

MERIDIAN

CIVIL ENGINEERING CONSULTANCY

71 HIGH STREET

LITTLEHAMPTON

BN17 5AE

FLOOD RISK ASSESSMENT

DECEMBER 2021

Ref: MC0048 MC High Street Littlehampton

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APPENDIX I Architects plans

Client : 71 High Street Limited

Rev	Date	Prepared by	Checked by	Approved by
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1.0 INTRODUCTION

- 1.1 Meridian Civil Engineering Consultancy LTD (MCEC) has been instructed by 71 High Street Limited to prepare a site-specific Flood Risk Assessment (FRA) for the development at 71 High Street Littlehampton BN17 5AE.
- 1.2 It is understood the proposed development is for Refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, 23 bed HMO scheme above together with the change of the use to the former bank (Use Class E) to four commercial units (Use Class E). No habitable rooms are located on the ground floor – the ground floor is shown as commercial units, access areas or storage only.
- 1.3 The Environment Agency (EA) mapping for Flood Risk (Figure 3), shows the site located within Flood Zone 3 (High risk of fluvial or tidal flooding). Flood zone 3 is described as '*Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)*'
- 1.4 The EA Long Tern flood risk mapping for Surface Water (Figure 4) shows the proposed built area to be within an area at high Risk from Surface Water flooding. High risk means that each year this area has a chance of flooding of greater than 3.3%.
- 1.5 The development site is shown within a flood warning area as defined by Arun District Council SFRA mapping.
- 1.6 The EA operates a 24-hour telephone service on 0345 988 1188 that provides frequently updated flood warnings and associated floodplain information. Further information can be found on www.environment-agency.gov.uk/floodline. Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to occupants by telephone, mobile phone, fax or pager. The proposed development site is located within an EA Flood Warning Service Area. As such, it is recommended that all site users sign up to this service.
- 1.7 This report has been produced broadly in accordance with the National Planning Policy Framework (NPPF), West Sussex County Council guidance and Arun District Council Local Planning Authority technical guidance.
- 1.8 Details of the site and development proposals have been provided by the Client to clarify the scope of the proposed development.

2.0 POLICY COMPLIANCE

- 2.1 The purpose of this assessment is to demonstrate that the development proposal outlined above can be satisfactorily accommodated without worsening flood risk for the area and without placing the development itself at risk of flooding, as per the:
 - National Planning Policy Framework
 - Arun District Council Level 1 and Level 2 Strategic Flood Risk Assessment
 - Arun Planning Policy

3.0 SITE LOCATION

- 3.1 The proposed development at 71 High Street Littlehampton BN17 5AE is located close to the centre of Littlehampton. The Site was once occupied by Barclays Bank which has not been empty for 3 months.

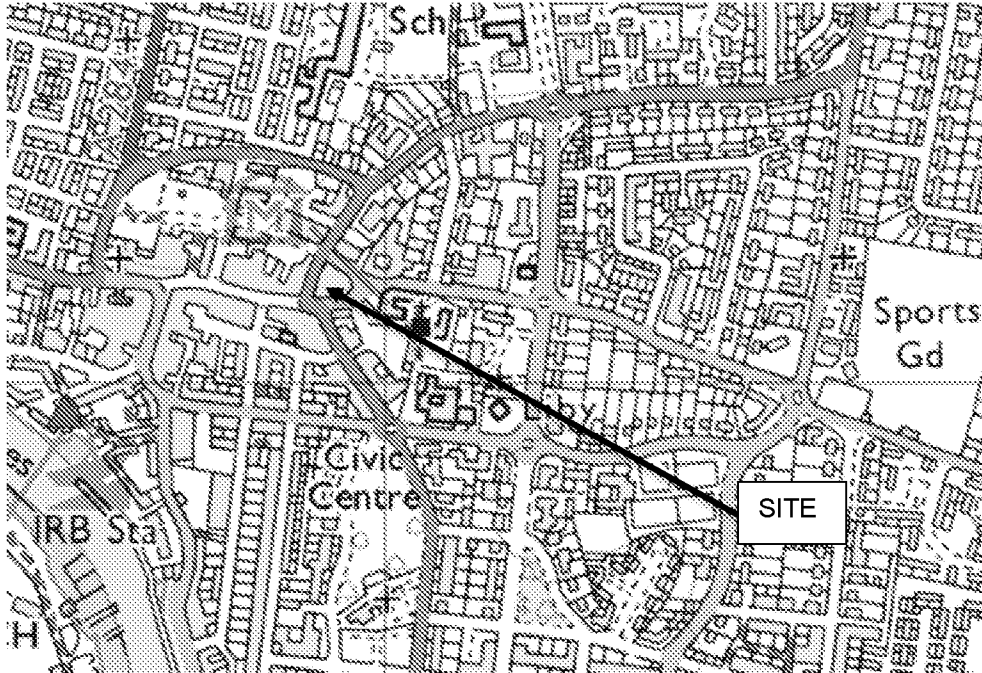


Figure 1: Site Location plan

- 3.2 It is understood the proposed development is for Refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, 23 bed HMO scheme above together with the change of the use to the former bank (Use Class E) to four commercial units (Use Class E). No habitable rooms, or residential properties are located on the ground floor – the ground floor is shown as commercial units, access areas or storage only.
- 3.3 Ground floor of the development is retained as commercial use with access stairwells to the HMO units and cycle and bin storage areas. Proposed plans can be seen in Appendix 1.

4.0 GEOLOGY AND INFILTRATION POTENTIAL

- 4.1 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the bedrock underlying the site is part of the Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations, comprising of Chalk (Source: BGS). The British Geological Survey (BGS) Geology of Britain Viewer indicates that there are superficial deposits of Raised Beach Deposits, 1 - Sand and gravel recorded at the site.
- 4.2 A review of DEFRA's Magic Map online resource indicates that the formation underneath the site is an 'Unproductive' aquifer. A review of DEFRA's Magic Map online resource indicates the site is not within an EA groundwater Source Protection Zone.
- 4.3 Given the extent of development on the site it is not expected that infiltration of surface water would be a viable drainage solution on this site as there is insufficient space for infiltration features.

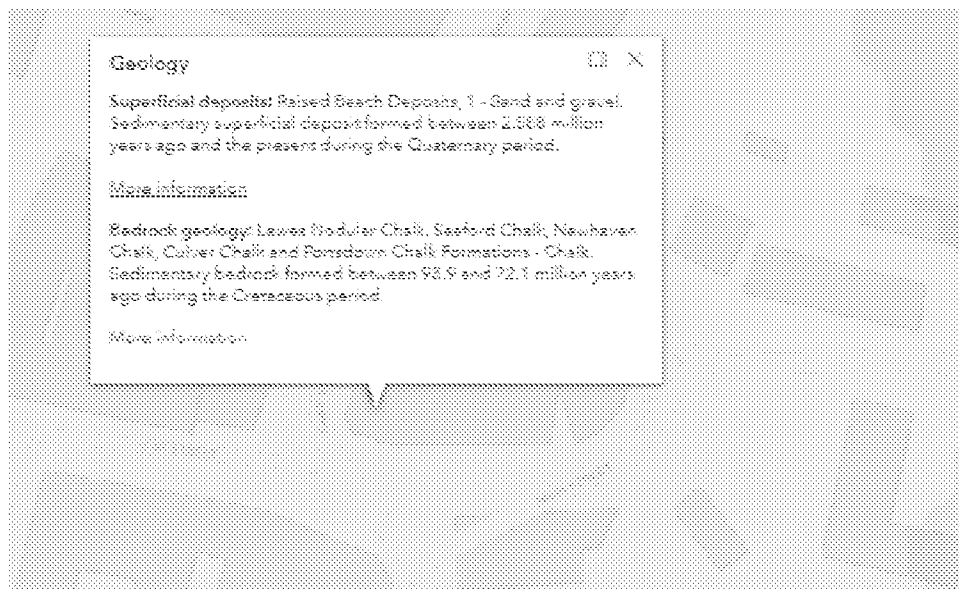


Figure 2: BGS online mapping extract

5.0 SEQUENTIAL TEST/EXCEPTION TEST

- 5.1 Under the NPPF, all new planning applications should undergo a Sequential Test. This test should be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.
- 5.2 The Environment Agency (EA) mapping for Flood Risk, shows the site located within Flood Zone 3 (High risk of fluvial or tidal flooding).
- 5.3 Following the published Flood Risk and Coastal Change Planning Policy Guidance (PPG) Table 2 and NPPF guidelines, the commercial use on site is considered a 'Less Vulnerable' development.
- 5.4 The proposed development is classed as 'More Vulnerable' development for the upper residential floors and less vulnerable for the commercial ground floor.
- 5.5 The NPPF Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table is reproduced below;

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

Table 1 The Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF. Please note: ✓ means development is appropriate; ✗ means the development should not be permitted.

- 5.6 Using the principles of the Sequential Test outlined above, the proposed ground floor of the development is located within Flood Zone3 and is classed as 'Less Vulnerable' under the NPPF guidance. The commercial units are considered appropriate for this flood zone based on the NPPF guidance outlined in Table 1.
- 5.7 The residential HMO units are considered More Vulnerable development and therefore would require application of the Exception Test as the site is located within Flood Zone 3.
- 5.8 With regards to the Exception Test the proposed development will provide much needed housing within a central and highly sustainable location, making use of a building which has the opportunity to provide a mix of uses. The applicant is in discussions with a registered provider of supported living managed accommodation. This will mean that the accommodation is formally managed through a national organisation to ensure that any tenants are well looked after.
- 5.9 Additionally it can be demonstrated through the measures outlined in this report that the development can be implemented without increasing flood risk to others as a result of development.

6.0 SOURCES OF FLOODING

6.1 Tidal and Fluvial

- 6.1.1 The Environment Agency (EA) mapping for Flood Risk (Figure 3), shows the site located within Flood Zone 3 (High risk of fluvial or tidal flooding). Flood zone 3 is described as 'Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)'



Figure 3: EA Flood Map for planning Extract

- 6.1.2 While the flood map for planning shows the river frontage to have flood defences The Arun District Council SFRA shows a gap in the defences located close to the development site. Otherwise the general standard of protection is shown to be to be 1in300yr

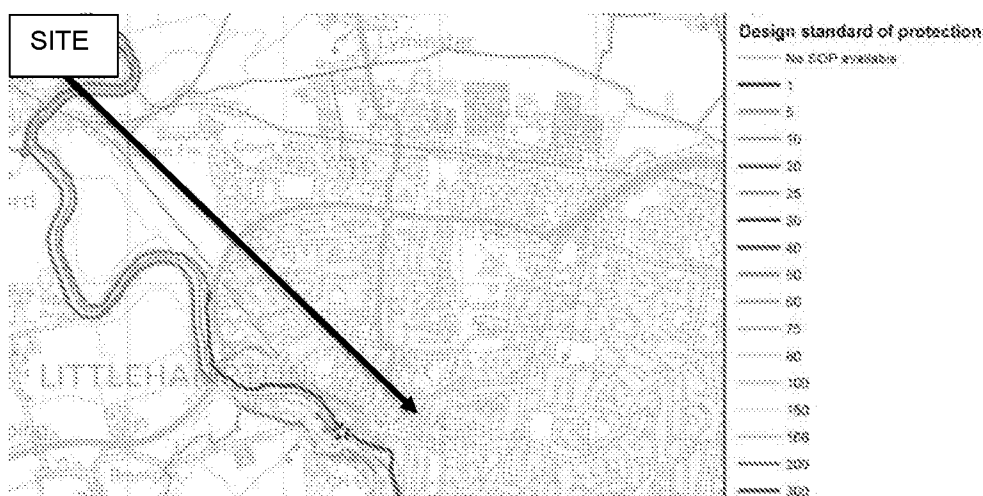


Figure 4: Flood Defence Standards extract

- 6.1.3 The EA have published extreme sea level data for areas around the UK coastline and it can be seen from Figure 5 below that the 2017 base se level is for the node point within the River Arun is 3.83mAOD for the 1in200yr tidal event.

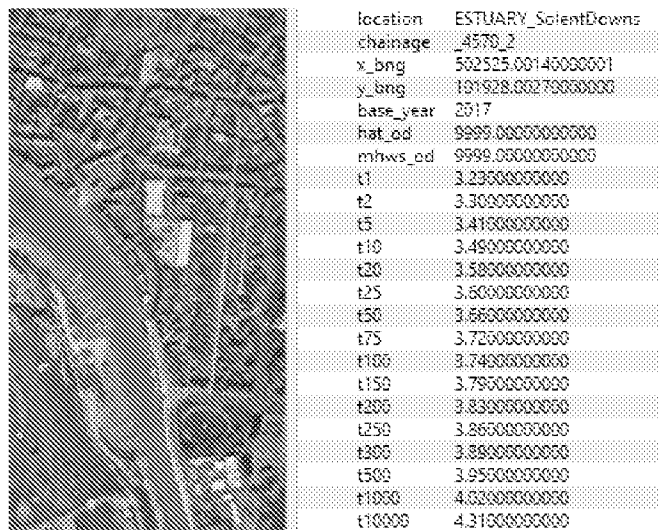


Figure 5: Published EA predicted extreme tide levels

- 6.1.4 Tidal climate change allowances are defined by the EA by river Basin District. For this FRA we will consider the Upper End allowance and this is shown to be a 1.6m increase within the EA data published online. As such the design flood level for the node point in the River Arun is 5.43mAOD
- 6.1.5 The EA have a national LiDAR database and contours have been derived from the DTM model covering the site as extracted below. It can be see that ground levels around the site are in the order of 2.4mAOD to 2.6mAOD.

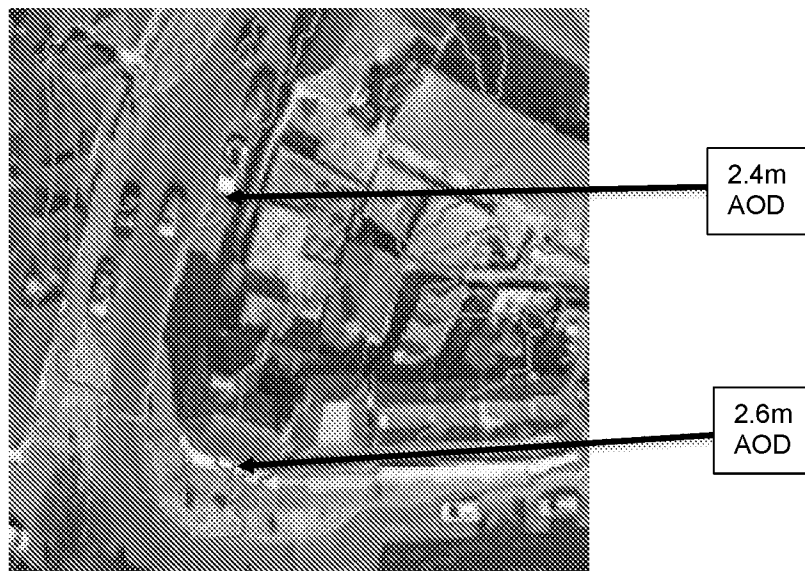


Figure 6: Site Contours from EA LiDAR data

- 6.1.6 Based on the lidar data and potential flood level data should the flood defences not be effective then water depths on site could reach 3.03m for the 1in200yr tidal event with climate change. As such it is recommended that the finished floor levels of the residential portion of the building are set no lower than 6.03mAOD to provide 600mm Freeboard to the potential extreme flood level. Safe refuge would be available within the HMO area of the development until tide levels recede.

6.1.7 It is recommended, due to the risk of flooding, that the ground floor be constructed in a flood resilient manner in accordance with the DEFRA document – Improving the flood performance of new buildings: flood resilient construction.

This should include:

- concrete floors at ground floor where feasible
- Raised electrical wiring
- use closed-cell insulation below predicted flood level in external walls and on pipework and services
- specify PVC-U, aluminium (and aluminium-faced or foam-core door panels)
- air brick protection
- fixtures and fittings to be made from waterproof materials,

6.1.8 It should be noted that Risk Mapping provided by the EA as part of the Long Term Risk database shows the site to be at Low risk of flooding by River or Sea. Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.



Extent of flooding from rivers or the sea

High
 Medium
 Low
 Very low
 Location you selected

6.2 Surface Water

- 6.2.1 The EA Long Tern flood risk mapping for Surface Water (Figure 4) shows the proposed built area to be within an area at high Risk from Surface Water flooding. High risk means that each year this area has a chance of flooding of greater than 3.3%.



Figure 7: Long term risk of flooding from Surface Water mapping extract

- 6.2.2 The EA have published depth mapping for surface water and this demonstrates that the site is not shown largely affected during the High risk rainfall event. The junction of High Street and East Street to the south west of the site is shown clear with some water shown within the northern half of East Street. High risk means that each year this area has a chance of flooding of greater than 3.3%.



Figure 8: EA High Risk water depth data extract

6.2.3 The EA mapping demonstrates that the site is shown potentially affected during the Medium risk rainfall event. Medium risk means that each year this area has a chance of flooding between 3.3% and 1%. It can be seen water depths of between 0.15m and 0.30m are expected at the building frontage on East Street with water depths between 0.30m and 0.60m within the road corridor.



Figure 9.EA Medium Risk water depth data extract

6.2.4 As such, the risk of flooding from surface water sources to the proposed development could be considered to be medium where buildings could be affected during the 1in100yr rainfall event. Ideally Finished floor levels of the ground floor should be sited a minimum of 300mm above external ground levels, where feasible, to protect against the effects of potential surface water flooding in the 1in100yr rainfall event.

6.2.5 If raising ground floor is not feasible, due to disabled access requirements to the ground floor units, then it is recommended flood proof doors and similar flood proofing is incorporated, up to a depth of 300mm minimum, into the proposals to reduce and mitigate the potential for water to enter the commercial ground floor areas.

6.2.6 It is also recommended, due to the risk of flooding, that the ground floor be constructed in a flood resilient manner in accordance with the DEFRA document - Improving the flood performance of new buildings: flood resilient construction.

6.2.7 This should include:

- concrete floors at ground floor where feasible
- Raised electrical wiring
- use closed-cell insulation below predicted flood level in external walls and on pipework and services
- specify PVC-U, aluminium (and aluminium-faced or foam-core door panels)
- air brick protection
- fixtures and fittings to be made from waterproof materials,

6.3 Groundwater

- 6.3.1 The Adur District Council have published a borough map showing the areas susceptible from groundwater flooding. This shows the site located within an area of greater than 75% risk

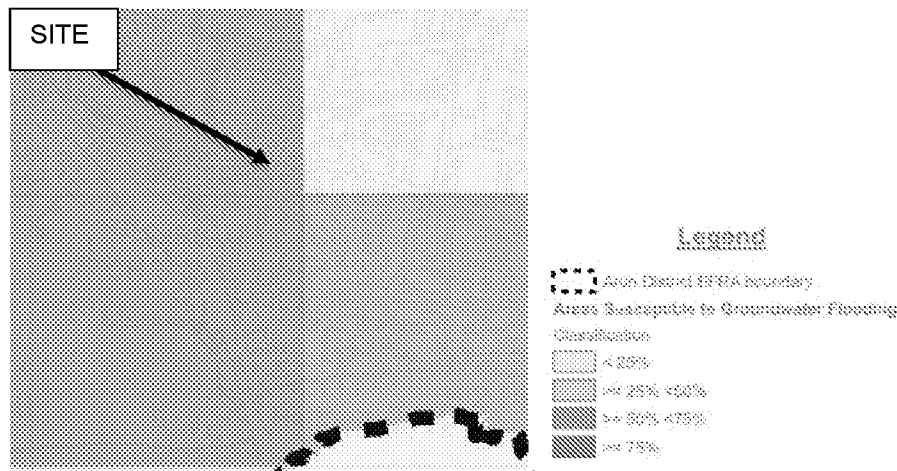


Figure 10: Groundwater susceptibility map extract

6.4 Sewer

- 6.4.1 Incidents of sewer flooding are detailed by Southern Water in their DG5 register. Adur has tabulated recorded incidents based on postcode areas and the proposed development site is shown to be with a postcode area (BN17 5--) with 22 recorded flood incidents.

6.5 Reservoir

- 6.5.1 The EA mapping for reservoir flooding shows the proposed development site is unlikely to be at risk from this source.

7.0 CLIMATE CHANGE ALLOWANCES

- 7.1 Making an allowance for climate change in the design of surface water drainage systems will help to minimise vulnerability and provide resilience to flooding and coastal change in the future. Climate Change allowances vary across the UK subject to catchment conditions and are based on climate change projections and different scenarios of carbon dioxide (CO₂) emissions to the atmosphere.
- 7.2 Climate change already seen in the UK is consistent with the UKCP02 scenarios. These suggested that winters would become wetter over the whole of the UK, by as much as 20% by the 2050's and upwards of 40% for epoch to 2115. Therefore a 40% allowance for climate change has been considered for all design storm events.
- 7.3 Tidal climate change allowances are defined by the EA by river Basin District. For this FRA we will consider the Upper End allowance and this is shown to be a 1.6m increase within the EA data published online

8.0 RESIDUAL RISKS

- 8.1 Residual risks will be limited to exceedance rainfall events causing overtopping of the designed drainage or blockage in underground drainage.
- 8.2 As stated previously it is recommended finished floor levels are sited a minimum of 300mm above external ground levels, where feasible, to protect properties from overland flows.
- 8.3 If raising ground floor is not feasible, due to disabled access requirements to the ground floor units, then it is recommended flood proof doors and similar flood proofing is incorporated, up to a depth of 300mm minimum, into the proposals to reduce and mitigate the potential for water to enter the commercial ground floor areas.
- 8.4 Ground levels will also be designed, where feasible, to drain runoff away from proposed buildings towards low risk areas.

9.0 FLOOD RISK MANAGEMENT MEASURES

- 9.1 Given the development site is situated within a flood risk area flood mitigation measures are recommended to mitigate against potential flood events
- 9.2 It is recommended that the finished floor levels of the residential portion of the building are set no lower than 6.03mAOD to provide 600mm Freeboard to the potential extreme flood level.
- 9.3 Finished floor levels of the ground floor should ideally be sited a minimum of 300mm above external ground levels, where feasible, to protect against the effects of potential surface water flooding in the 1in100yr rainfall event.
- 9.4 If raising ground floor is not feasible, due to disabled access requirements to the ground floor units, then it is recommended flood proof doors and similar flood proofing is incorporated, up to a depth of 300mm minimum, into the proposals to reduce and mitigate the potential for water to enter the commercial ground floor areas.
- 9.5 Safe refuge would be available within the HMO area of the development until tide levels recede.
- 9.6 It is recommended, due to the risk of flooding, that the ground floor be constructed in a flood resilient manner in accordance with the DEFRA document - Improving the flood performance of new buildings: flood resilient construction.

This should include:

- concrete floors at ground floor where feasible
 - Raised electrical wiring
 - use closed-cell insulation below predicted flood level in external walls and on pipework and services
 - specify PVC-U, aluminium (and aluminium-faced or foam-core door panels)
 - air brick protection
 - fixtures and fittings to be made from waterproof materials,
- 9.7 The EA operates a 24-hour telephone service on 0345 988 1188 that provides frequently updated flood warnings and associated floodplain information. Further information can be found on www.environment-agency.gov.uk/floodline. Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to occupants by telephone, mobile phone, fax or pager. The proposed development site is located within an EA Flood Warning Service Area. As such, it is recommended that all site users sign up to this service.

10.0 CONCLUSION

- 10.1 Meridian Civil Engineering Consultancy LTD (MCEC) has been instructed by 71 High Street Limited to prepare a site-specific Flood Risk Assessment (FRA) for the development at 71 High Street Littlehampton BN17 5AE.
- 10.2 It is understood the proposed development is for Refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, 23 bed HMO scheme above together with the change of the use to the former bank (Use Class E) to four commercial units (Use Class E).
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- 10.5 Based on the lidar data and potential flood level data should the flood defences not be effective then water depths on site could reach 3.03m for the 1in200yr tidal event with climate change. As such it is recommended that the finished floor levels of the residential portion of the building are set no lower than 6.03mAOD to provide 600mm Freeboard to the potential extreme flood level. Safe refuge would be available within the HMO area of the development until tide levels recede.
- 10.6 The EA Long Tern flood risk mapping for Surface Water (Figure 4) shows the proposed built area to be within an area at high Risk from Surface Water flooding. High risk means that each year this area has a chance of flooding of greater than 3.3%.
- 10.7 The EA mapping demonstrates that the site is shown potentially affected during the Medium risk rainfall event. Medium risk means that each year this area has a chance of flooding between 3.3% and 1%. It can be seen water depths of between 0.15m and 0.30m are expected at the building frontage on East Street with water depths between 0.30m and 0.60m within the road corridor. As such Finished floor levels of the ground floor should be sited a minimum of 300mm above external ground levels, where feasible, to protect against the effects of potential surface water flooding in the 1in100yr rainfall event.
- 10.8 If raising ground floor is not feasible, due to disabled access requirements to the ground floor units, then it is recommended flood proof doors and similar flood proofing is incorporated at ground floor, up to a depth of 300mm minimum, into the proposals to reduce and mitigate the potential for water to enter the commercial ground floor areas.
- 10.9 The development site is shown within a flood warning area as defined by Arun District Council SFRA mapping.
- 10.10 The EA operates a 24-hour telephone service on 0345 988 1188 that provides frequently updated flood warnings and associated floodplain information. Further information can be found on www.environment-agency.gov.uk/floodline. Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to occupants by telephone, mobile phone, fax or pager. The proposed development site is located within an EA Flood Warning Service Area. As such, it is recommended that all site users sign up to this service.
- 10.11 Given the development site is situated within a flood risk area, flood mitigation measures are recommended to mitigate against potential flood events.

10.12 It is recommended that the finished floor levels of the residential portion of the building are set no lower than 6.03mAOD to provide 600mm Freeboard to the potential extreme flood level.

10.13 It is recommended, due to the risk of flooding, that the ground floor be constructed in a flood resilient manner in accordance with the DEFRA document - Improving the flood performance of new buildings: flood resilient construction.

This should include:

- concrete floors at ground floor where feasible
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- specify PVC-U, aluminium (and aluminium-faced or foam-core door panels)
- air brick protection
- fixtures and fittings to be made from waterproof materials,

10.14 This report has been produced broadly in accordance with the National Planning Policy Framework (NPPF), West Sussex County Council guidance and Arun District Council Local Planning Authority technical guidance.

APPENDIX I Architects plans

Area schedule
(all areas quoted are GIA)

Ground Floor Commercial Units -

Unit 1 - 61 sqm
Unit 2 - 61 sqm
Unit 3 - 41 sqm
Unit 4 - 36 sqm

First Floor Residential Units -

Unit 1 - Double - Ensuite - 14.5 sqm
Unit 2 - Double - Ensuite - 14.2 sqm
Unit 3 - Double - Ensuite - 15 sqm
Unit 4 - Double - Ensuite - 13.4 sqm
Unit 5 - Double - Ensuite - 13.4 sqm
Unit 6 - Double - Ensuite - 13.4 sqm
Unit 7 - Double - Ensuite - 14.5 sqm
Unit 8 - Single - Ensuite - 16 sqm
Unit 9 - Single - 9.9 sqm
Unit 10 - Single - 9.9 sqm
Unit 11 - Single - Ensuite - 12.3 sqm

A - Kitchen & Dining - 21 sqm
B - Kitchen & Dining - 30 sqm

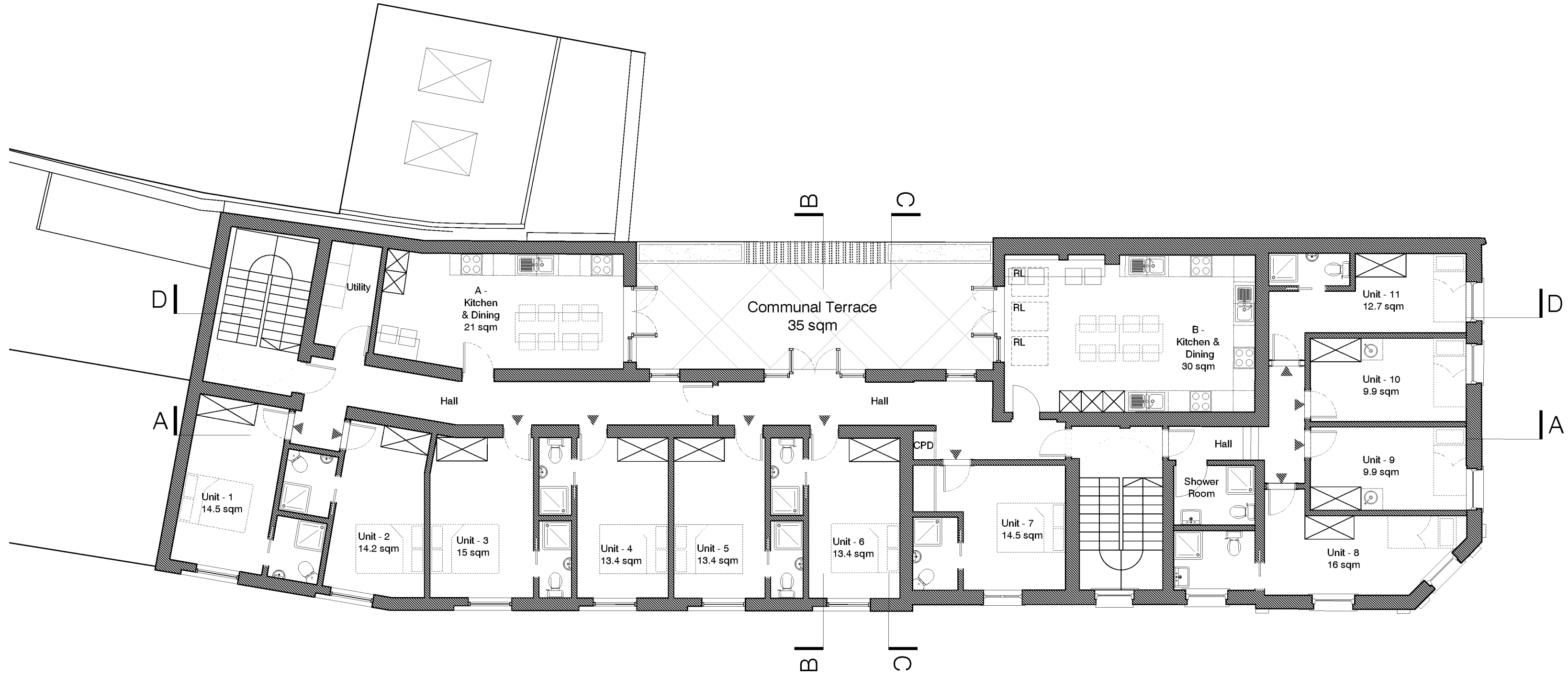
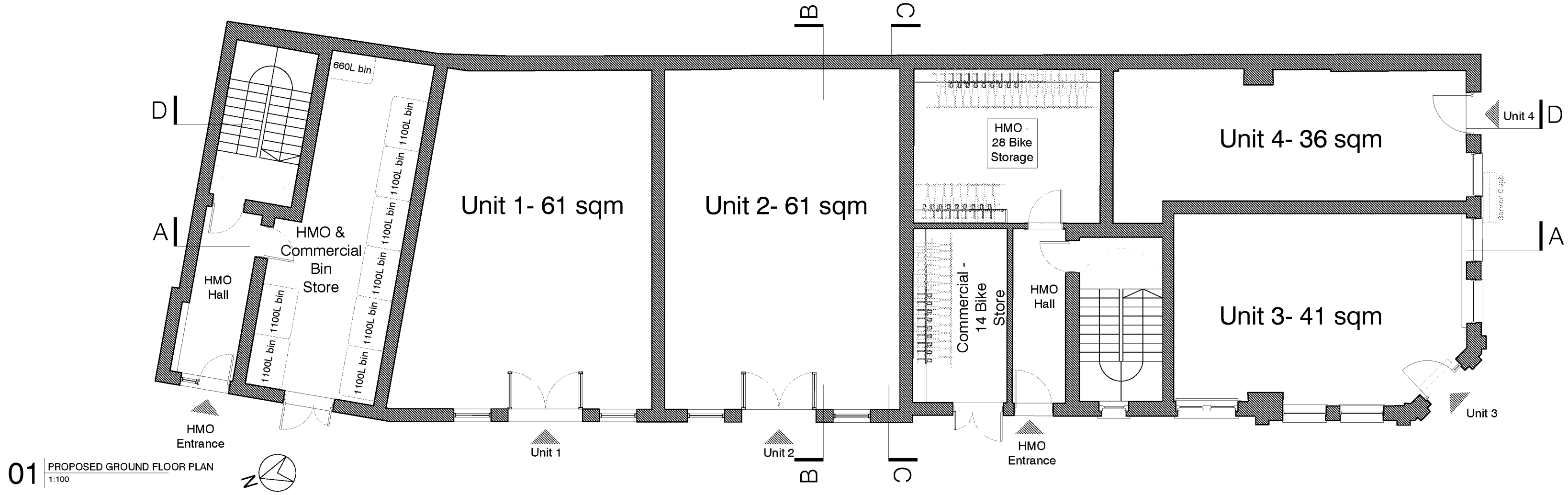
Second Floor Residential Units -

Unit 12 - Double - Ensuite - 14.5 sqm
Unit 13 - Double - Ensuite - 14.2 sqm
Unit 14 - Double - Ensuite - 15 sqm
Unit 15 - Double - Ensuite - 13.4 sqm
Unit 16 - Double - Ensuite - 13.4 sqm
Unit 17 - Double - Ensuite - 13.4 sqm
Unit 18 - Double - Ensuite - 13.8 sqm
Unit 19 - Single - Ensuite - 16.3 sqm
Unit 20 - Single - Ensuite 16 sqm
Unit 21 - Single - 10.5 sqm
Unit 22 - Single - 10.2 sqm
Unit 23 - Single - Ensuite - 12.7 sqm

C - Kitchen & Dining - 21 sqm

Total Commercial Area - 199 sqm
Total Residential Area - 309.9 sqm
Total Kitchen & Dining Area - 72 sqm
Communal Terrace Area - 35 sqm

All HMO room GIA's include the ensuite's



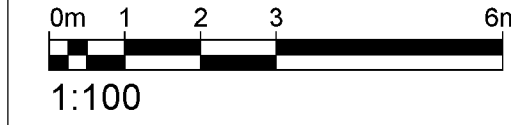
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.

1. THE BOUNDARIES SHOWN ARE BASED ON INFORMATION BY OTHERS. ALL BOUNDARIES TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

2. TOPOGRAPHICAL LEVELS TO BE CONFIRMED.

3. DESIGN & QUOTED AREAS ARE SUBJECT TO DESIGN DEVELOPMENT & SIMILATORY CONSTITUTE.

4. ALL SURVEY INFORMATION SHOWN IS SUBJECT TO FURTHER SITE INVESTIGATION DURING DEMOLITION.



REV	DATE	REVISIONS	CHK
-	-	-	MC

mohsin cooper

ARCHITECTS

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PROJECT :
71 High Street, Littlehampton, BN17 5AE

CLIENT :
Target Five Property Consultants

DRAWING TITLE :
PROPOSED GROUND & FIRST FLOOR PLANS

SCALE : 1:100 @ A1	DRAWN : MC	DATE : SEP 21
CHECKED : MC	DATE : SEP 21	
NUMBER: 0419-P001	REVISION: -	
STATUS: S2	PLANNING APPLICATION	

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B - Kitchen & Dining - 30 sqm

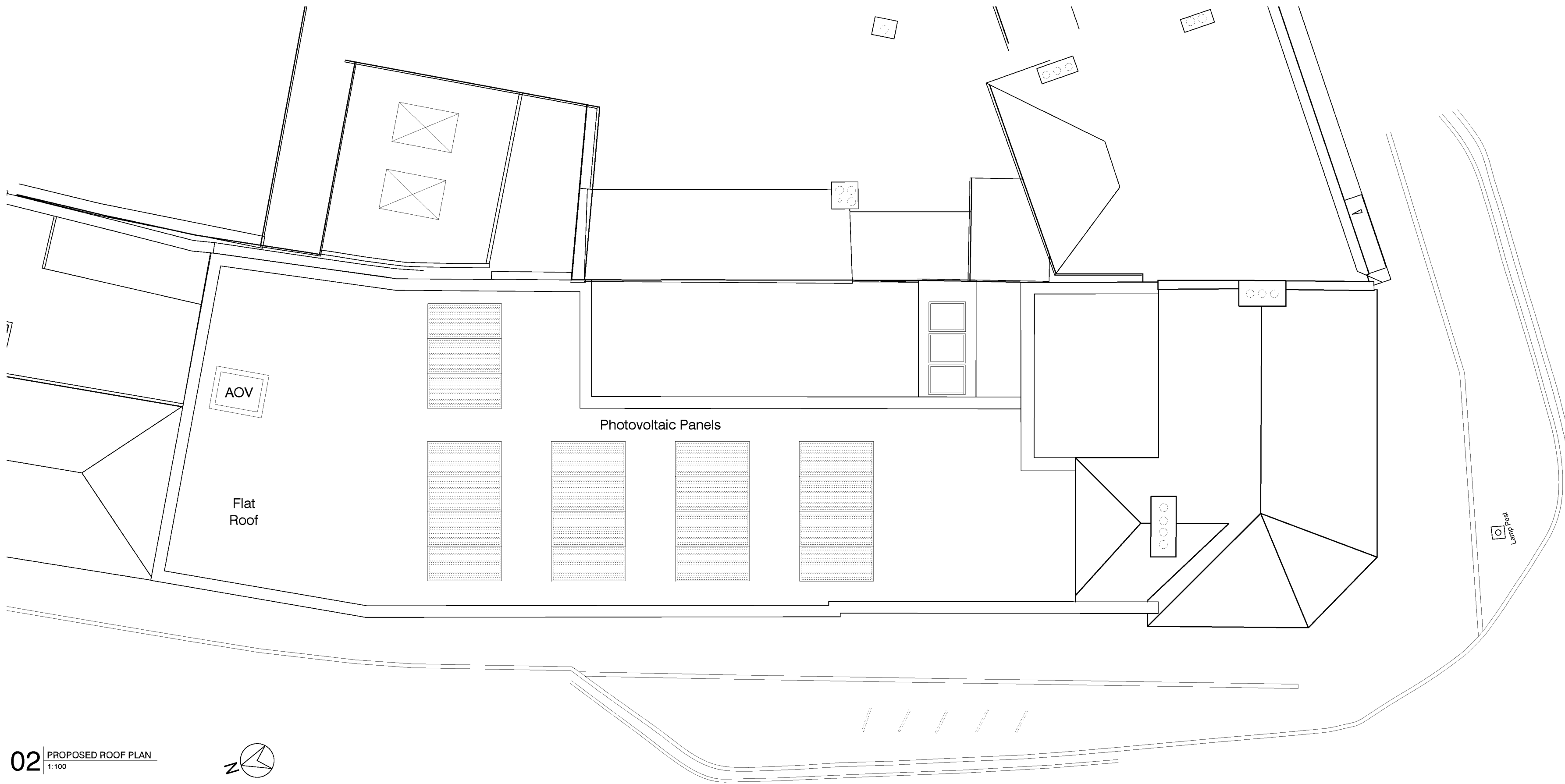
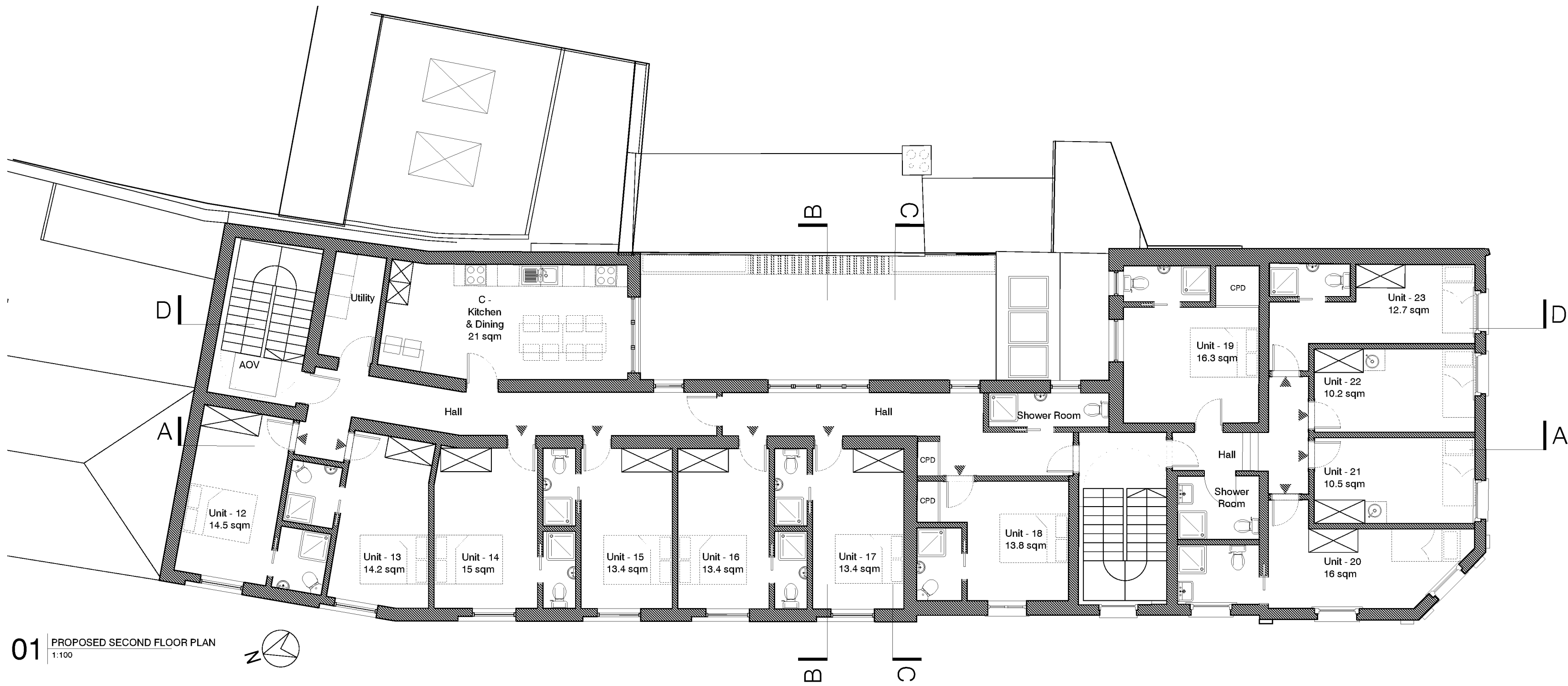
Second Floor Residential Units -

Unit 12 - Double - Ensuite - 14.5 sqm
Unit 13 - Double - Ensuite - 14.2 sqm
Unit 14 - Double - Ensuite - 15 sqm
Unit 15 - Double - Ensuite - 13.4 sqm
Unit 16 - Double - Ensuite - 13.4 sqm
Unit 17 - Double - Ensuite - 13.4 sqm
Unit 18 - Double - Ensuite - 13.8 sqm
Unit 19 - Single - Ensuite - 16.3 sqm
Unit 20 - Single - Ensuite 16 sqm
Unit 21 - Single - 10.5 sqm
Unit 22 - Single - 10.2 sqm
Unit 23 - Single - Ensuite - 12.7 sqm

C - Kitchen & Dining - 21 sqm

Total Commercial Area - 199 sqm
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All HMO room GIA's include the ensuite's



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0m 1 2 3 6m
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REV	DATE	REVISIONS	CHK
-	-	-	MC

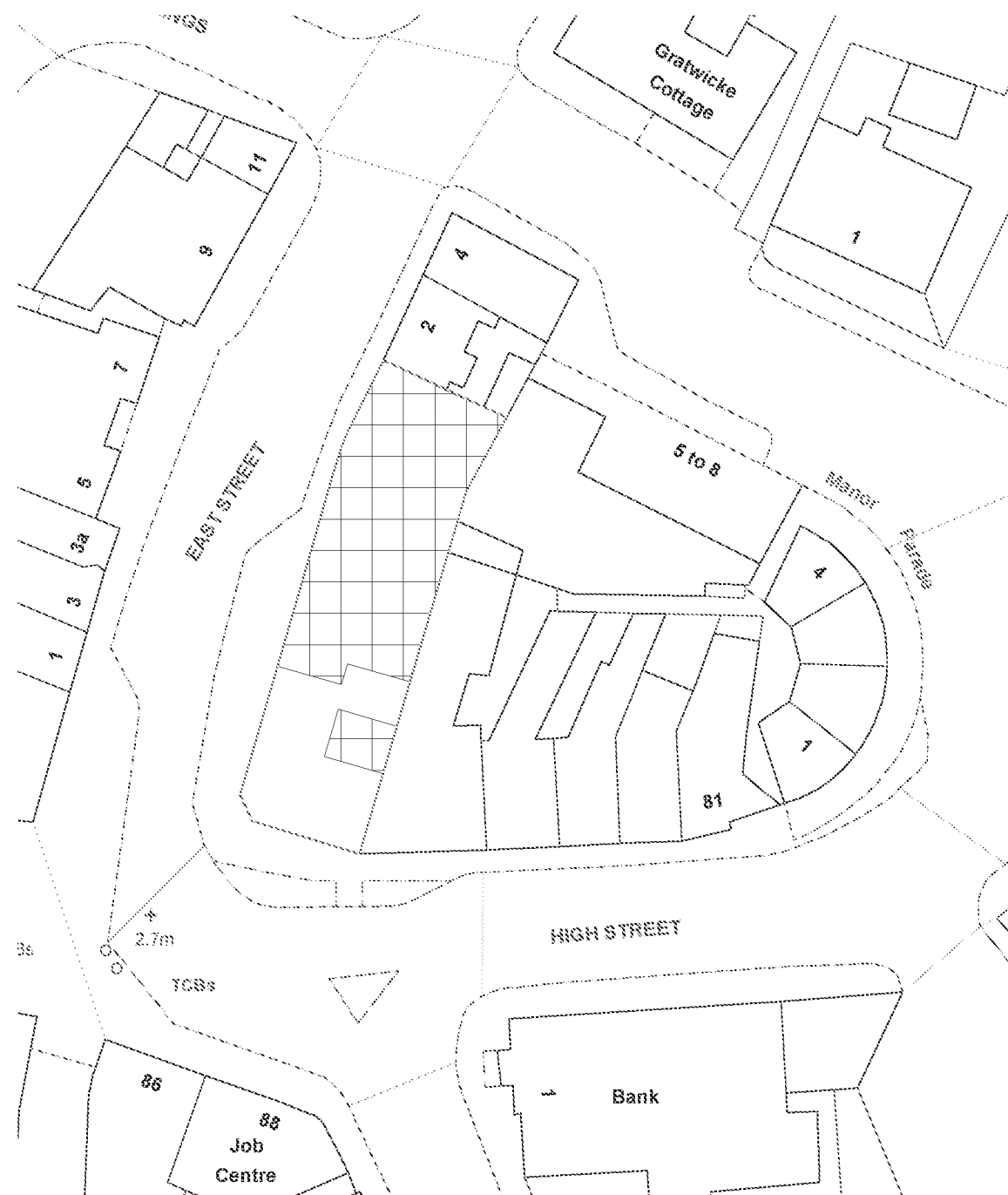
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PROJECT :
71 High Street, Littlehampton, BN17 5AE
CLIENT :
Target Five Property Consultants
DRAWING TITLE :
PROPOSED SECOND FLOOR & ROOF PLANS

SCALE :	DRAWN :	MC	DATE :	SEP 21
1:100 @ A1	CHECKED :	MC	DATE :	SEP 21

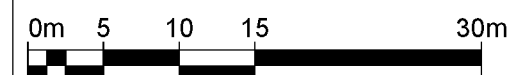
NUMBER :	REVISION :
0419-P002	-

STATUS :	INFORMATION
S2	

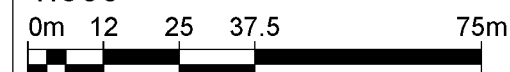


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1:500



1:1250

X	XX.XX.XX	-	MO
REV	DATE	REVISIONS	CHG

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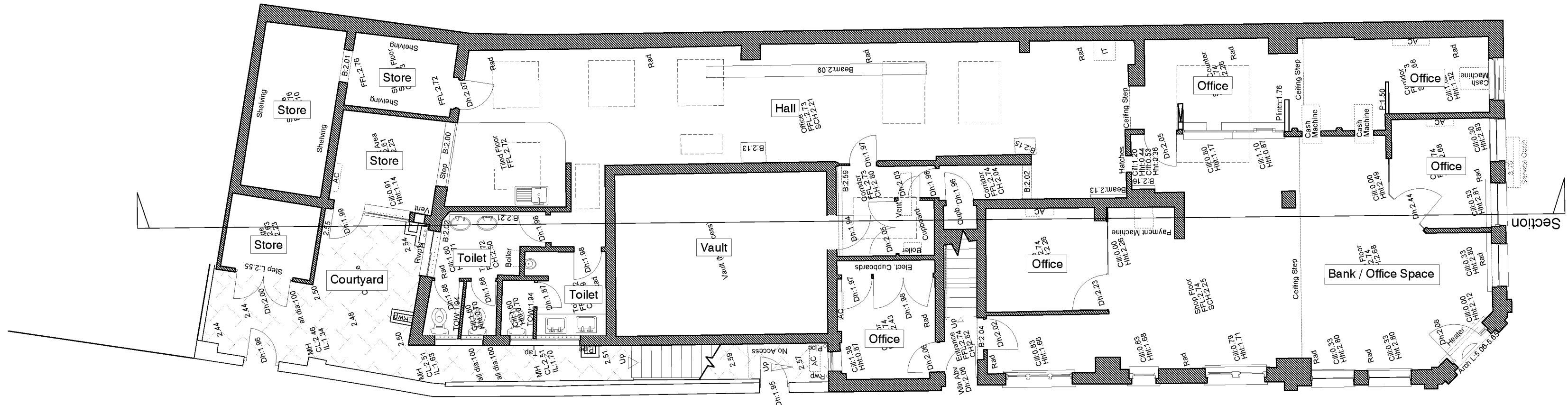
CLIENT :
Target Five Property Consultants

DRAWING TITLE :
EXISTING LOCATION & PROPOSED BLOCK PLAN

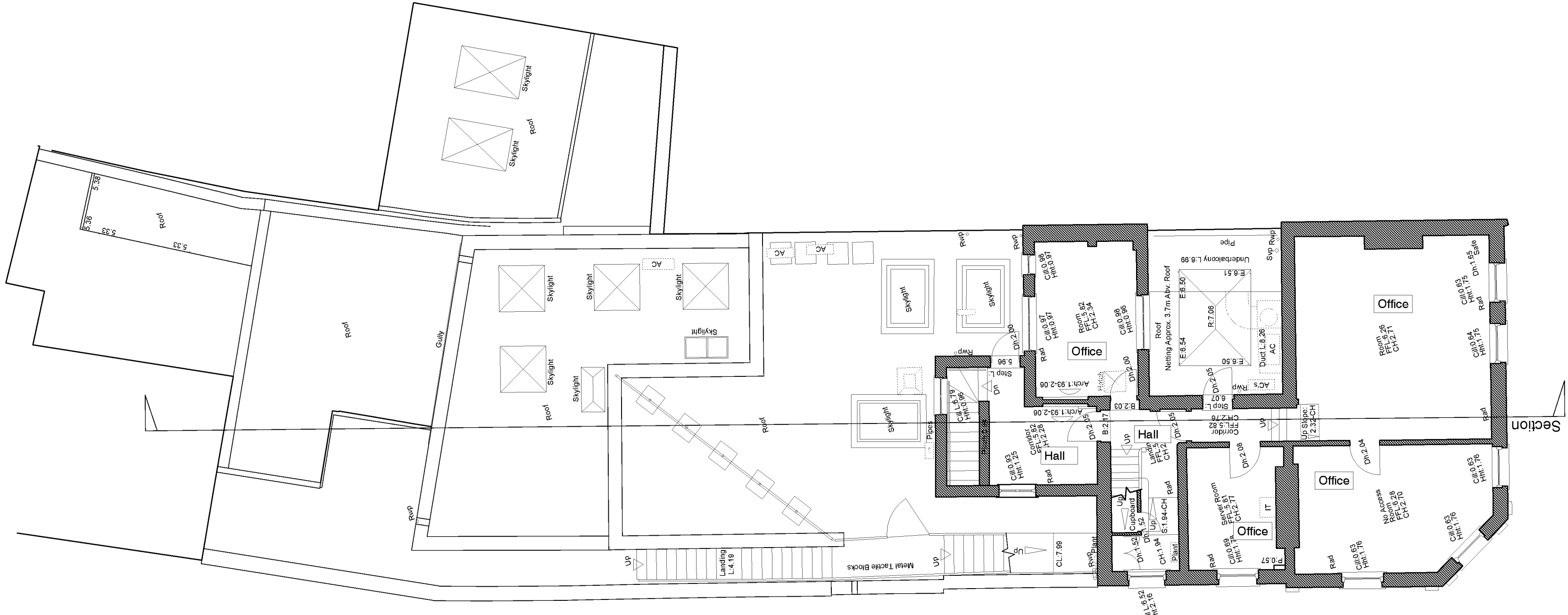
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NUMBER: 0419-S001	REVISION: -
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STATUS:	PLANNING APPLICATION
S2	



01 EXISTING GROUND FLOOR PLAN
1:100



02 EXISTING FIRST FLOOR PLAN
1:100



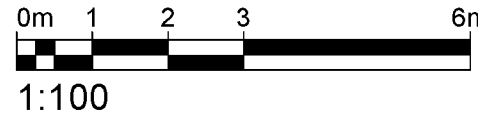
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REV	DATE	REVISIONS	CHK
X	06.03.06	-	MC

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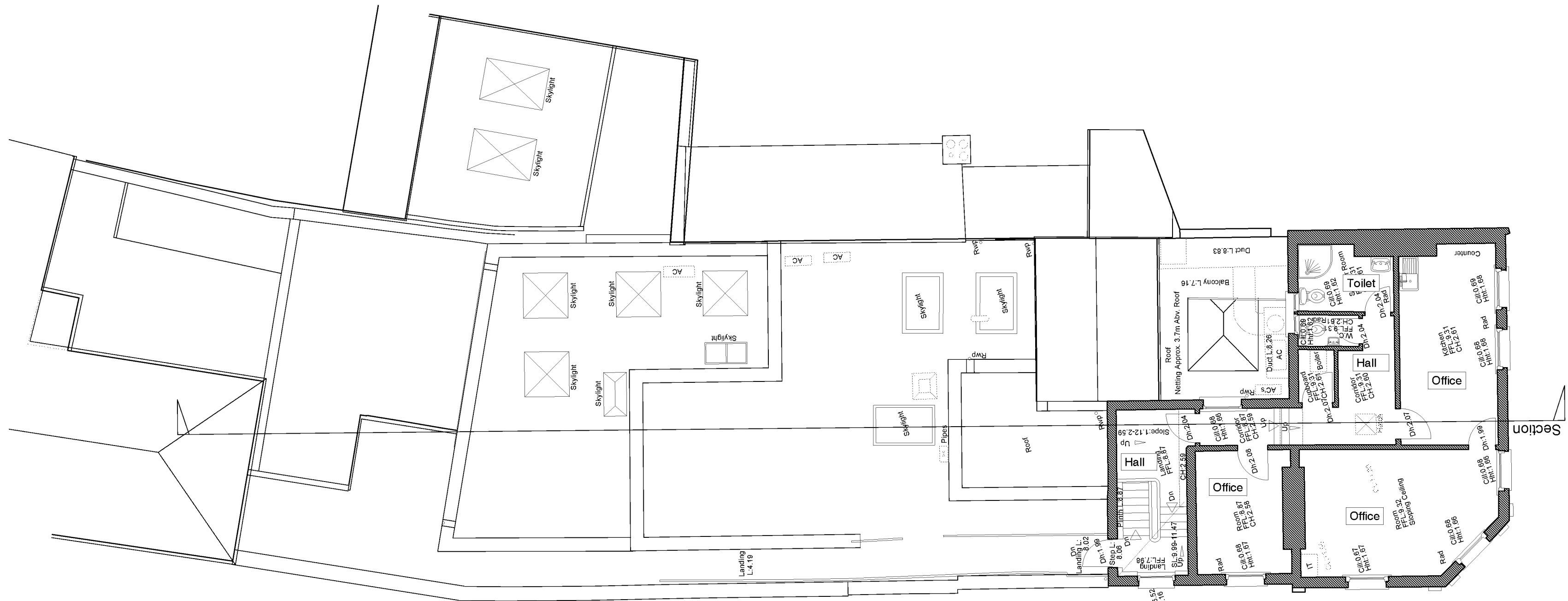
CLIENT:
Target Five Property Consultants

DRAWING TITLE:
EXISTING GROUND & FIRST FLOOR PLANS

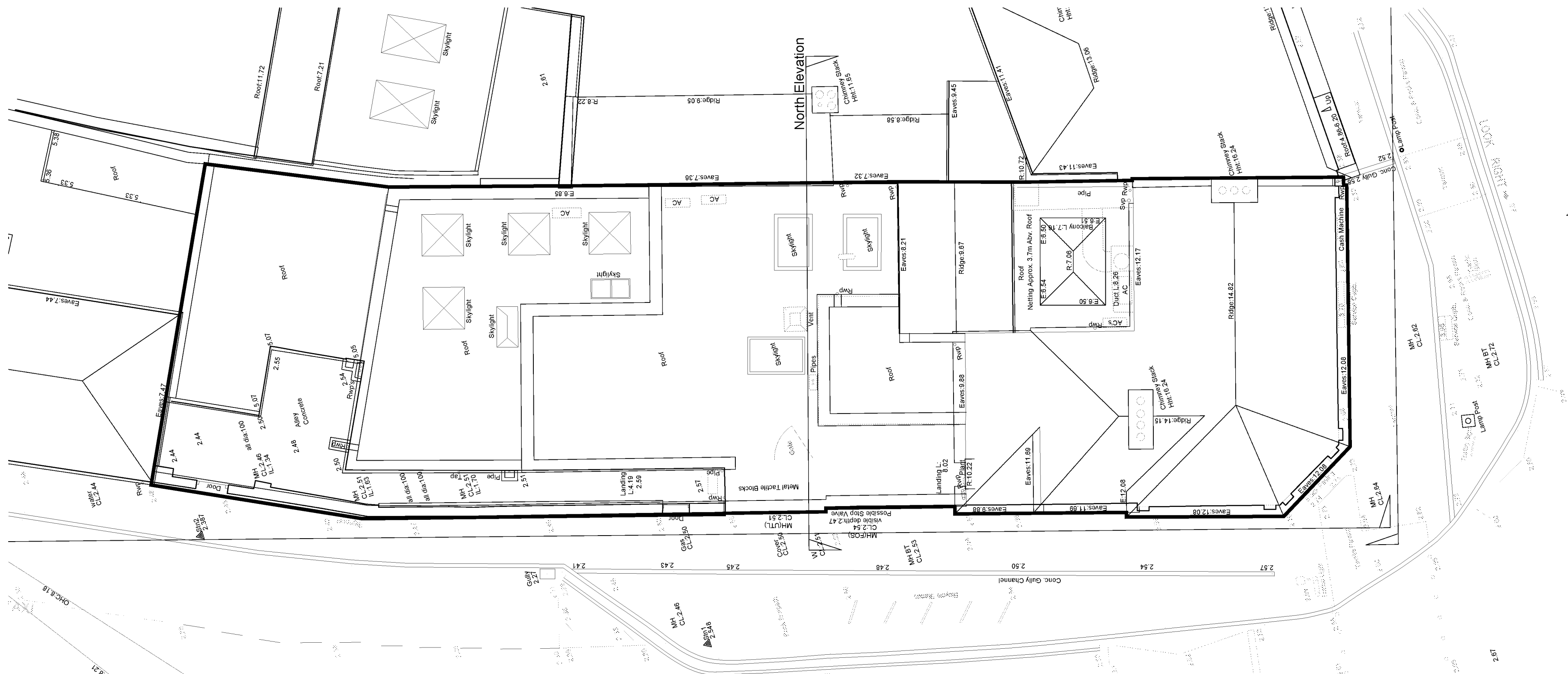
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1:100 @ A1	CHECKED:	MC	DATE:	SEP 2021

NUMBER:	REVISION:
0419-S002	-

STATUS:	PLANNING APPLICATION
S2	



01 EXISTING SECOND FLOOR PLAN
1:100



02 EXISTING ROOF PLAN
1:100

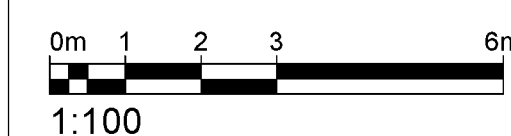
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REV	DATE	REVISIONS	CHK
X	04.03.00	-	MC

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MCHSIN COOPER ARCHITECTS LTD

PROJECT:
71 High Street, Littlehampton, BN17 5AE

CLIENT:
Target Five Property Consultants

DRAWING TITLE:
EXISTING SECOND FLOOR & ROOF PLANS

SCALE:	DRAWN:	MC	DATE:	SEP 2021
1:100 @ A1	CHECKED:	MC	DATE:	SEP 2021
NUMBER:	REVISION:			-
0419-S003				
STATUS:	PLANNING APPLICATION			
S2				