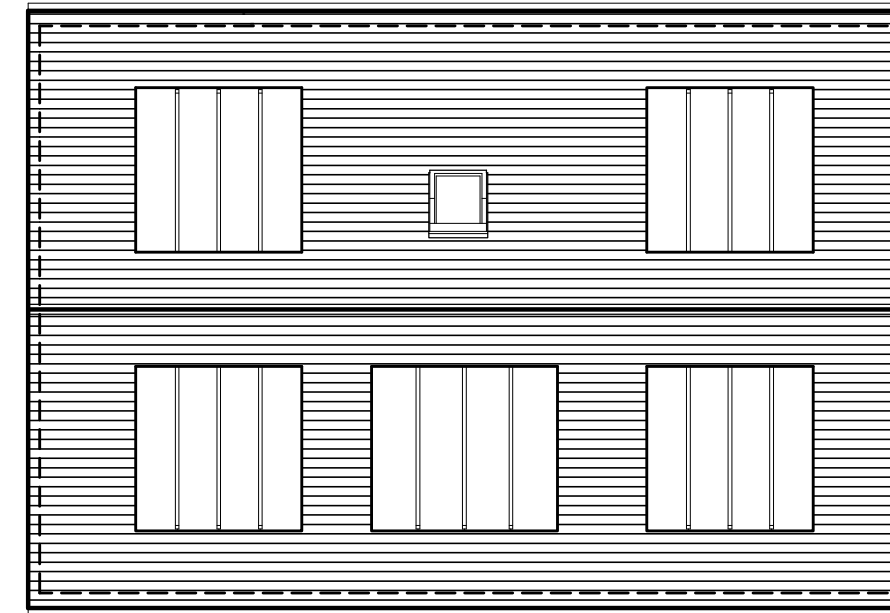
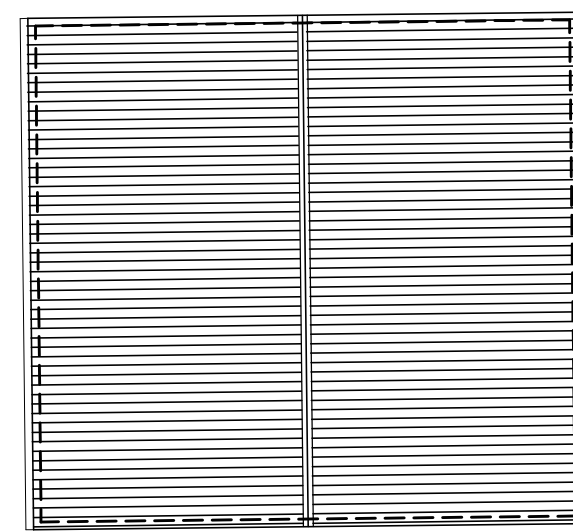
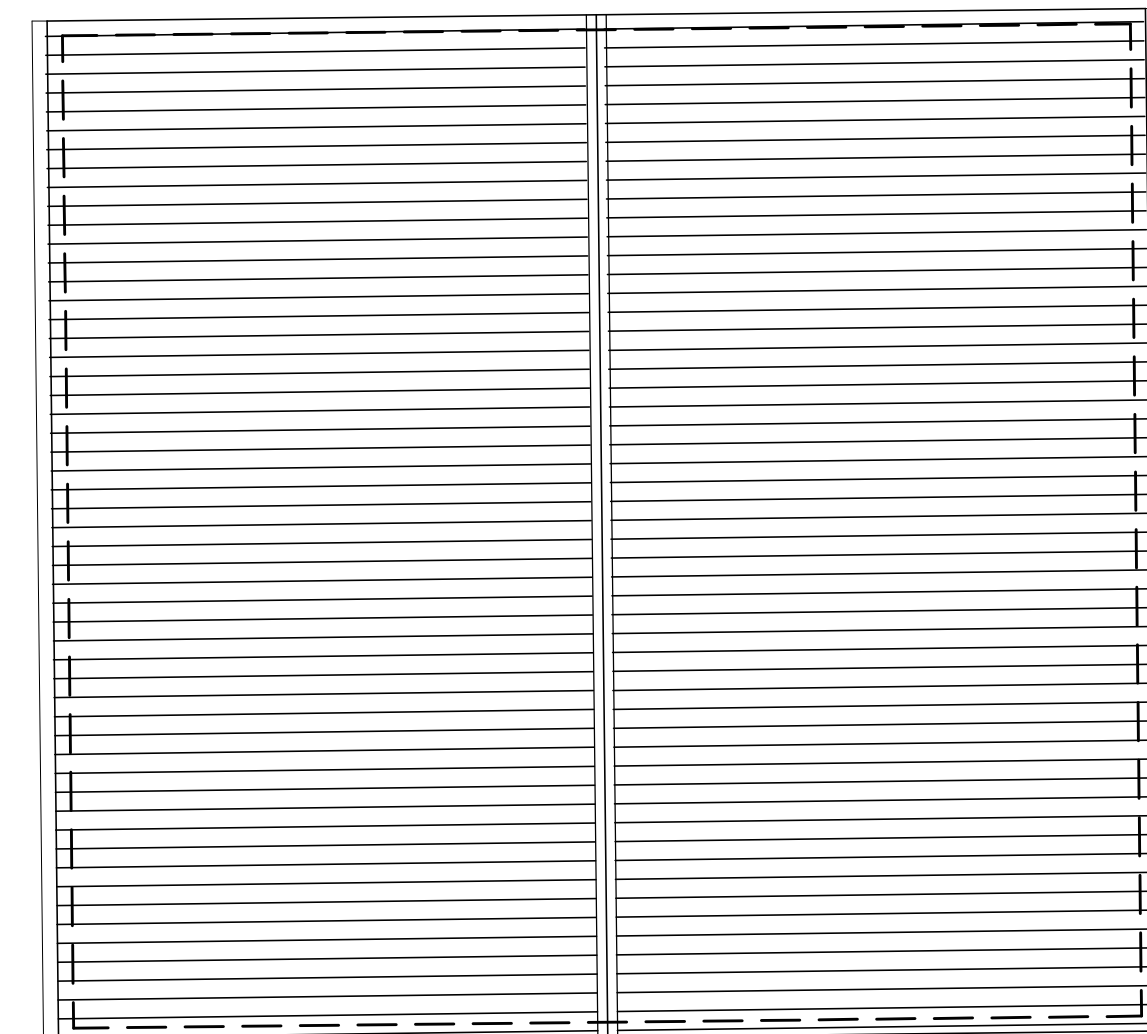


Building 4 ground floor plan



roof plan 1:100



block plan 1:500

#### External Finishes

**Walls**  
walls black stained timber cladding – existing cladding to be retained and repaired as necessary, all new and existing timber cladding to be black stained

**Doors**  
doors to be changed to composite flood doors, solid bottom section, any glazing to be in the upper section only

**Windows**  
All windows to be timber, double glazed, all black stained to match the cladding.

**Soffit and Eaves**  
all to be s/w timber fascia, soffit, barge boards etc, and all black stained to match the existing.

**Rainwater Goods**  
all fittings to be replaced with new, all to be black half round gutters 100mm and black 75mm diam down pipes, all fittings to be aluminium

**Roof Coverings**  
existing slate roof to be retained unaltered  
dormer windows to be finished with code 6 lead with traditional wood core lead rolls

**Flood Risk Improvements**  
walls – lower section of existing walls to be wrapped in damp proof membrane for a height of 1.2m from finished floor level, and then new timber cladding refixed.

**Air bricks** – all existing and any new floor vents to be changed to flood resistant units with non-return flaps on the units to prevent the ingress of water if the site floods.

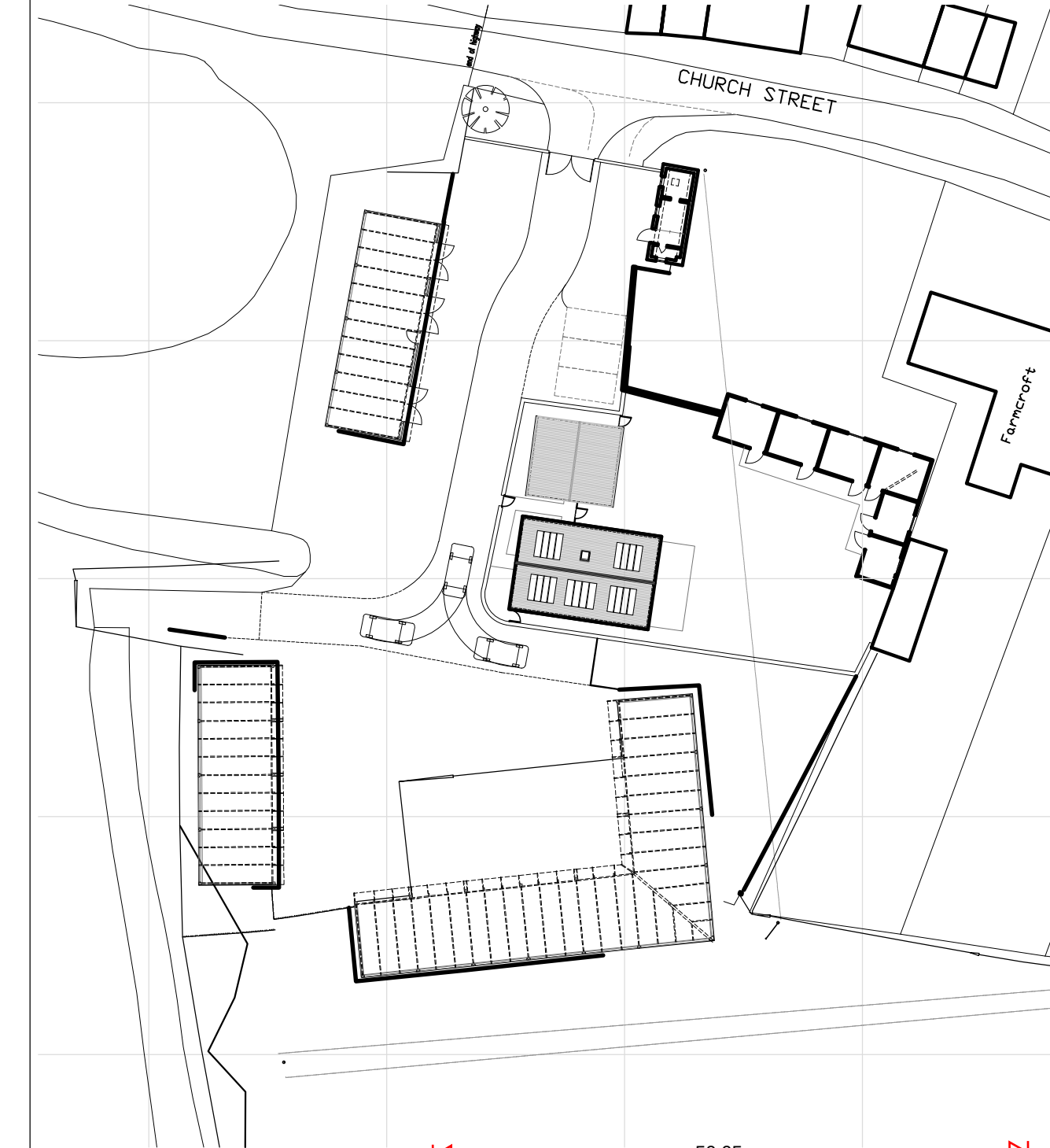
**drainage** – all underground drainage pipes leaving the building to be fitted with non return valves

**external doors** – to be composite flood defence doors.

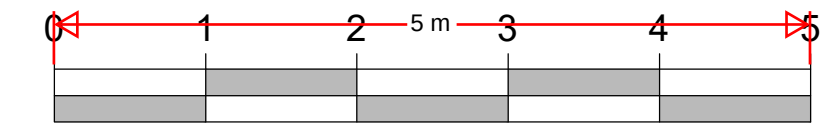
**Bund to the site** – erect a new 1200mm high structural wall, flint faced with brick detailing wall around the site and garden land as indicated.

**Gated entrance to property** to be fitted with a flood defence gate/barrier

**Services** – all internal services to be relocated to come down from first floor level, with all consumer units and fuses at high level.



Scale (m) 1:500



Scale (m) 1:50

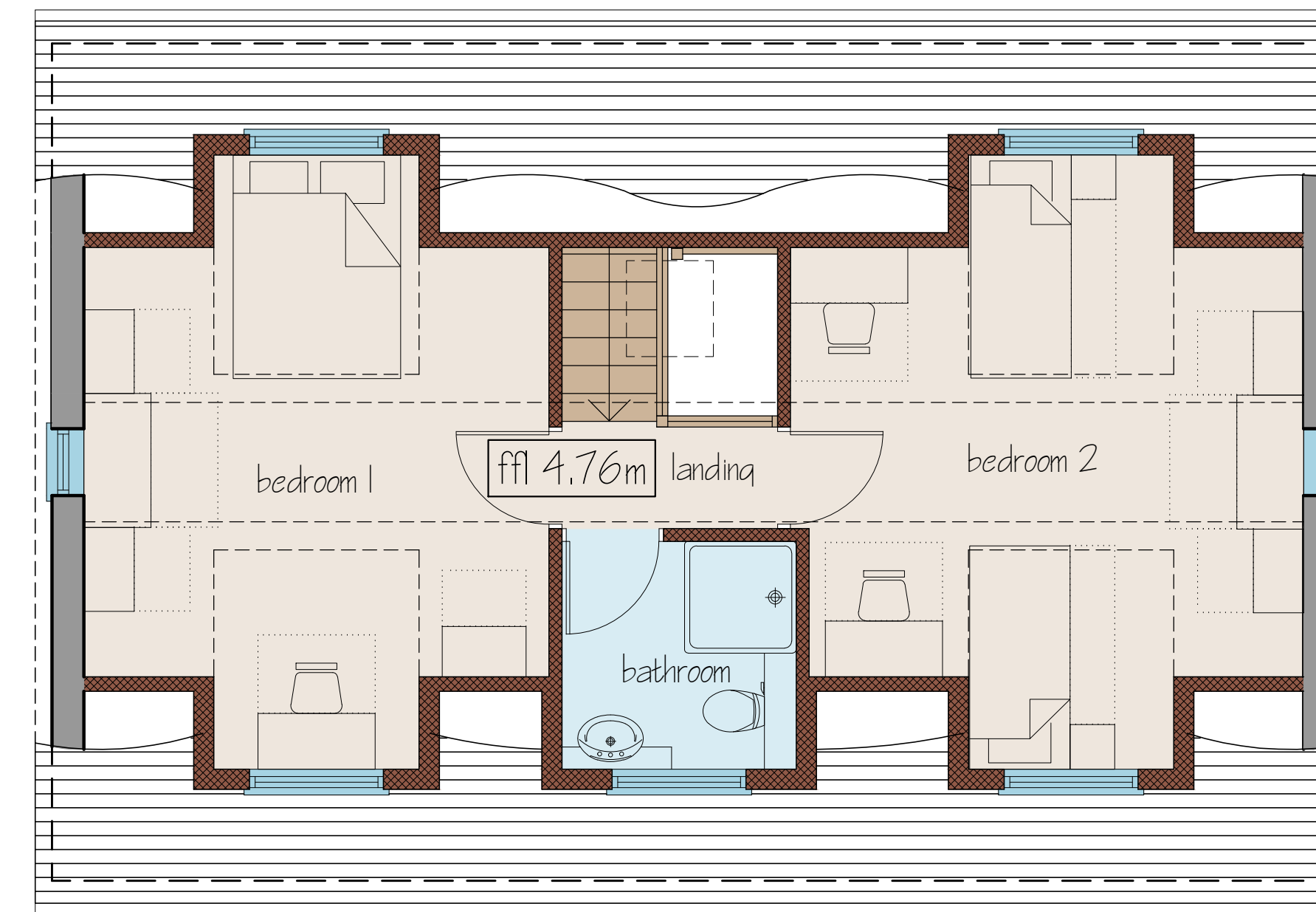
Although PDF files provide accurate printouts of what is on screen, small discrepancies can occur which may affect the sizes of scale drawings; check the size against the scale below and contact D+GP if you require a paper original

Figured dimensions are to be taken in preference to scaled dimensions, no work is to be put in hand until site dimensions have been checked and any discrepancies reported to the Architects.

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Revisions

A May 24 drawing updated



first floor plan

Job title

Conversion of

Giles Farm

Church Street

Higham

for

Giles Farm Limited

Drawing title

PROPOSED SCHEME

floor plans & block plan

building 4 & 3

the duncan+graham partnership

Scale 1 : 50

Date Jan 2024

Drawn PG

Job no 19.035

Dwg no 36

Rev A

Original drawing size: A0 A1 A2 A3 A4 Other

8 Cecil Square Margate Kent CT9 1BD

01843 223488

email

margate@duncan-graham.co.uk

web

www.duncan-graham.co.uk