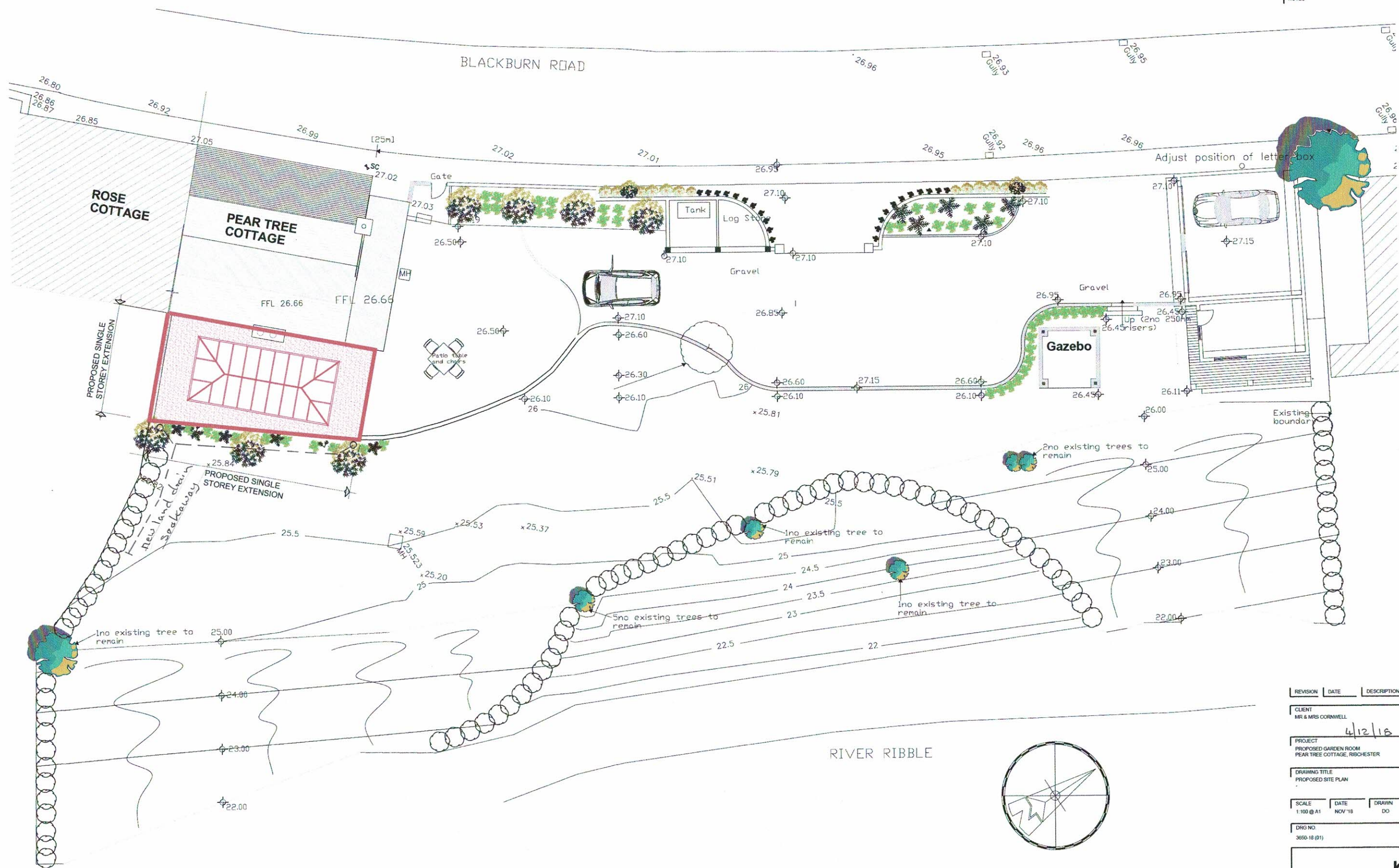


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NOTES



REVISION	DATE	DESCRIPTION
1	4/12/16	wcl

CLIENT
MR & MRS CORNWELL

PROJECT
PROPOSED GARDEN ROOM
PEAR TREE COTTAGE, RIBCHESTER

DRAWING TITLE
PROPOSED SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:100 @ A1	NOV-18	DO	DGT

DRG NO
3650-18 (01)

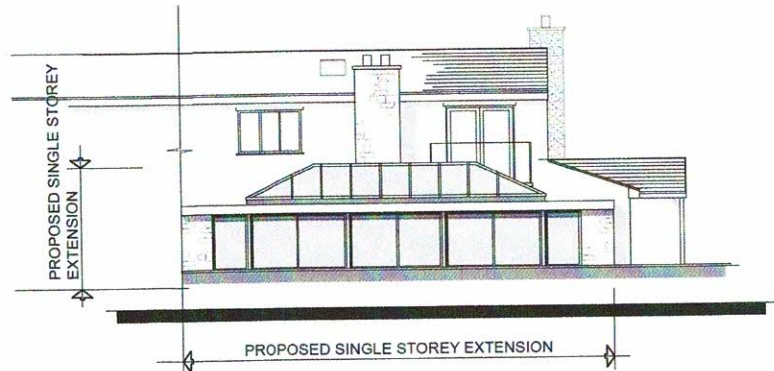
pa

13 Galloway Street
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Tel: (01257) 249882
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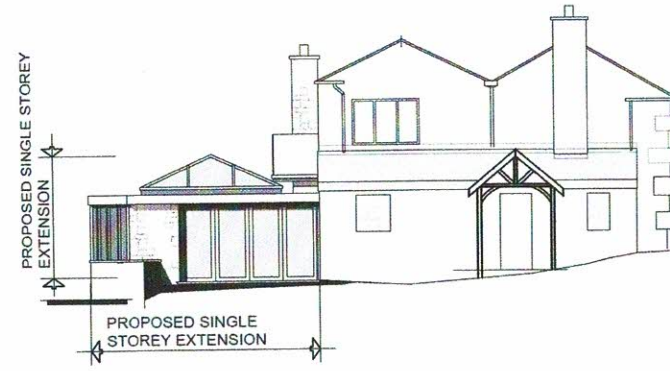
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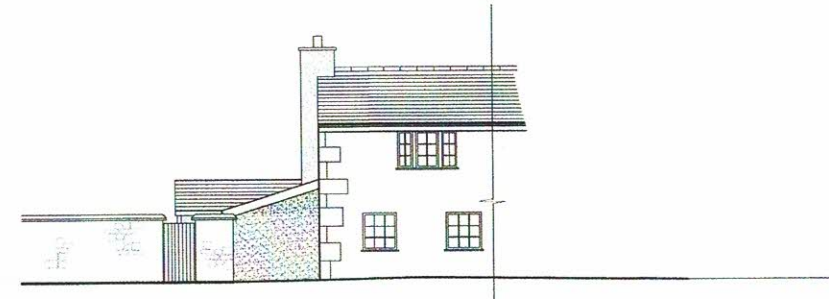
NOTES



PROPOSED REAR ELEVATION
(SCALE 1:50)



PROPOSED SIDE ELEVATION
(SCALE 1:50)



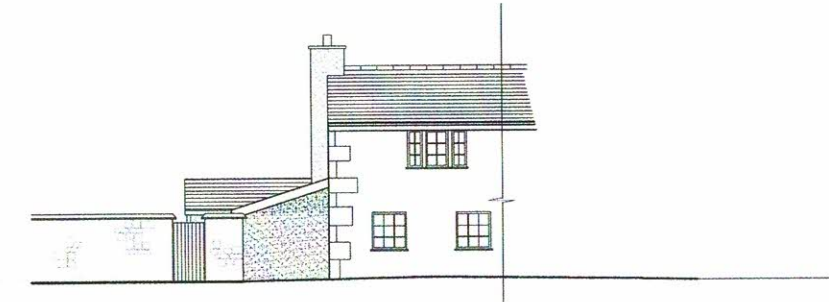
PROPOSED FRONT ELEVATION
(SCALE 1:50)



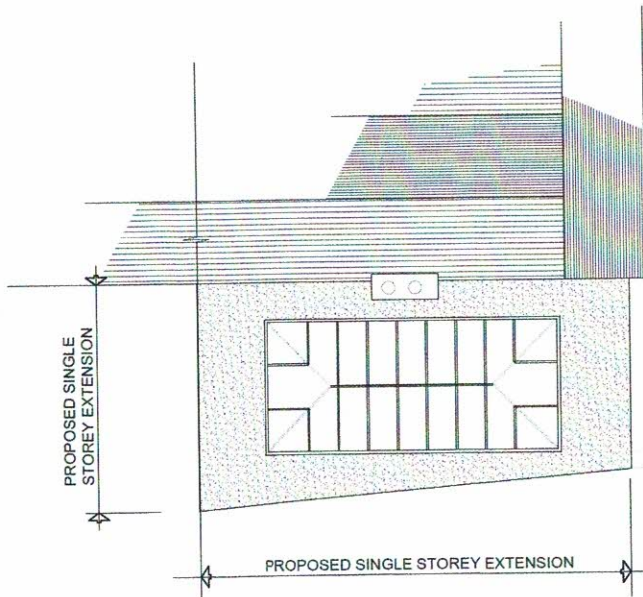
EXISTING REAR ELEVATION
(SCALE 1:50)



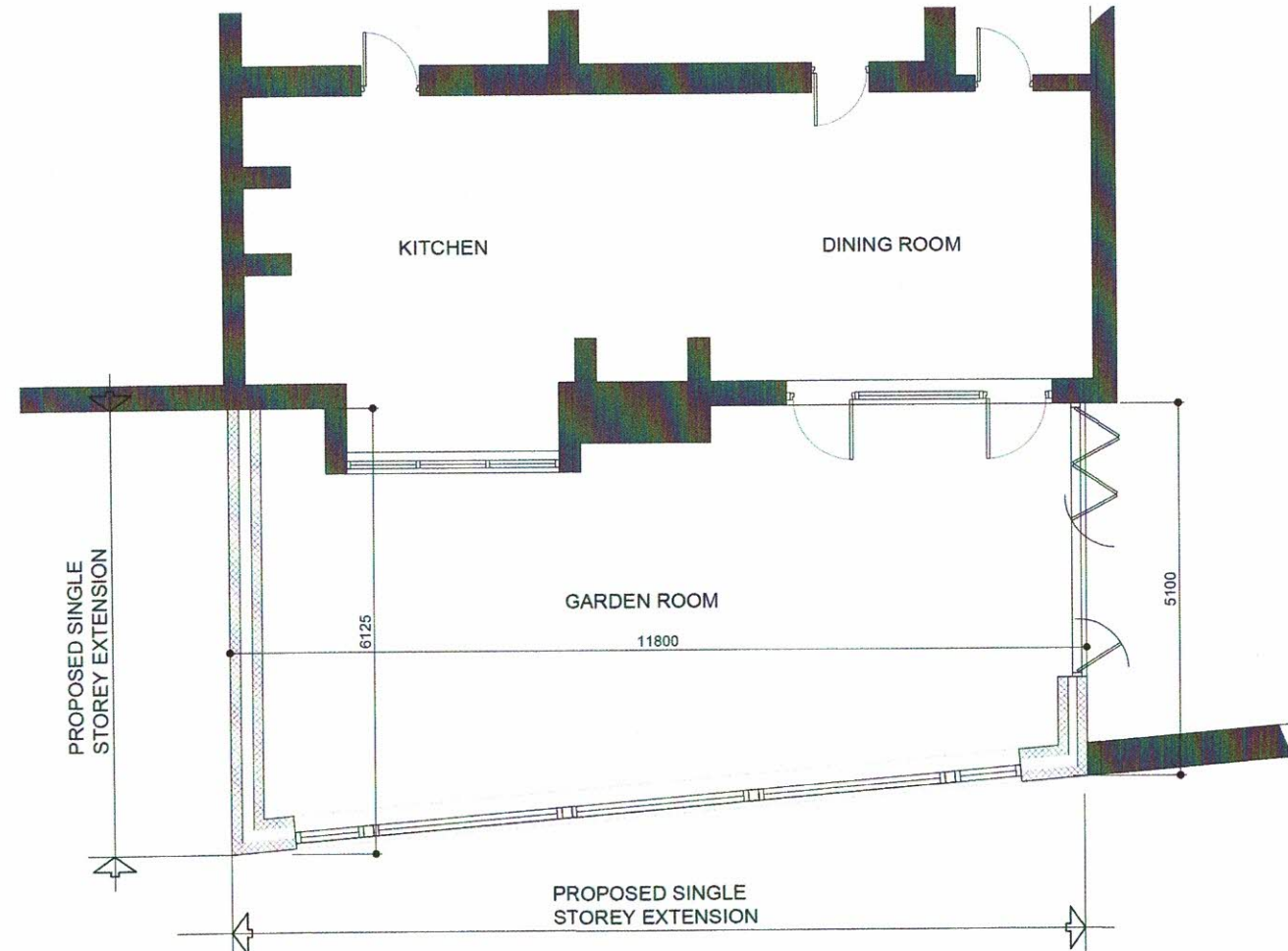
EXISTING SIDE ELEVATION
(SCALE 1:50)



EXISTING FRONT ELEVATION
(SCALE 1:50)



ROOF PLAN (SCALE 1:100)

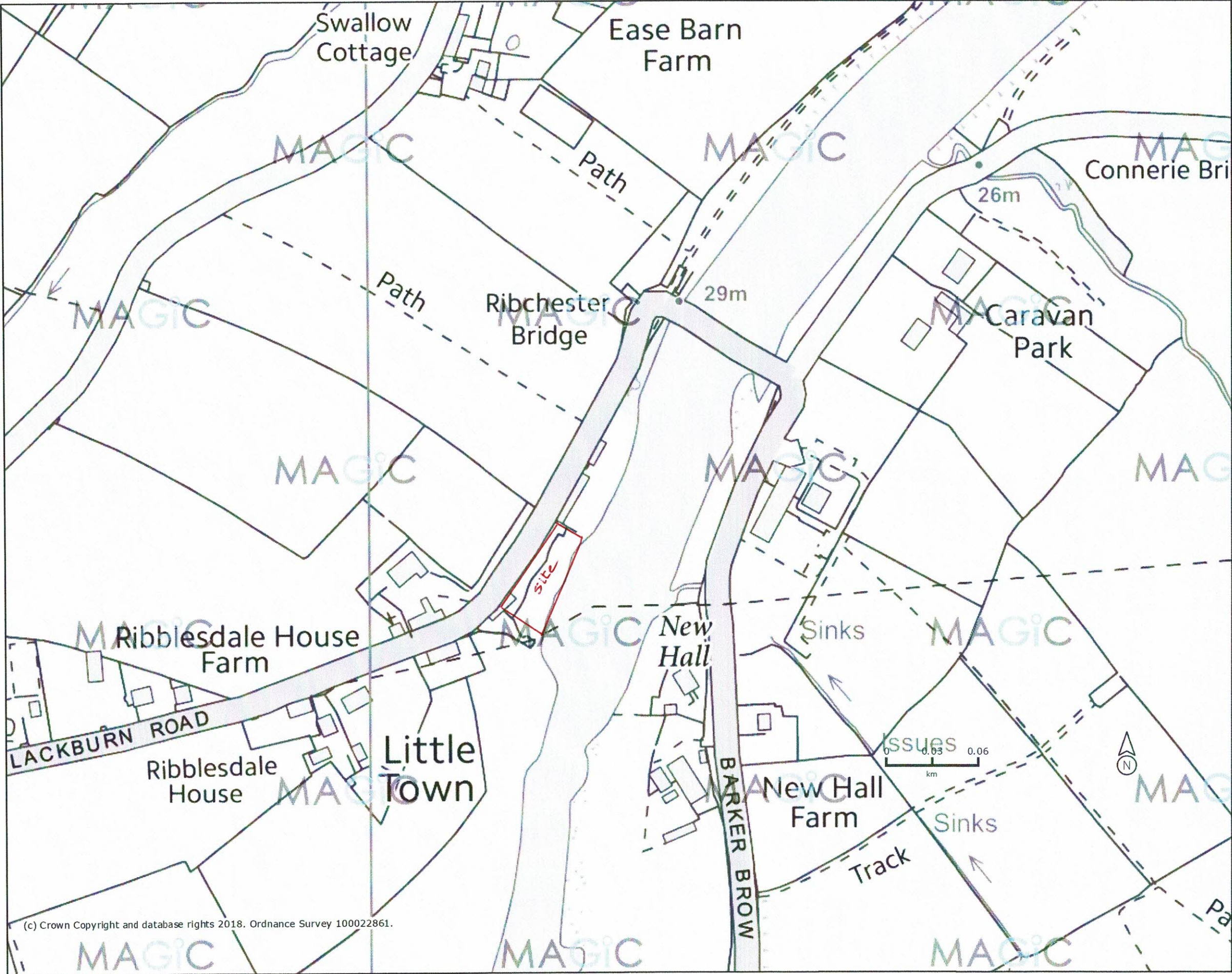


GROUND FLOOR PLAN
(SCALE 1:50)

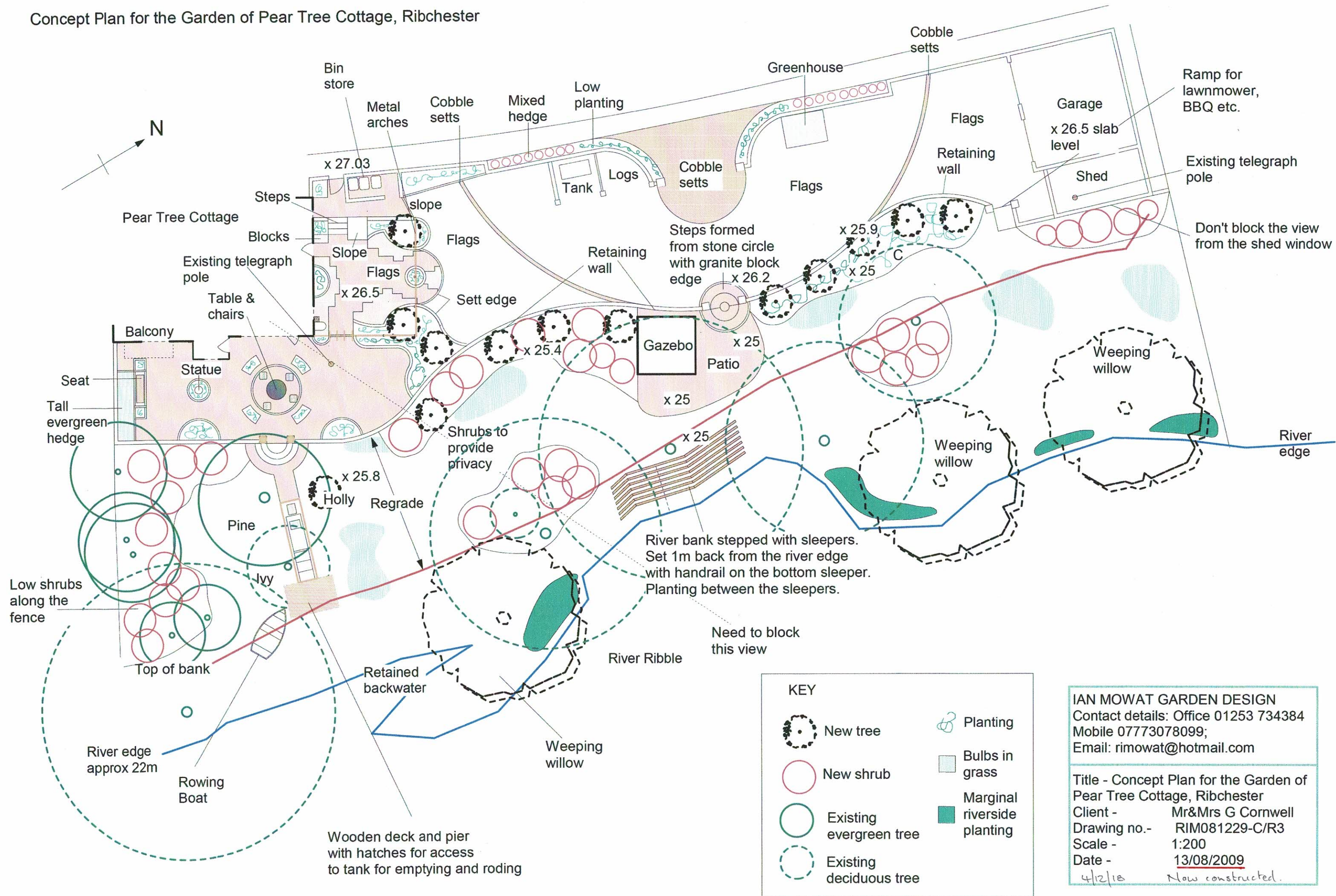
REVISION	DATE	DESCRIPTION
CLIENT	MR & MRS CORNWELL	
PROJECT	PROPOSED GARDEN ROOM PEAR TREE COTTAGE, RIBCHESTER	
DRAWING TITLE	PROPOSED PLANS & ELEVATIONS	
SCALE	DATE	DRAWN
1:50/100 @ A1	NOV '18	DO
DRG NO.	3650-18 (02)	CHECKED
		DGT
		REVISION

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Concept Plan for the Garden of Pear Tree Cottage, Ribchester



Flood Map - De Tabley, Ribchester

National Grid
Reference:
SD 66271 35532



North West Region - North Area

Lutra House, Dodd Way, Off Seedlee Road,
Walton Summit, Bamber Bridge. Preston. PR5 8BX.

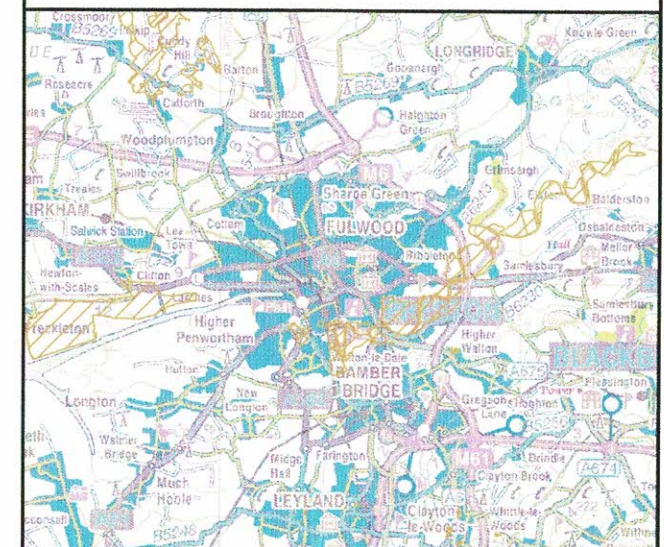
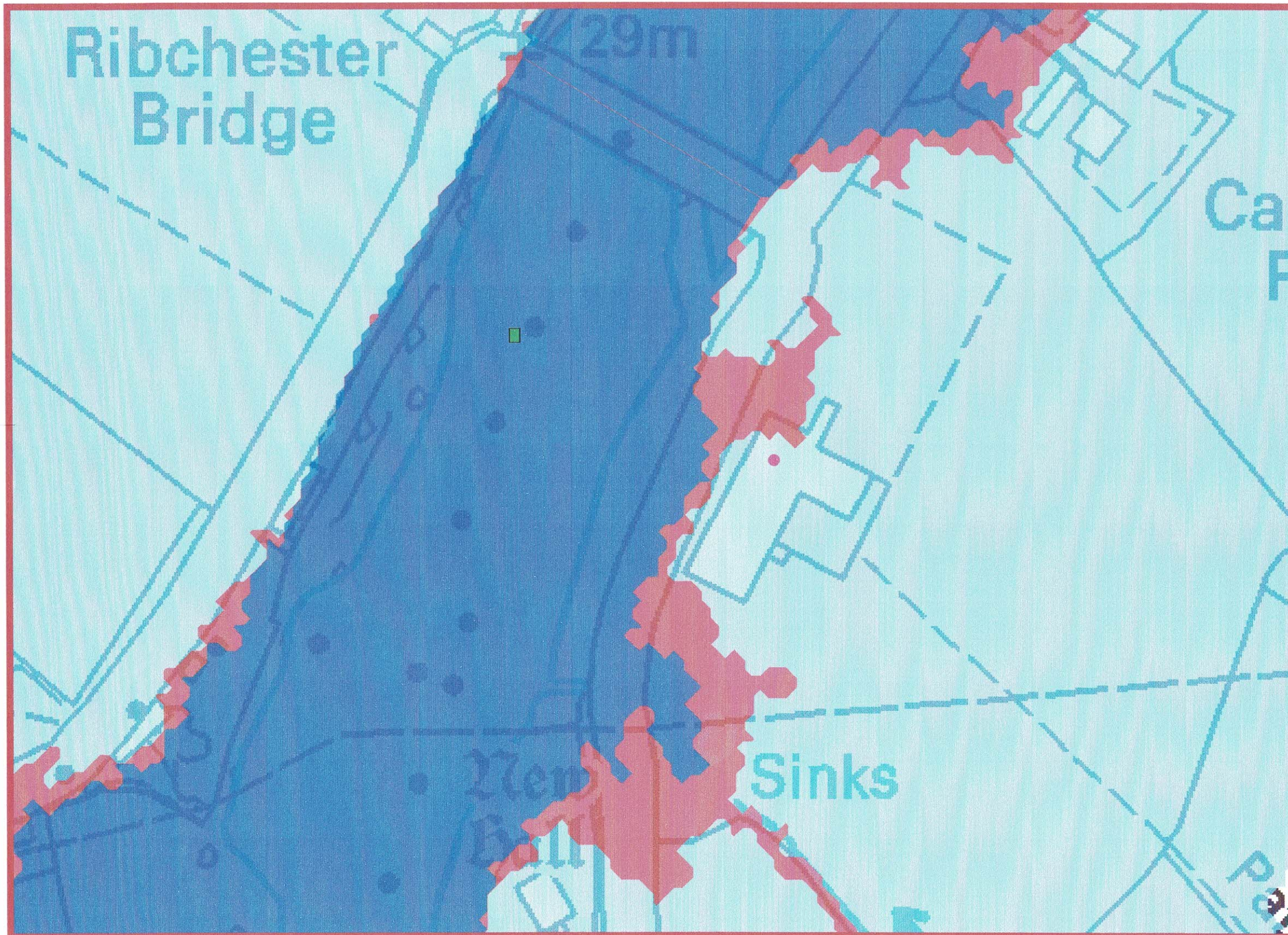
Tel: 08707 506 506 www.environment-agency.gov.uk

Produced by A Gormally,
Flood Risk Management.

Map produced on:
30th April 2009

Legend

- ! Property
-) Node Point Locations
- Flood Zone 3
- Flood Zone 2
- Climate Change outline



The datasets used in this plan may not have been audited. The Agency cannot ensure that the data in its possession will always be accurate, up to date or valid but the Agency will use reasonable care to ensure an accurate copy of the data. The accompanying disclaimer should be used in conjunction with this plan.

Flood Zone 3: Shows the area that could be affected by flooding from rivers or the sea, if there were no defences. This area could be flooded:

- from the sea by a flood that has a 0.5% (1 in 200) chance or greater of happening each year.

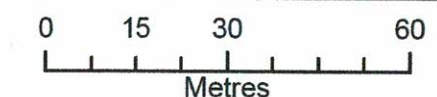
- or from a river by a flood that has a 1% (1 in 100) chance or greater of happening each year.

Flood Zone 2: Shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, that has up to a 0.1% (1 in 1000) chance of occurring each year.

Other Information:

Levels at Node point are: Q100 26.24m
Q100 plus climate change 26.76m

Pear Tree Cottage Q100 26.18



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Fluvial Flood Level Map:

Ribchester

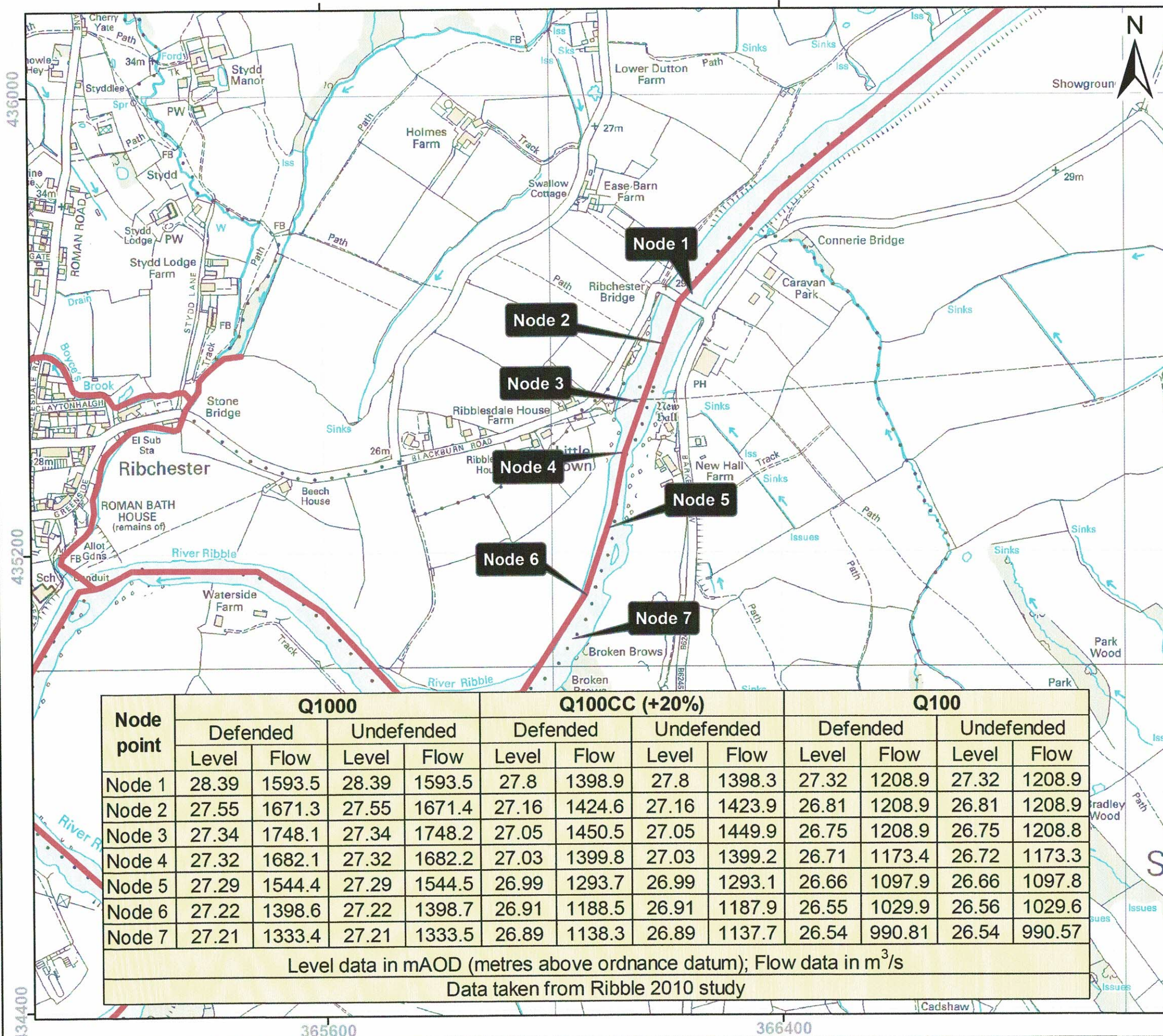
Produced: 16 November 2018

Our Ref: CL104087BL

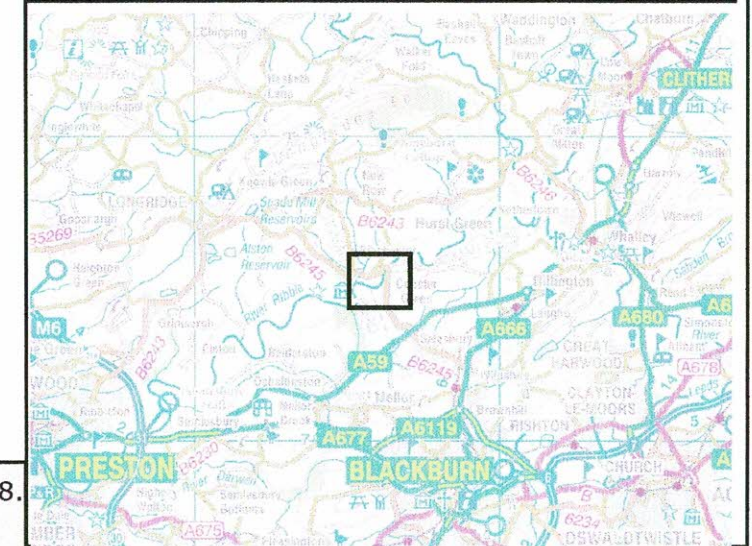
NGR: 366,082 435,270

Key

 Main Rivers

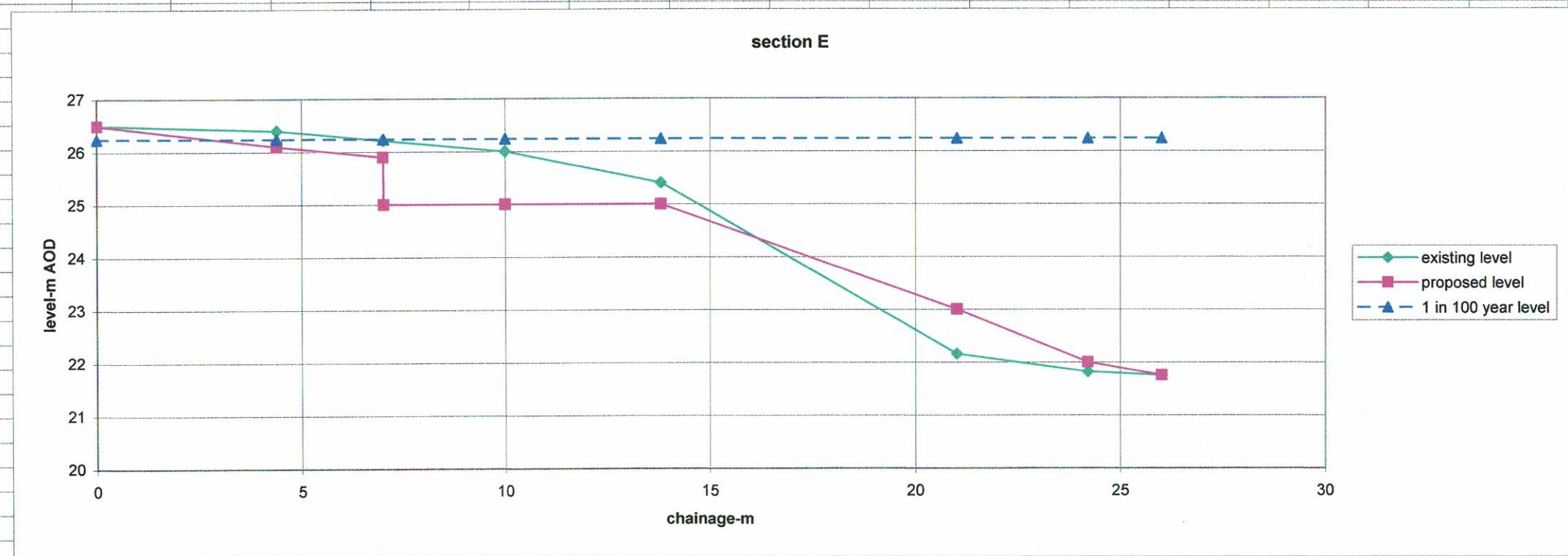
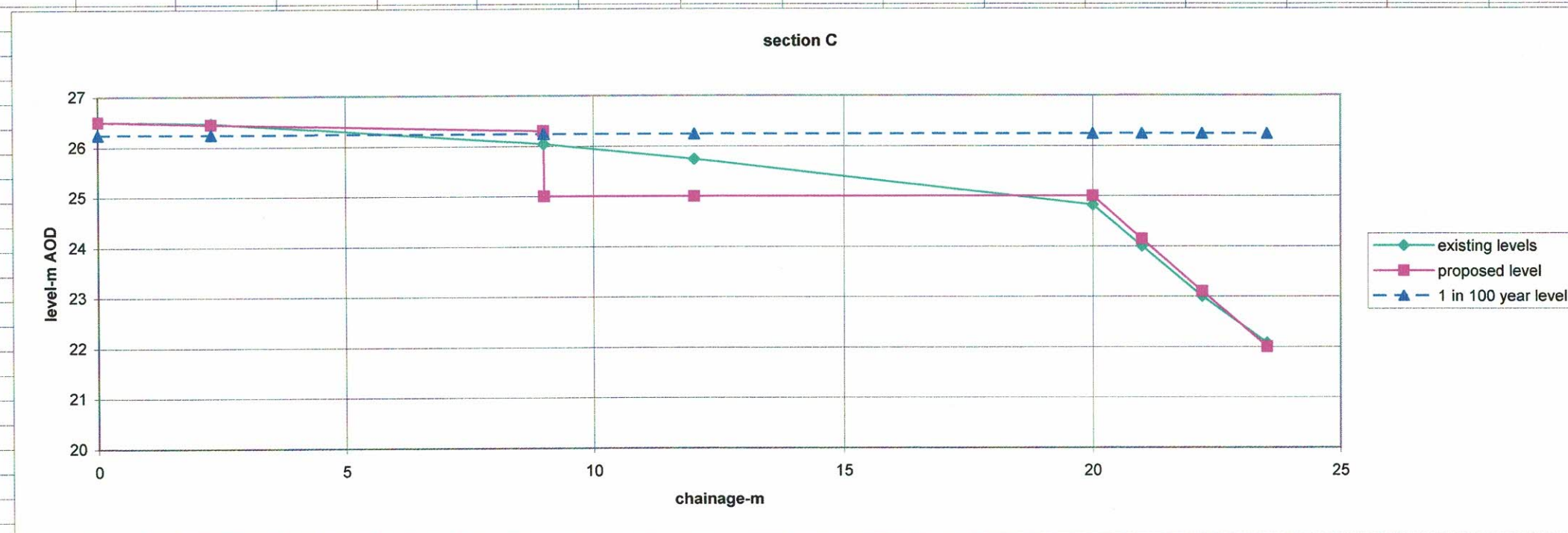


Modelled water levels with climate change using +20% flow allowances are not suitable for the majority of planning purposes. New climate change allowances can be checked on the following website: www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances.



ain existing backwater

B754



section D

