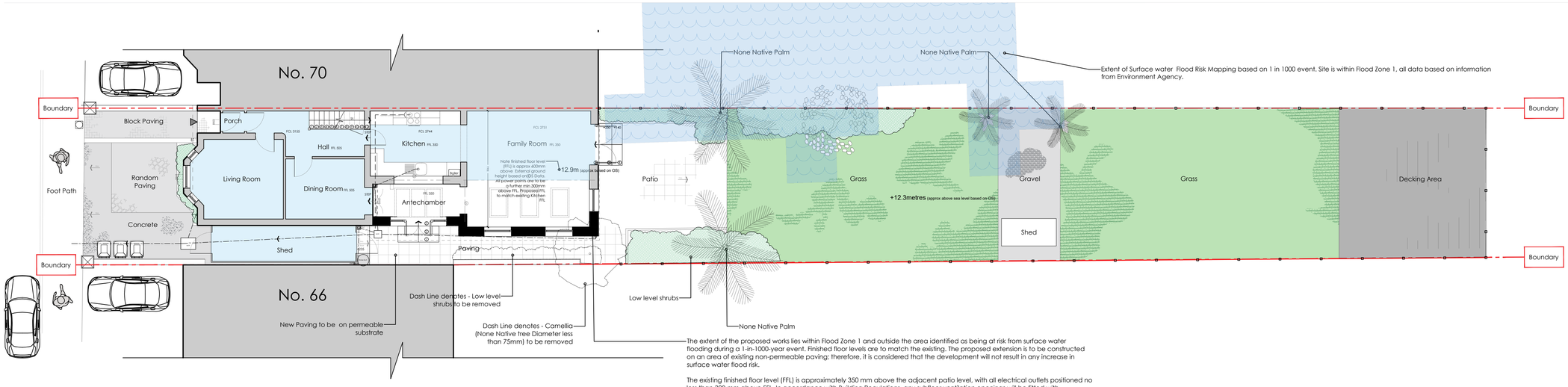


Ground Floor Plan 1:100

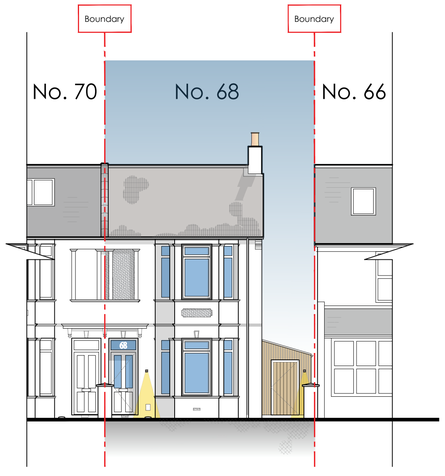
The extent of the proposed works lies within Flood Zone 1 and outside the area identified as being at risk from surface water flooding during a 1-in-1000-year event. Finished floor levels are to match the existing. The proposed extension is to be constructed on an area of existing non-permeable paving; therefore, it is considered that the development will not result in any increase in surface water flood risk.

The existing finished floor level (FFL) is approximately 350 mm above the adjacent patio level, with all electrical outlets positioned no less than 300 mm above FFL. In accordance with Building Regulations, any subfloor ventilation openings will be fitted with Stormguard, or a similar ventilated flood-resistant air brick system, to mitigate potential subfloor water ingress.

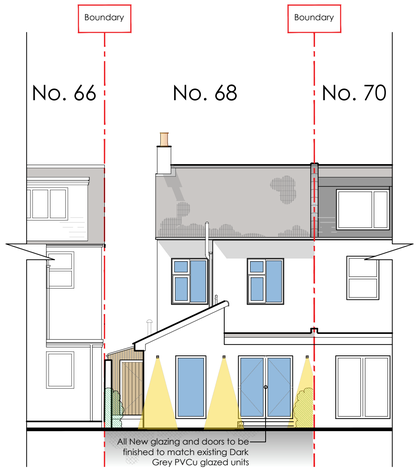
In accordance with the Adur & Worthing Strategic Flood Risk Assessment (SFRA) 2024, finished floor levels have been positioned no less than 300 mm above ground levels identified as being at risk of flooding during a 1% Annual Exceedance Probability (AEP) event, taking into account predicted climate change. Based on Appendix G of the SFRA 2024, the site is located within an area identified as being at risk of a 1% AEP flood event plus a 25% allowance for climate change.



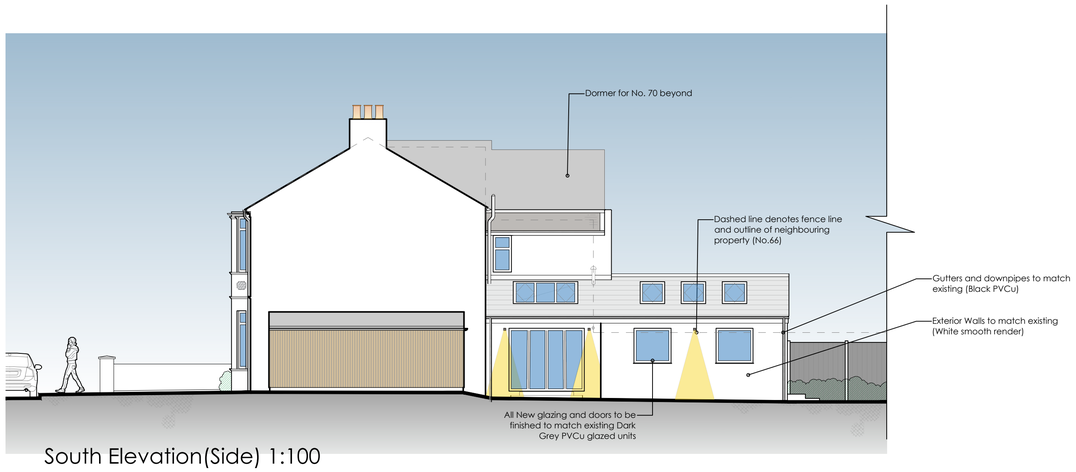
Roof Plan 1:100



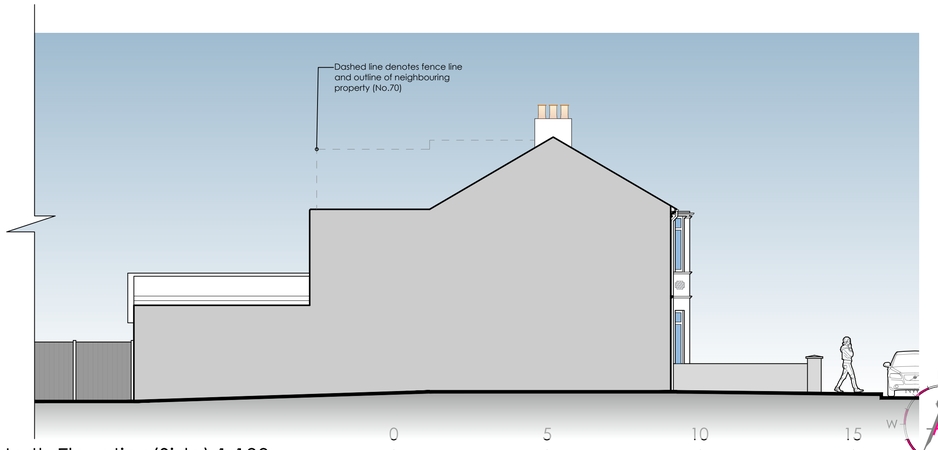
West Elevation(Front) No Change 1:100



East Elevation(Rear) 1:100



South Elevation(Side) 1:100



North Elevation(Side) 1:100

0 5 10 15

1 2 3 4

Scale Bar 1:100

N NE E SE S SW W

0005

NOTES
- do not scale off this drawing except for planning purposes
- check all dimensions on site before any work is commenced
- all goods materials and workmanship must conform with current building regulations, British standards and codes of practice
- copyright of this drawing is retained by the Architékton Architects LTD and it must not be reproduced without written
- Party Wall etc. Act 1996

If you are building on or near a neighbouring building or structure, your works may be subject to the Party Wall Act. It is the Client's responsibility to ensure all requirements under the Act are adhered to. You must ensure that you serve the relevant notice(s) on your adjoining neighbour(s). If you have any queries about this, then you should contact a Party Wall Surveyor to assist you.

Legend

Existing Walls

Proposed Walls

Existing Floor Area

Surface Water 1in1000 Event

Note: Site is in Flood Zone 1, there is some flood risk from a 1in 1000 event from surface water flooding, all information based on information from Environment Agency.

REV	DATE	BY	AMENDMENT
F	08.10.25	RF	Updated Surface Water Risk info
E	17.09.25	RF	Velux Window Changes
D	17.09.25	RF	Fenestration inc Bi-folds, Roof Line
C	21.08.25	RF	Amend Roof Line South Elevation
B	05.08.25	RF	Fenestration inc Bi-folds
A	06.07.25	RF	Enlarged Living Space and Roof Windows

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DRAWING TITLE
Proposed Plans and Elevations

DRAWING STATUS
Preliminary
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY
June 2025	@A1	RF
		CHECKED BY AA

25012 AA V1 G DR A 0005 F