
| 3b5p House - Standard | | | MMC 07 | | | | | | |
| 3b5p House - Narrow | | | MMC 07 | | | | | | |
| 3b5p House - Wide | | | MMC 07 | | | | | | |
| 4b6p House - Standard | | | MMC 07 | | | | | | |
| 4b6p House - 2.5 storey | | | MMC 07 | | | | | | |
| 4b7p House | | | MMC 07 | | | | | | |
| PLANNING DRAWINGS | | | | | | | | | |
| Location Plan | A3 | 1:1250 | 421 /E /L/ 001 | | | | | | B |
| Topographical Survey | A1 | 1:200 | 421 /E /L/ 003 | | | | | | ● |
| Site Layout: Roof Plan | A1 | 1:100 | 421 /E /L/ 005 | * | A | A | A | | B |
| Site Layout Plan | A1 | 1:200 | 421 /E /L/ 006 | * | C | C | C | | D |
| Site Layout: Surface & Boundary Treatments | A0 | 1:100 | 421 /E /L/ 010 | | | | | | A |
| GA Plans Block A | A3 | 1:100 | 421 /E /L/ 016 | * | A | | | | B |
| GA Plans Block B | A3 | 1:100 | 421 /E /L/ 017 | * | A | | | | B |
| GA Plans Block C | A3 | 1:100 | 421 /E /L/ 018 | * | A | | | | B |
| GA Plans Block D | A3 | 1:100 | 421 /E /L/ 019 | * | A | | | | B |
| Site Layout: Planting Scheme | | | 421 /E /L/ 020 | | | | | | |
| Elevation of Blocks/site sections | A1 | 1:100 | 421 /E /L/ 030 | | | | | | C |
| Block A <i>CREATION</i> | A3 | 1:100 | 421 /E /L/ 031 | | | | | | |
| Block B <i>//</i> | A3 | 1:100 | 421 /E /L/ 032 | | | | | | |
| Block C <i>//</i> | A3 | 1:100 | 421 /E /L/ 033 | | | | | | |
| Block D <i>//</i> | A3 | 1:100 | 421 /E /L/ 034 | | | | | | |

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Job No. 421

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| Project Manager: | | | | | | |
| Contractor(s): | | | | | | |
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| Stat. Authorities: | | | | | | |
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| DRAWING TITLE | Size | Scale | Drawing No. | Rev. |
|--|------|-------|----------------|------|
| Kitchen Plans & Elevations | | | | |
| 2B4P Kitchen | | | 421 /F /I/ 220 | |
| 3B5P Kitchen | | | 421 /F /I/ 221 | |
| | | | | |
| Bathroom Plans & Elevations | | | | |
| 2B4P Bathroom | | | 421 /F /I/ 240 | |
| 2B4P WC | | | 421 /F /I/ 241 | |

| | | | | |
|--|--|--|----------------|--|
| 3B5P Bathroom | | | | |
| 3B5P WC | | | | |
| | | | | |
| ASSEMBLY DETAILS | | | | |
| Walls | | | | |
| Standard Party Wall | | | 421 /F /A/ 300 | |
| Party Wall Reveal | | | 421 /F /A/ 301 | |
| House & Bungalow Party Wall | | | 421 /F /A/ 302 | |
| Galble Wall/Wall Return | | | 421 /F /A/ 303 | |
| Typical Movement Joint | | | 421 /F /A/ 304 | |
| Party Wall Service Provision | | | 421 /F /A/ 305 | |
| Party Wall to Timber Cladding Junction | | | 421 /F /A/ 306 | |
| Timber Clad Corner | | | 421 /F /A/ 307 | |
| Window/Door Jamb to Timber Cladding | | | 421 /F /A/ 308 | |
| | | | | |
| External Wall DPC/Ground Floor Detail | | | 421 /F /A/ 350 | |
| External Wall/House First Floor Junction | | | 421 /F /A/ 351 | |
| External Wall/Flat Upper Floor Junction | | | 421 /F /A/ 352 | |
| Party Wall/Ground Floor Junction | | | 421 /F /A/ 353 | |
| Party Wall/Upper Floor Junction - House | | | 421 /F /A/ 354 | |
| Party Wall/Upper Floor Junction - Flat | | | 421 /F /A/ 355 | |
| Party Wall Ceiling Junction | | | 421 /F /A/ 356 | |
| Party Wall/Roof Junction | | | 421 /F /A/ 357 | |
| Timber Cladding Base | | | 421 /F /A/ 358 | |
| Door Head in Timber Cladding | | | 421 /F /A/ 359 | |
| Typical Timber Cladding Sill Detail | | | 421 /F /A/ 360 | |
| Window in Timber Cladding Head & Sill | | | 421 /F /A/ 361 | |
| Typical Sill Detail Through Rendered Block | | | 421 /F /A/ 362 | |
| | | | | |
| Roofs | | | | |
| Typical Eaves Detail | | | 421 /F /A/ 400 | |

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|---|------|-------|-----------------|------|
| Typical Eaves /Window or Door Head | | | 421 /F /IA/ 401 | |
| Party Wall/Eaves Firestop Detail | | | 421 /F /IA/ 402 | |
| Rear Entrance porch Roof Eaves | | | 421 /F /IA/ 403 | |
| Rear Porch Roof to Wall Junction | | | 421 /F /IA/ 404 | |
| Typical Eaves to Flat at External Stair | | | 421 /F /IA/ 405 | |
| Typical Verge Detail | | | 421 /F /IA/ 406 | |
| Typical Staggered Roof Abutment | | | 421 /F /IA/ 407 | |
| Timber Cladding at Roof Eaves | | | 421 /F /IA/ 408 | |
| Site specific details | | | | |
| Canopy Details | | | 421 /F /IA/ 450 | |
| Corner Window Detail | | | 421 /F /IA/ 451 | |
| Typical External Stair Type 1 | | | 421 /F /IA/ 452 | |
| Typical External Stair Type 2 | | | 421 /F /IA/ 453 | |
| Doors & Windows | | | | |
| Typical Door Jamb Detail | | | 421 /F /IA/ 500 | |
| Typical door Head and Upper Threshold | | | 421 /F /IA/ 501 | |
| Typical Ground Floor Threshold Detail | | | 421 /F /IA/ 502 | |
| Entrance Door Threshold | | | 421 /F /IA/ 503 | |
| Typical Door Details | | | 421 /F /IA/ 504 | |
| Typical Window Jamb Detail | | | 421 /F /IA/ 505 | |
| Typical Window Head Details | | | 421 /F /IA/ 506 | |
| Typical Window Sill Details | | | 421 /F /IA/ 507 | |
| Precast Concrete Sill Details | | | 421 /F /IA/ 508 | |
| PCC Sill Detail Through Rendered Block | | | 421 /F /IA/ 509 | |
| Staircase | | | | |
| Internal Staircase Detail | | | 421 /F /IA/ 550 | |
| Services | | | | |
| Components and Schedules | | | | |
| Door Types and Schedule (1 of 2) | | | 421 /S /IA/ 700 | |
| Door Types and Schedule (2 of 2) | | | 421 /S /IA/ 701 | |
| Window Types and Schedule | | | 421 /S /IA/ 702 | |

NYM/NPA
 - 6 JUL 2009

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| | | | | |
| | | | | |
| | | | | |
| | | | | |
| External Works Drawing | | | | |
| | | | 421 /F /A/ 800 | |
| Close Boarded Boundary 1050 Fence | | | 421 /F /A/ 801 | |
| | | | 421 /F /A/ 802 | |
| | | | 421 /F /A/ 803 | |
| | | | 421 /F /A/ 804 | |
| | | | 421 /F /A/ 805 | |
| | | | | |
| MISCELLANEOUS | | | | |
| Site Signboard | | | 421 /F /A/ 900 | |

MISSOFA
 - 6 JUL 2009

**Flood Risk Assessment
Middlewood Crescent
Fylingthorpe**

**For
Home Group**

NYM/PA
- 6 JUL 2009

| Report ref | Issue | Prepared by | Date | Reviewed by | Date |
|-------------|-------|-------------|-----------|-------------|-----------|
| 9058 | 1 | M Pearse | July 2009 | S.Watson | July 2009 |
| Signature 1 | | | | | |

Client
Home Group
Knight House
2 Sandbeck Court
Wetherby
LS22 7BA

3E Consulting Engineers
4 Calder Close
Calder Park
Wakefield
WF4 3BA
Tel [REDACTED]
Fax [REDACTED]

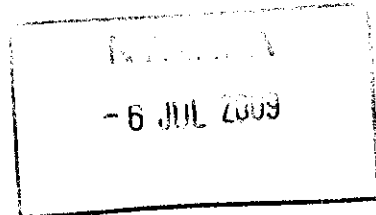
**Flood Risk Assessment
Middlewood Crescent
Fylingthorpe**

**For
Home Group**

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| 1 Introduction | 1 |
| 2 Site Location, Topography and Proposed Development | 2 |
| 3 Existing Watercourses and Drainage | 3 |
| 4 Flood Flow Paths and Flood Zones | 4 |
| 5 Surface Water Run Off | 5 |
| 6 Conclusions and Recommendations | 6 |

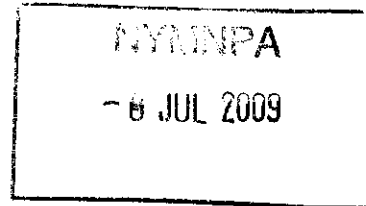
Appendices

- Appendix A Development Layout
- Appendix B Topographical Survey
- Appendix C Yorkshire Water Record Plan and Pre Planning Sewerage Enquiry Letter



**Flood Risk Assessment
Middlewood Crescent
Fylingthorpe**

**For
Home Group**



1.00 Introduction

1.01 This report is commissioned by Home Group to examine the flood risk associated with the redevelopment of land to the South of Middlewood Crescent, Fylingthorpe, North Yorkshire. This risk assessment is required by and in accordance with Planning Policy Statement No 25 (PPS25) Development and Flood Risk. This report is based upon information received from the Environment Agency, Yorkshire Water and the North East Yorkshire Strategic Flood Risk Assessment.

1.02 The development site is approximately 0.27 hectares and is currently open grass land. It is proposed for the site to be redeveloped to provide 10 new residential dwellings with associated roads and hard standings. An unnamed watercourse is located approximately 60 metres to the south of the site.

1.03 Section 2.00 of this report describes the site location, and topography. Section 3.00 identifies the existing watercourses and drainage. Section 4.00 identifies the various possible flood flow paths. Section 5.00 identifies the surface water run off and Section 6.00 provides conclusions and recommendations.

2.00 Site Location, Proposed Development and Topography

2.01 The proposed development layout is shown in Appendix A and the topographical survey is shown in Appendix B. The site, centred on National Grid Reference 494408, 504515, is located approximately 1000 metres west of Robin Hoods Bay

2.02 The site is currently open grass land and is currently occupied by livestock. The site is bounded by residential dwellings to the north and open fields to the south.

2.03 The site falls in a south easterly direction from Middlewood Crescent at a level of approximately 59.20mAOD to 57.30mAOD on the southern boundary of the development.

2.04 It is proposed to redevelop the site to provide 10 new residential dwellings with associated roads and hard standings.

