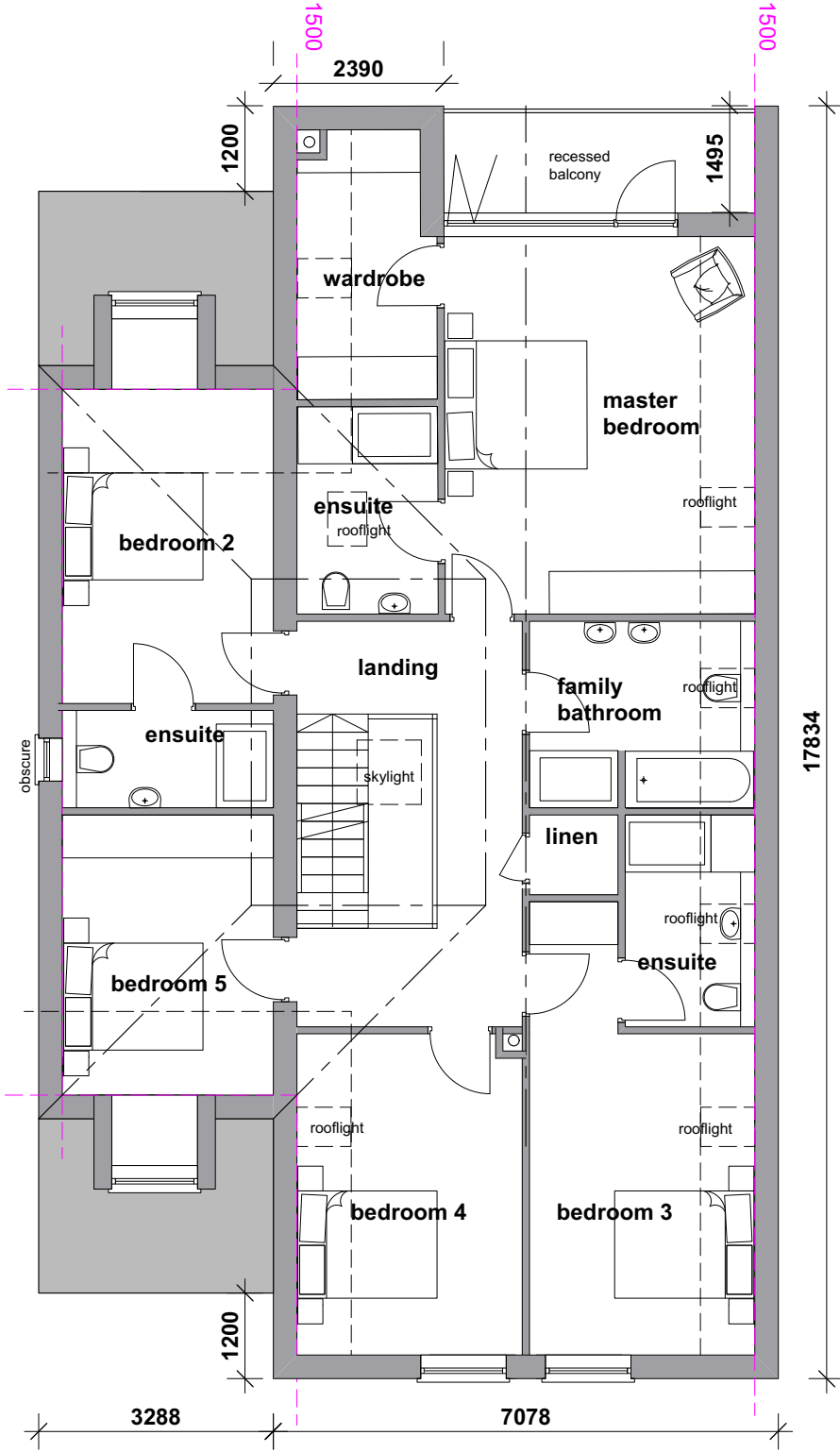
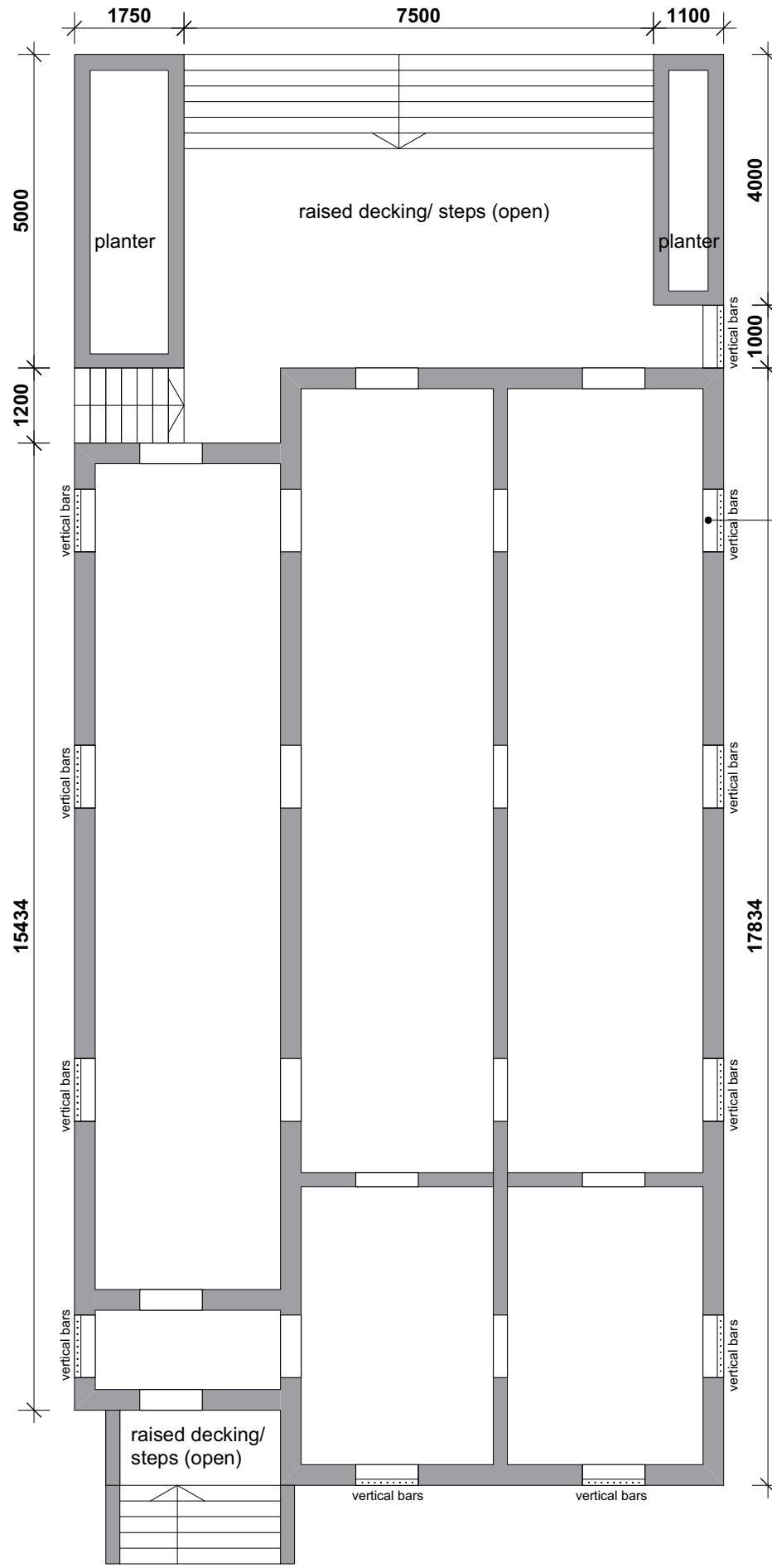


GROSS INTERNAL AREA SCHEDULE	
EXISTING HOUSE	= 182.2 sqm
EXISTING GARAGE	= 21.8 sqm
<b>TOTAL EXISTING</b>	<b>= 204 sqm GIA</b>
PROPOSED HOUSE	= 289.2 sqm
PROPOSED GARAGE	= 43.1 sqm
<b>TOTAL PROPOSED</b>	<b>= 332.3 sqm</b>

FLOOD AREA (FOOTPRINT) SCHEDULE	
EXISTING HOUSE	= 164 sqm
EXISTING GARAGE	= 23 sqm
<b>TOTAL EXISTING</b>	<b>= 187 sqm</b>
PROPOSED BELOW GROUND (inc planters)	= 40 sqm
PROPOSED GARAGE	= 49 sqm
<b>TOTAL PROPOSED</b>	<b>= 89 sqm</b>



**FIRST FLOOR PLAN**  
(135.7 sqm GIA)

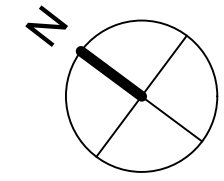


**BELOW GROUND (FLOOD VOID)**

min 1m width every 5m  
vertical bars min 100mm ctrs

**FLOOD VOID SPECIFICATION (See Flood Risk Assessment):**

- Flood void to allow water to flow under building
- Voids must be kept clear and not used for storage
- Soffit minimum 18.00m AOD
- Opening min 1m in width
- 1 opening every 5m on all sides of building
- Vertical bars at minimum 100mm ctrs



**PLANNING**

Project <b>16 PARK AVENUE, WRAYSBURY, TW19 5ET</b>		hitchcock architects ltd 18 The Avenue Sunbury-on-Thames Middx TW16 5ES m: 07855 522478 e: andrew@hitchcockarchitects.co.uk w: www.hitchcockarchitects.co.uk
Drawing <b>PROPOSED FIRST FLOOR PLAN/ FLOOD VOID</b>		
Drawing No. <b>16PAW-08</b>	Scale <b>1:100 @ A3</b>	Date <b>06.12.2022</b>

