

FLOOD RISK ASSESSMENT

Andersons House
Florence Street
Hitchin
Hertfordshire
SG5 1RA

Prepared for:
One YMCA

6th September 2024

Project Number:
RMA-C2752



environmental planning consultancy

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CONTENTS

1	INTRODUCTION	1
	Background	1
	Site Location and Land Use	1
	Proposed Development.....	1
	Requirements for a Flood Risk Assessment.....	1
2	BASELINE ENVIRONMENTAL CONDITIONS.....	3
	Topography	3
	Hydrology	3
	Geology and Hydrogeology	3
3	EXTERNAL FLOOD RISK.....	5
	Flooding Mechanisms	5
	Historic Flooding.....	5
	Surface Water Flood Risk	5
	Groundwater Flood Risk	6
	Safe Access/Egress	6
	Land Use Vulnerability	7
4	CONCLUSIONS	8

FIGURES

Figure 1.1:	Site Location Plan
Figure 3.1:	EA Flood Map for Planning
Figure 3.2:	EA's Surface Water Flood Map
Figure 3.3:	Low Surface Water Flood Depth Map
Figure 3.4:	Medium Surface Water Flood Depth Map
Figure 3.5:	High Surface Water Flood Depth Map
Figure 3.6:	Low Risk Surface Water Hazard Rating
Figure 3.7:	Medium Risk Surface Water Hazard Rating
Figure 3.8:	High Risk Surface Water Hazard Rating

APPENDICES

Appendix A:	Proposed Layout
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1 INTRODUCTION

Background

- 1.1 RMA Environmental Limited was commissioned by One YMCA to prepare a Flood Risk Assessment (FRA) to support a YMCA Hostel on Florence Street in Hitchin, North Hertfordshire.
- 1.2 This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF), associated Planning Practice Guidance (PPG) and Environment Agency (EA) standing advice on flood risk for new development.

Site Location and Land Use

- 1.3 The site extends to an area of 0.52 hectares (ha) and is located at National Grid Reference TL 18912 29845 (refer to Figure 1.1). Florence Street is located along the western boundary of the site and residential dwellings are located north, east and south of the site.
- 1.4 Further details on site topography, geology and hydrology are set out in Section 2.

Proposed Development

- 1.5 There is no material change to the building in terms of its footprint or external appearance, the purpose this change of use application is to repurpose the site from C2 to Sui Generis to provide accommodation for 96 people in shared and supported accommodation (refer to Appendix A).

Requirements for a Flood Risk Assessment

- 1.6 The requirements for FRA are provided in the NPPF and associated PPG. Paragraph 167 of the NPPF (2023) requires that a site-specific FRA should be submitted with planning applications:
 - for all sites greater than 1 ha in Flood Zone 1;
 - for sites of any size within Flood Zones 2 or 3;
 - in an area within Flood Zone 1 which has critical drainage problems;
 - in an area within Flood Zone 1 which is identified in a strategic flood risk assessment as being at increased flood risk in the future; and/or
 - an area within Flood Zone 1 that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
- 1.7 The EA Flood Zones are defined as follows:

- Flood Zone 1 is defined as land with little or no flood risk (an annual exceedance probability [AEP] of flooding of less than 0.1%);
 - Flood Zone 2 is defined as having a medium flood risk (an AEP of between 0.1% and 0.5% for tidal areas or 0.1% and 1.0% for rivers);
 - Flood Zone 3 is defined as high risk (with an AEP of greater than 0.5% for tidal areas or greater than 1.0% for rivers); and
 - Flood Zone 3 is additionally delineated into Flood Zone 3a (with an AEP of greater than 0.5% for tidal areas or greater than 1.0% for rivers) and Flood Zone 3b (known as the functional floodplain, which is defined for land where water has to flow or be stored in times of flood and normally corresponds to the 3.3% AEP event).
- 1.8 FRAs should describe and assess all flood risks (from rivers, the sea, sewers, surface water, reservoirs and groundwater) to and from the development and demonstrate how they will be managed, including an evaluation of climate change effects.

2 BASELINE ENVIRONMENTAL CONDITIONS

Topography

- 2.1 Light Detection and Ranging (LiDAR) data has been reviewed for the site and this confirms that the site slopes in a westerly direction. Levels of 58.7 metres above Ordnance Datum (mAOD) are recorded along the eastern boundary of the site and levels of 57.7 mAOD are recorded along the western boundary of the site.

Hydrology

- 2.2 The closest 'main river'¹ to the site is the River Purwell which is located approximately 660 m north-east of the site and flows in a northerly direction.
- 2.3 The River Hiz, an 'ordinary watercourse'² is located 65 m west of the site and is an open watercourse. It flows in a northerly direction and forms a tributary of the River Purwell. According to FEH Catchment data, the catchment area of the River Hiz is 13.43 km² at the nearest location to the site.
- 2.4 There are no other significant watercourses or water bodies within the surrounding area.

Geology and Hydrogeology

- 2.5 According to the British Geological Survey (BGS) online viewer, the site is underlain by the superficial deposits of the Lowesoft Formation comprising of diamicton.
- 2.6 The majority of the site is further underlain by the bedrock geology of the West Melbury Marly Chalk Formation comprising chalk. The north-eastern corner of the site is underlain by the bedrock geology of the Gault Formation comprising mudstone.
- 2.7 The EA classify the superficial Lowestoft Formation as a Secondary B Aquifer; these are rocks that are defined by the EA as *"predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers"*
- 2.8 The EA classify the bedrock geology of the West Melbury Marly Chalk Formation as a Principal Aquifer; these are defined as *"layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer."*

¹ Main river is defined by the EA as any watercourse that contributes significantly to the hydrology of a catchment.

² Ordinary watercourse is defined by the EA as any watercourse including every river, stream, ditch, drain, cut, dyke, sluice, sewer (other than a public sewer) and passage through which water flows and which does not form part of a main river.

- 2.9 The bedrock geology of the Gault Formation is classified as Unproductive Strata which are defined as *“rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow”*.
- 2.10 The site is not located within a groundwater Source Protection Zone (SPZ).

3 EXTERNAL FLOOD RISK

Flooding Mechanisms

- 3.1 The EA's flood map for planning (refer to Figure 3.1) indicates that the site is located entirely within Flood Zone 1 (low risk). Land located within Flood Zone 2 (medium risk) and Flood Zone 3 (high risk) is located 66 m west of the site and 1.5 m lower in elevation and therefore it is considered that the site will remain within Flood Zone 1 with the added effects of climate change for its operational lifetime.
- 3.2 The EA's surface water flood risk mapping (refer to Figure 3.2) identifies that the car park within the south-eastern part of the site has up to a high risk of surface water flooding. As well as this, Florence Street along the western boundary of the site has up to a high risk of surface water flooding. This is discussed further below.
- 3.3 A review of the Hertfordshire Strategic Flood Risk Assessment Level 1 (2022)³ (SFRA) includes a map of the district showing the susceptibility to groundwater flooding and this concludes that the site is located in an area which has a high susceptibility to groundwater flooding. This is discussed further below.
- 3.4 There are no other significant sources of flooding at the site, i.e. from reservoirs or sewers.
- 3.5 On the basis of the above, the primary source of flooding is from surface water which is discussed below.

Historic Flooding

- 3.6 The EA's historic flood map confirms that the closest historic flood record is a 1947 event located 460 m north-east of the site associated with the River Purwell.

Surface Water Flood Risk

- 3.7 The EA's surface water flood risk mapping (refer to Figure 3.2) identifies that the car park area has up to a high risk of surface water flooding, as well as Florence Street along the western boundary of the site.
- 3.8 The areas of flooding within the site are associated with surface water flow paths that are located along Florence Street to the west and Nightingale Road to the south. Flooding from these areas overspill and pond within the car park area of the site.
- 3.9 The EA's surface water flood depth mapping for the low, medium and high risk events has been reviewed for the site and surrounding area and these are shown Figures 3.3, 3.4 and 3.5, respectively. The key points in relation to the assessment of surface water flood risk are as follows:

³ Hertfordshire. 2022. Strategic Flood Risk Assessment Level 1.

- during a low and medium risk surface water flood event, there is ponding up to 900 mm depth in the car park to the south of the site. Depths of up to 600 mm are present along Florence Street to the west; and
 - during a high risk surface water flood event, there is ponding up to 600 mm depth in the car park to the south of the site. Depths of up to 300 mm are present along Florence Street to the west.
- 3.10 It is important to note that the EA's surface water flood risk mapping shows what "*happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead*". It is noted that this type of flooding is difficult to predict and was based on the best information available to the EA regarding ground levels and drainage. The mapping does not take into consideration any highway drains that are likely to be present within Nightingale Road and Florence Street and within the car park on site and therefore the depths of surface water are likely to be less than is shown on the flood maps.
- 3.11 Given that there is no material change to the building in terms of its footprint or external appearance and the purpose of the planning application is to repurpose the site from C2 to Sui Generis to provide accommodation for 96 people in shared and supported accommodation, the land use vulnerability is not changing and it is considered that the development will not increase surface water flooding at the site.

Groundwater Flood Risk

- 3.12 As reported above, a review of the Hertfordshire Level 1 SFRA includes a map of the district showing the susceptibility to groundwater flooding and this concludes that the site is located in an area with a high susceptibility to groundwater flooding.
- 3.13 This is likely to be as a result of the site being located on chalk which is classified as a Principal Aquifer.
- 3.14 The development will not include any material changes to the footprint of the development or any additional basements or lower ground floor levels and it is therefore considered that the risk of groundwater flooding on site remains unchanged compared to the existing site use.

Safe Access/Egress

- 3.15 Access/egress is via Florence Street to the west of the site. As reported above, the access/egress route is reported to have up to high surface water flood risk with maximum depths of 900 mm.
- 3.16 DEFRA's surface water hazard dataset that has been reviewed for the Low, Medium and High surface water flood events. During the low risk event (Figure 3.6), the hazard mapping shows that the extent of Florence Street directly outside of the site has a "Danger for Most" Hazard rating and this reduces to 'Very Low Hazard – Caution' 80 m south of the site.

- 3.17 During a medium risk event (Figure 3.7), the hazard mapping shows that the extent of Florence Street outside the site has a 'Danger for Some – children/elderly' and during a high risk (Figure 3.8) event there is a 'Very Low Hazard – Caution) surface water hazard rating.
- 3.18 It is important to note that these hazard maps are based on the EA surface water flood maps which are considered worst-case scenarios as they do not take into consideration any surface water drains that are present within the roads on the site or elsewhere.
- 3.19 In the worst case scenario, safe refuge can be provided within the building on site and the hazard rating confirms that emergency services would be able to access the site from Florence Street.

Land Use Vulnerability

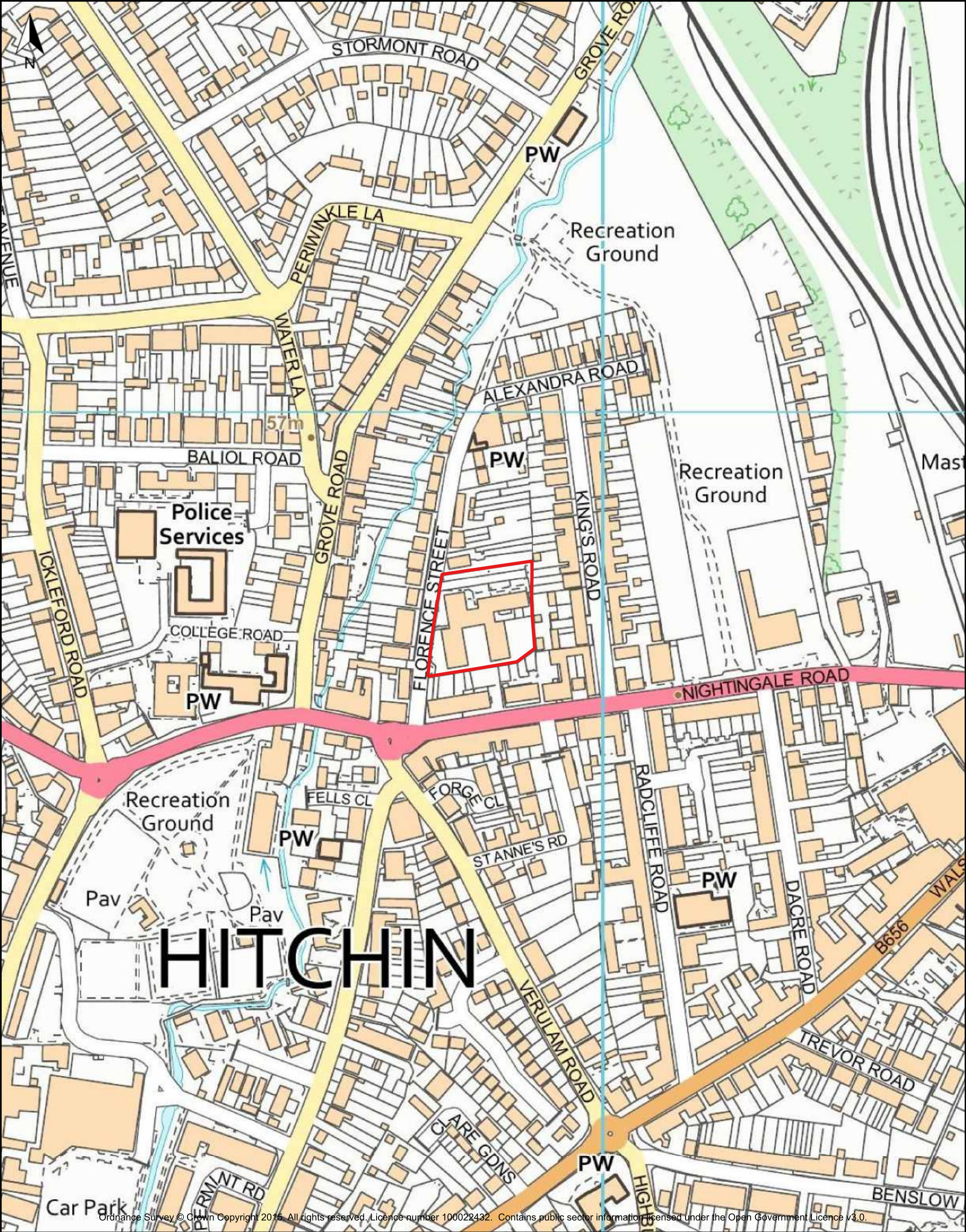
- 3.20 Table 2 of the NPPF PPG sets out a schedule of land uses based on their vulnerability or sensitivity to flooding. As set out in Table 2, 'social services home' is classified as a land use that is 'more vulnerable' to flooding. Referring to Table 3 of the PPG, more vulnerable development is considered appropriate within Flood Zone 1 within which the site is located.

4 CONCLUSIONS

- 4.1 The requirements for Flood Risk Assessment are provided in the NPPF and its associated Planning Practice Guidance, together with the EA's Guidance Notes. This policy and associated guidance have been followed in the preparation of this FRA.
- 4.2 The EA's flood map for planning indicates that the site is located entirely within Flood Zone 1 (low risk). Land located within Flood Zone 2 (medium risk) and Flood Zone 3 (high risk) is located 66 m west of the site and 1.5 m lower in elevation and therefore it is considered that the site will remain within Flood Zone 1 with the added effects of climate change for its operational lifetime.
- 4.3 The EA's surface water flood risk mapping identifies that the car park area has up to a high risk of surface water flooding, as well as Florence Street along the western boundary of the site. The areas of flooding within the site are associated with surface water flow paths that are located along Florence Street to the west and Nightingale Road to the south. Flooding from these area overspill and pond within the car park area of the site.
- 4.4 It is important to note that the EA's surface water flood risk mapping shows what "*happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead*". It is noted that this type of flooding is difficult to predict and was based on the best information available to the EA regarding ground levels and drainage. The mapping does not take into consideration any highway drains that are likely to be present within Nightingale Road and Florence Street and within the car park on site and therefore the depths of surface water is likely to be less than what is shown on the flood maps.
- 4.5 Given that there is no material change to the building in terms of its footprint or external appearance and the purpose of an application at this site is to repurpose the site from C2 to Sui Generis to provide accommodation for 96 people in shared and supported accommodation, the land use vulnerability is not changing and it is considered that the development will not increase surface water flooding at the site.
- 4.6 A review of the Hertfordshire Level 1 SFRA includes a map of the district showing the susceptibility to groundwater flooding and this concludes that the site is located in an area with a high susceptibility to groundwater flooding. This is likely to be as a result of the site being located on chalk which is classified as a Principal Aquifer.
- 4.7 The development will not include any material changes to the footprint of the development or any additional basements or lower ground floor levels and it is therefore considered that the risk of groundwater flooding on site remains unchanged compared to the existing site use.

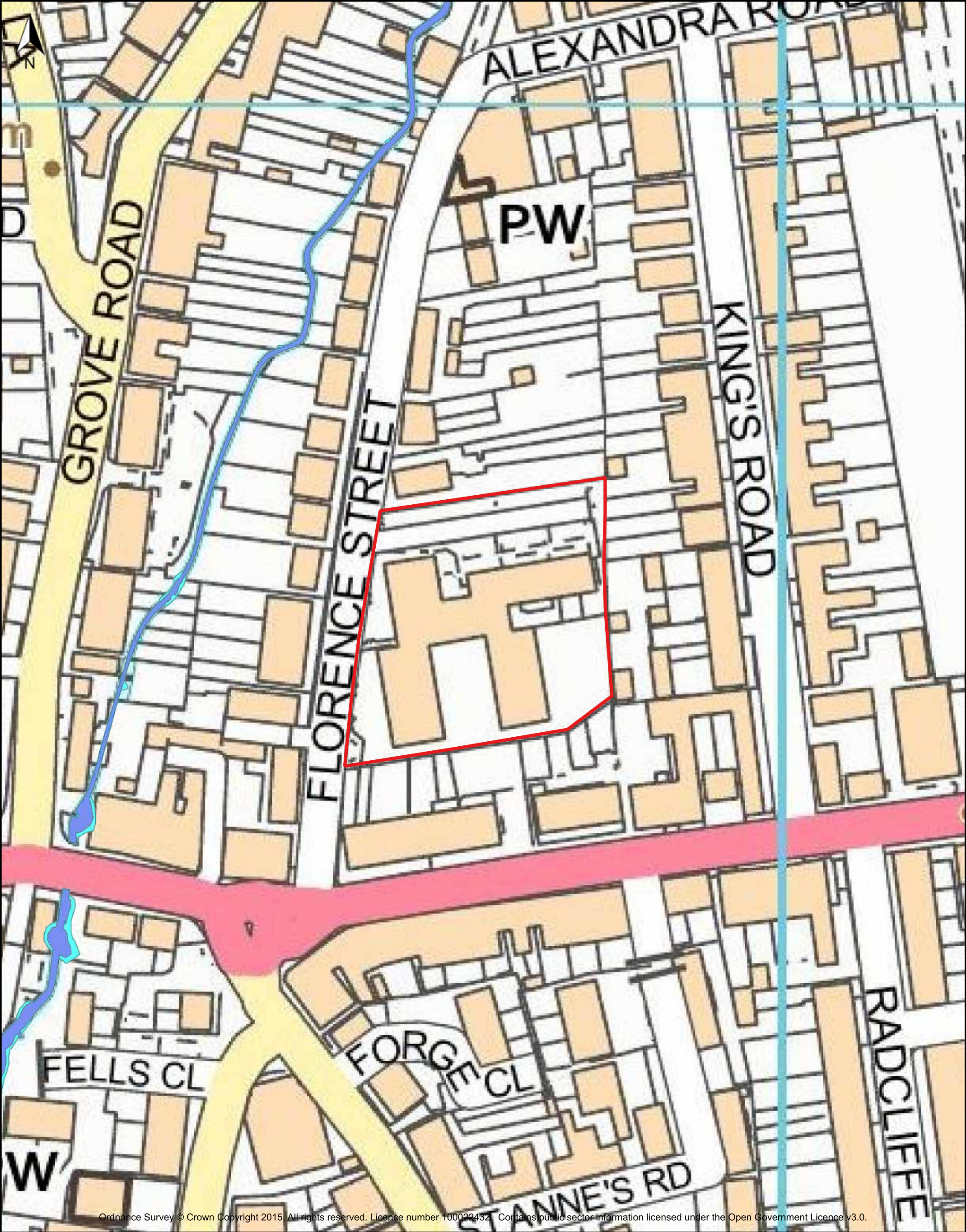
- 4.8 Access/egress is via Florence Street to the west of the site. The access/egress route is reported to have up to high surface water flood risk with maximum depths of 900 mm. DEFRA's surface water hazard dataset that has been reviewed for the Low, Medium and High surface water flood events. During the low risk event (Figure 3.6), the hazard mapping shows that the extent of Florence Street directly outside of the site has a "Danger for Most" Hazard rating and this reduces to 'Very Low Hazard – Caution' 80 m south of the site.
- 4.9 During a medium risk event (Figure 3.7), the hazard mapping shows that the extent of Florence Street outside the site has a 'Danger for Some – children/elderly' and during a high risk (Figure 3.8) event there is a 'Very Low Hazard – Caution' surface water hazard rating.
- 4.10 In the worst case scenario, safe refuge can be provided within the building on site and the hazard rating confirms that emergency services would be able to access the site from Florence Street.
- 4.11 This FRA has demonstrated that the proposed development will be safe and that it would not increase flood risk elsewhere. Therefore, the development should be deemed appropriate in planning policy terms in its proposed location.

Figures



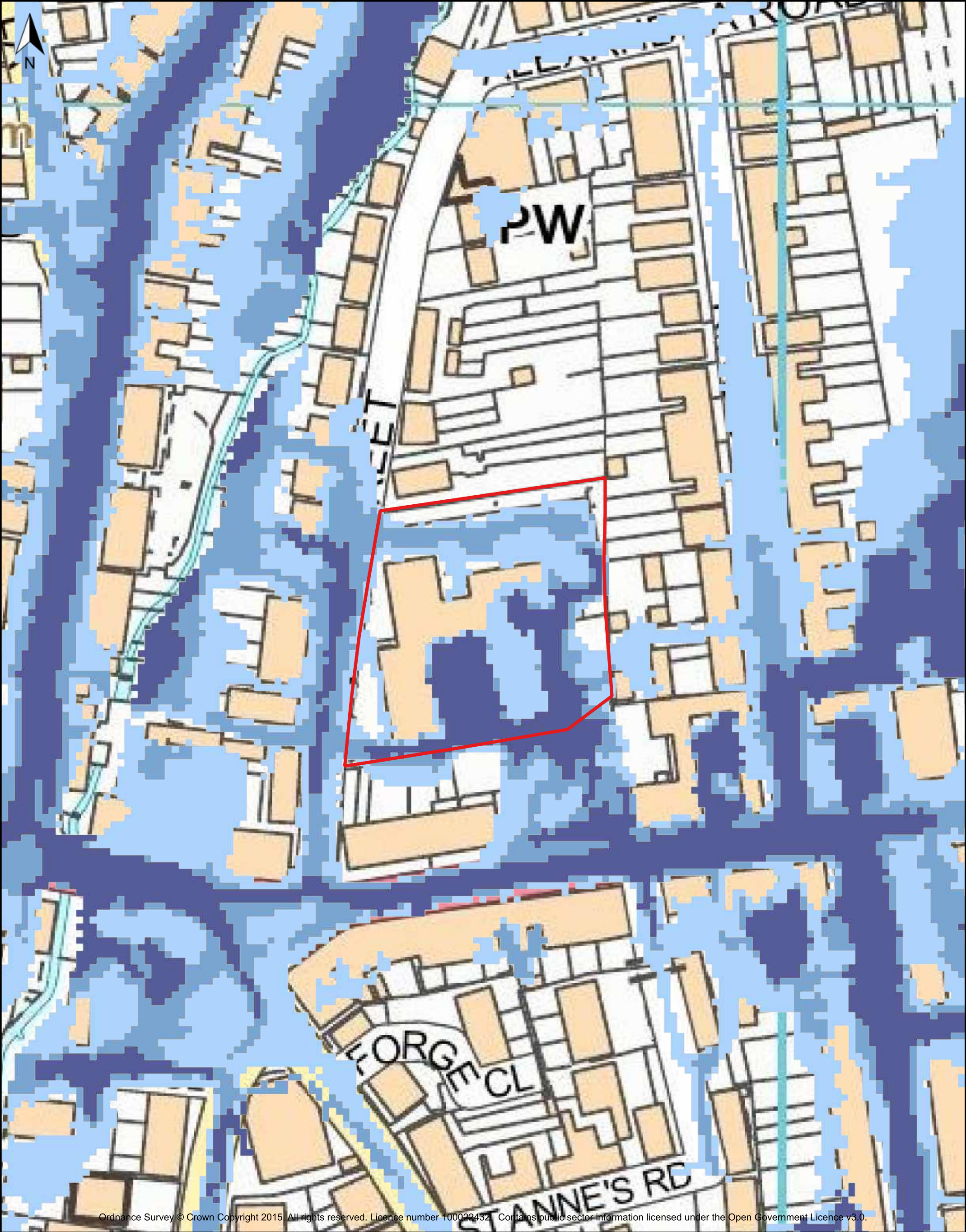
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Key Site Location	Figure 1.1: Site Location Plan		RMA ENVIRONMENTAL			
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	Project: Andersons House YMCA					
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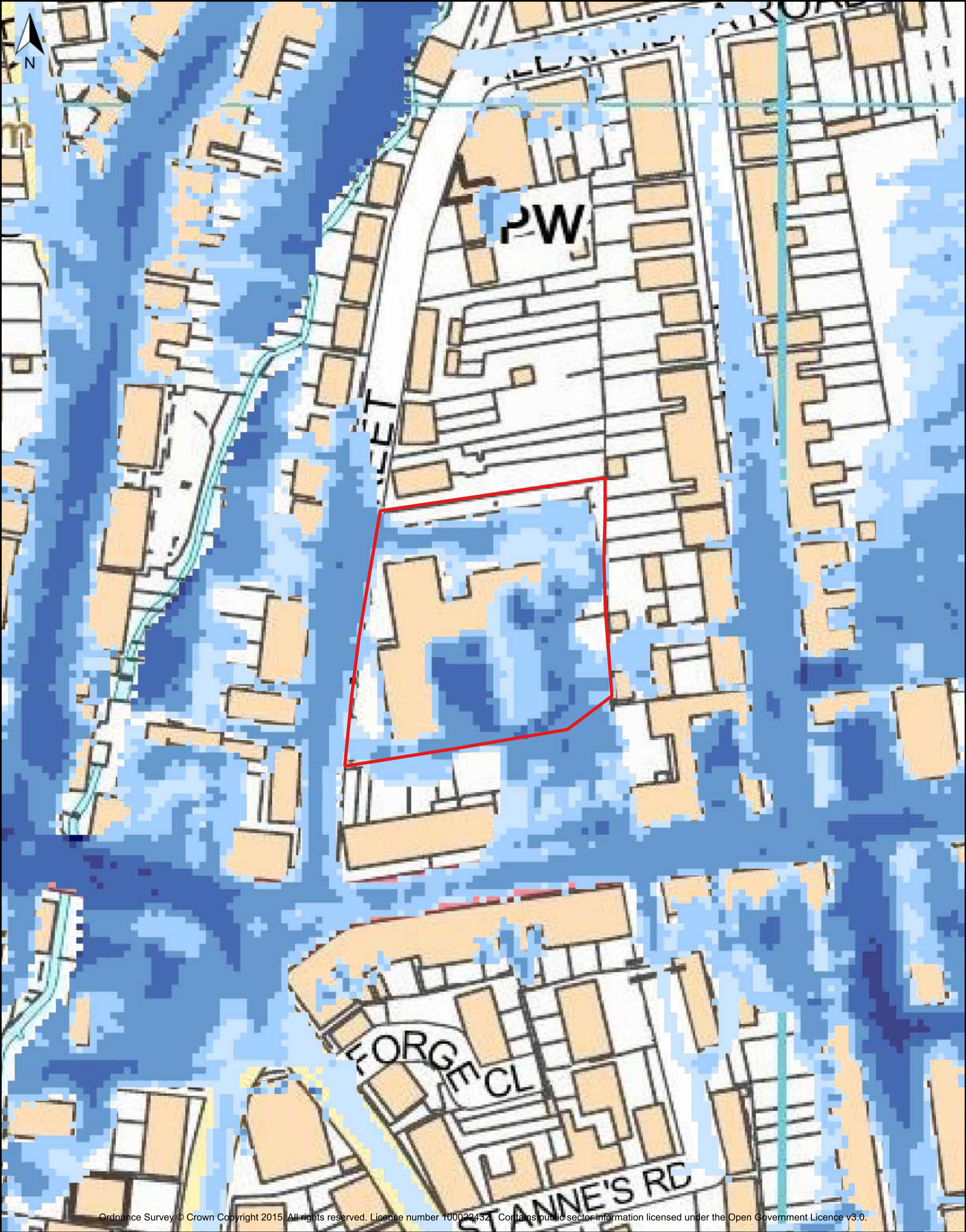
Key Site Location Flood Zone 2 Flood Zone 3	Figure 3.1: EA Flood Map for Planning			
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	Project:	Andersons House YMCA		
	Project No.:	C2752		
Drawn: MS		Checked: RM	Date: 06/09/24	Scale: 1:1,000@A3





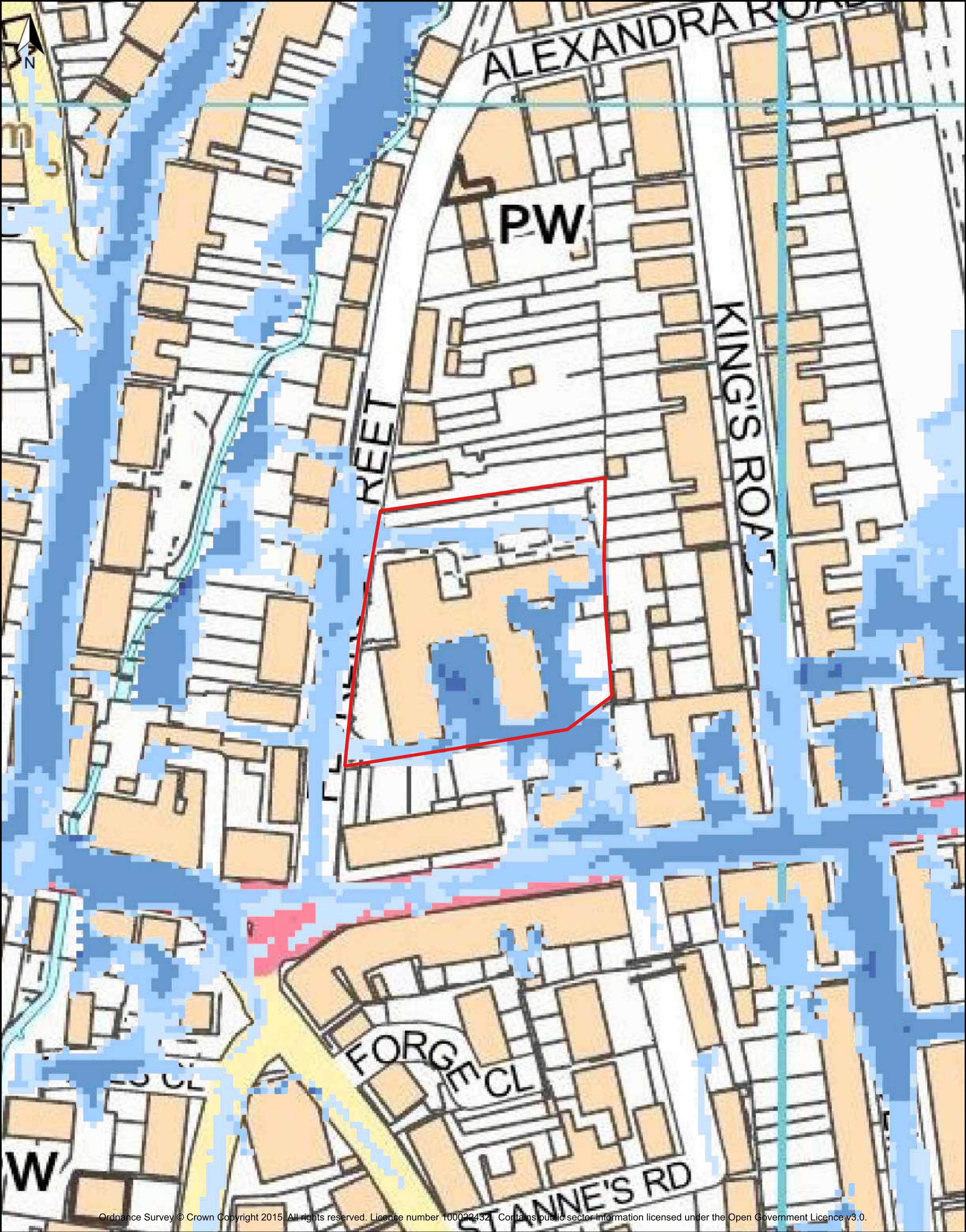
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Key Site Location High Surface Water Flood Map Medium Surface Water Flood Map Low Surface Water Flood Map	Figure 3.2: EA Surface Water Flood Map		RMA ENVIRONMENTAL			
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	Project: Andersons House YMCA					
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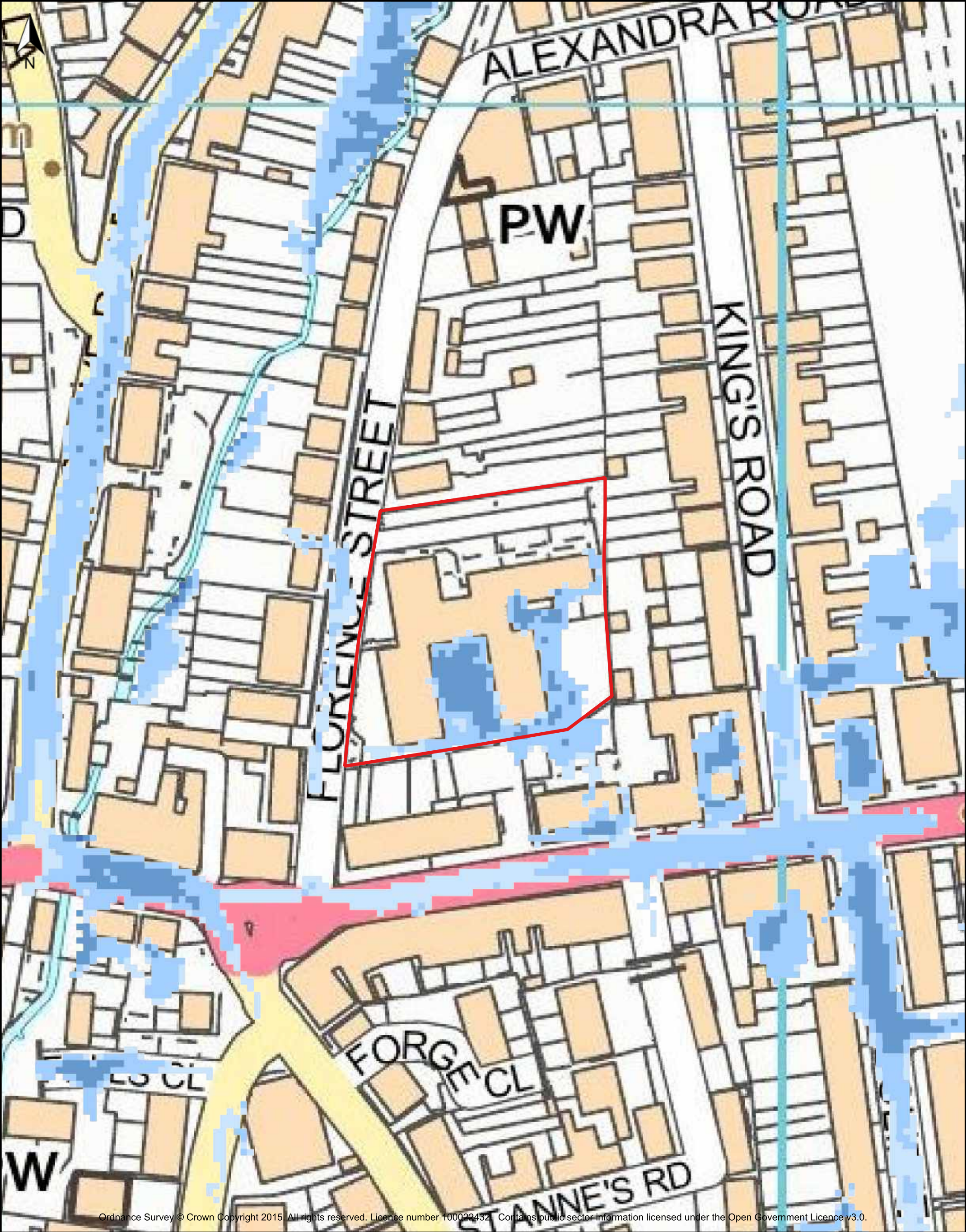
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Key Site Location Less than 150 mm 150-300 mm 300-600 mm 600-900 mm 900-1200 mm Over 1200 mm	Figure 3.3: Low Surface Water Flood Depth Map		RMA ENVIRONMENTAL			
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	Project:	Andersons House YMCA				
	Project No.:	C2752				
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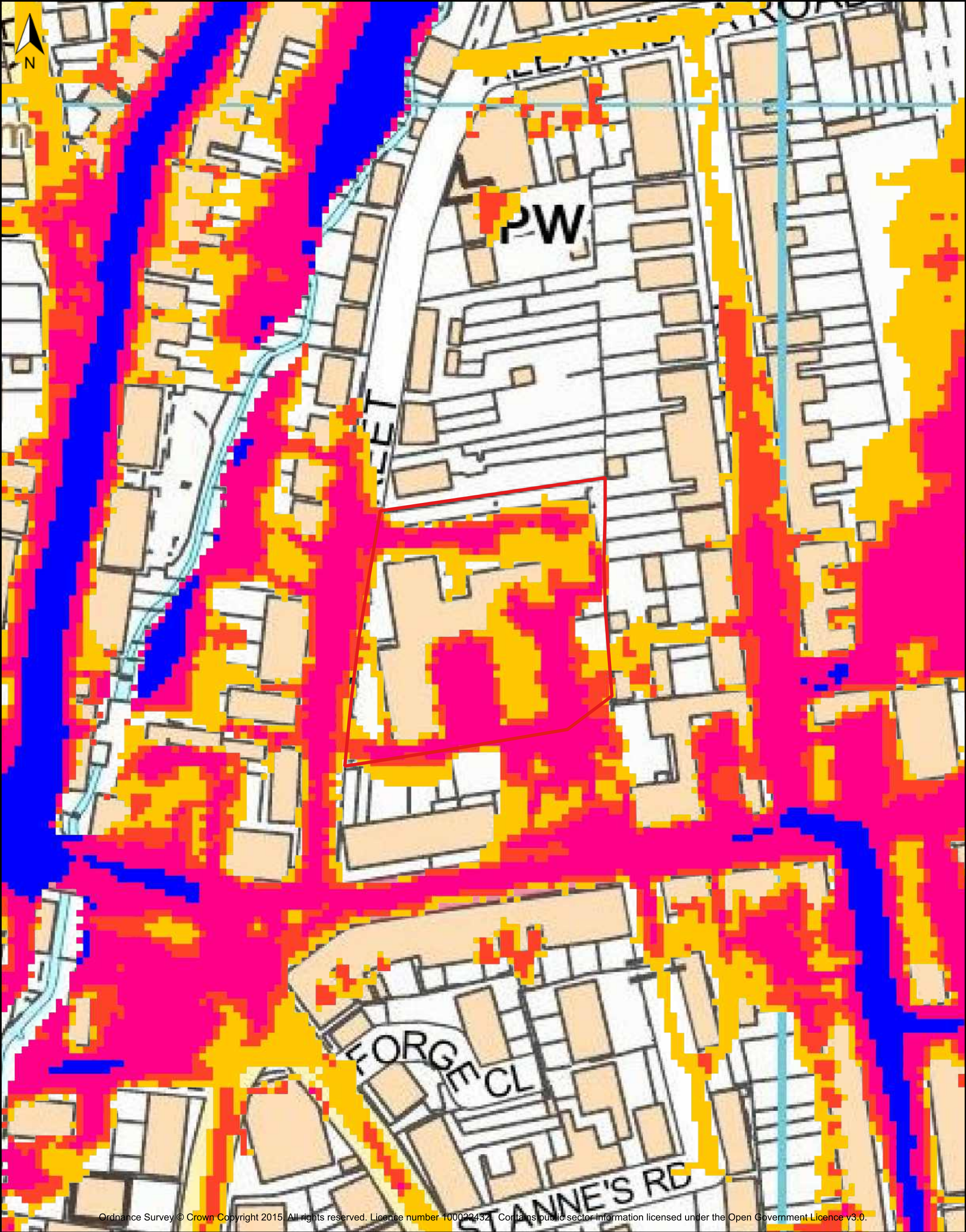


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Key Site Location Less than 150 mm 150-300 mm 300-600 mm 600-900 mm 900-1200 mm Over 1200 mm		Figure 3.4: Medium Surface Water Flood Depth Map		RMA ENVIRONMENTAL			
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		Project:	Andersons House YMCA				
		Project No.:	C2752				
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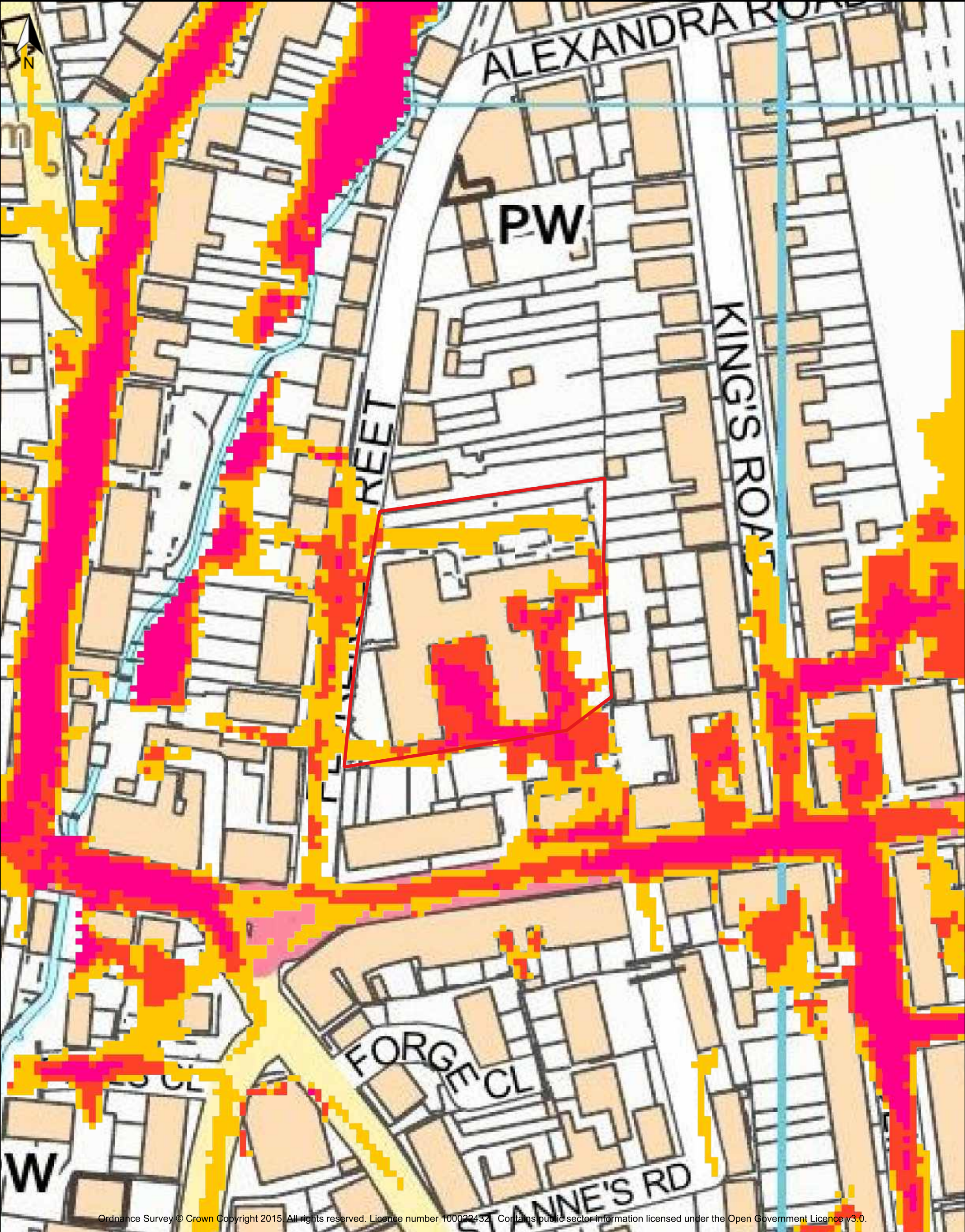


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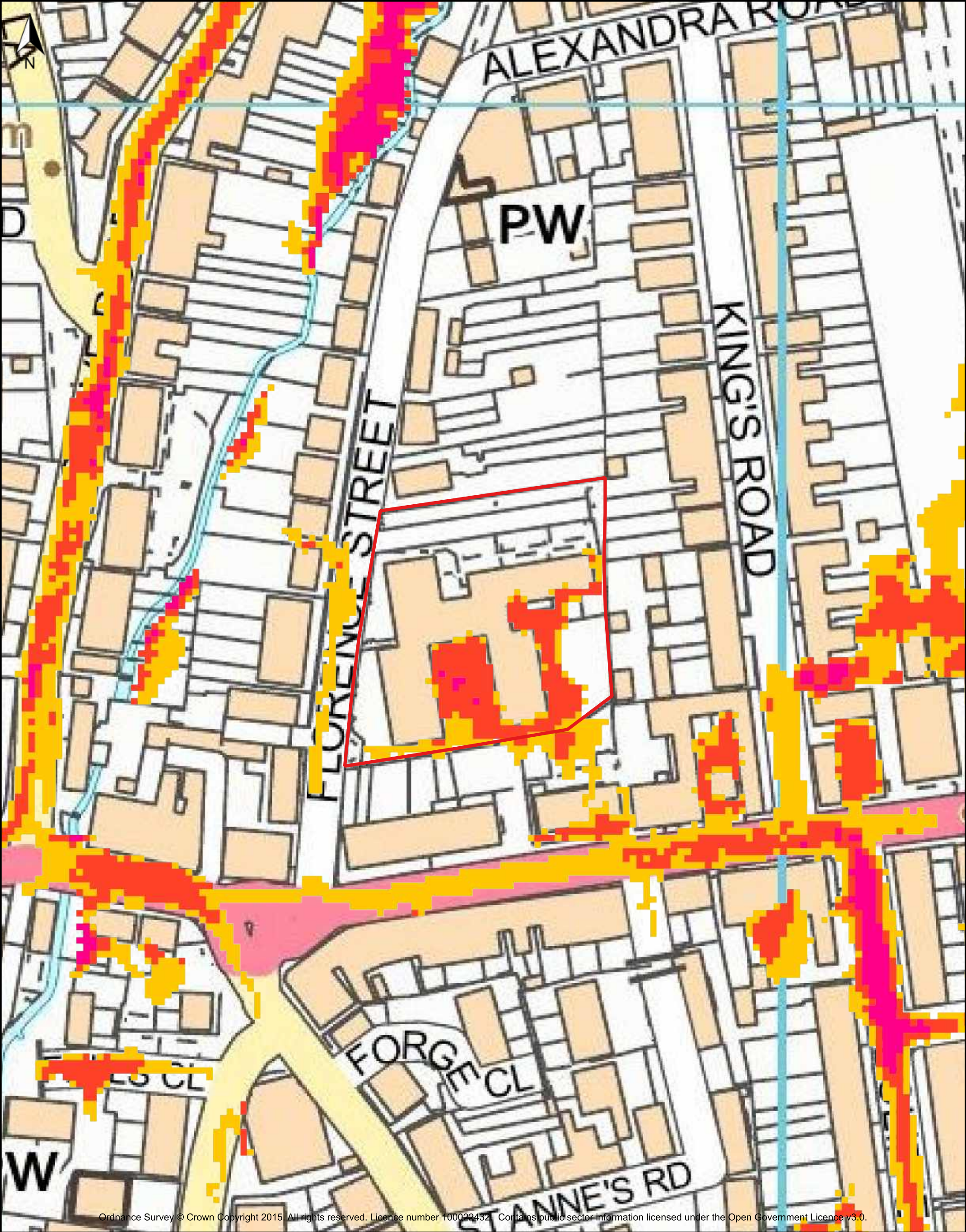
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Key Site Location Less than 0.75 Hazard - Very Low Hazard - Caution 0.75 - 1.25 Danger for Some - children/elderly/the infirm 1.25 - 2.0 Danger for Most - includes general public More than 2.0 - Danger for All - includes emergency services	Figure 3.6: Low Risk Surface Water Hazard Mapping		RMA ENVIRONMENTAL			
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	Project:	Andersons House YMCA				
	Project No.:	C2752				
		Drawn: MS	Checked: RM	Date: 06/09/24	Scale: 1:1,000@A3	



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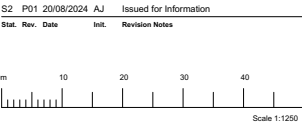
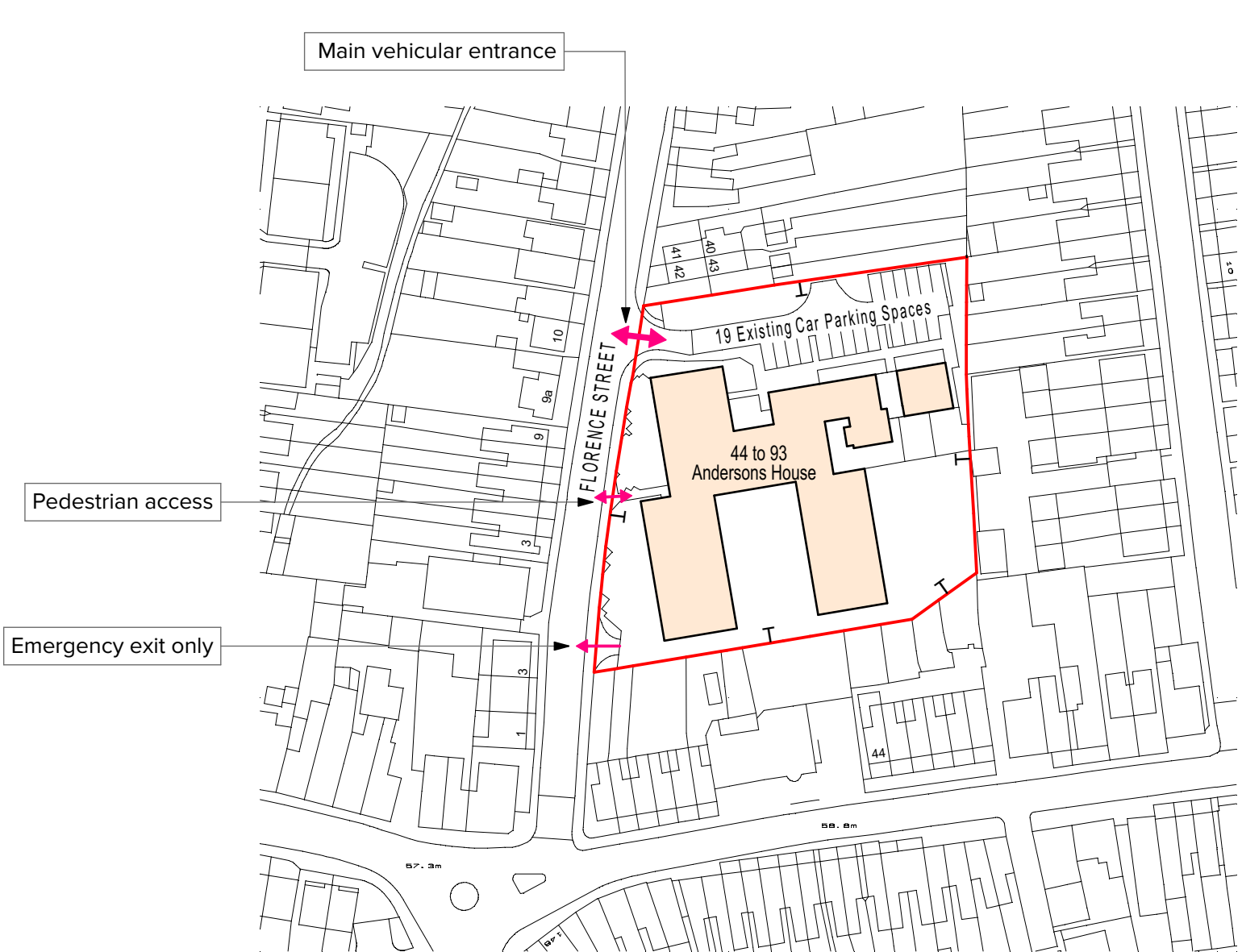
Key Site Location Less than 0.75 Hazard - Very Low Hazard - Caution 0.75 - 1.25 Danger for Some - children/elderly/the infirm 1.25 - 2.0 Danger for Most - includes general public More than 2.0 - Danger for All - includes emergency services	Figure 3.7: Medium Risk Surface Water Hazard Mapping		RMA ENVIRONMENTAL			
	Client: One YMCA					
	Project: Andersons House YMCA		Drawn: MS	Checked: RM	Date: 06/09/24	Scale: 1:1,000@A3
	Project No.: C2752					



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Key Site Location Less than 0.75 Hazard - Very Low Hazard - Caution 0.75 - 1.25 Danger for Some - children/elderly/the infirm 1.25 - 2.0 Danger for Most - includes general public More than 2.0 - Danger for All - includes emergency services	Figure 3.8: High Risk Surface Water Hazard Mapping		RMA ENVIRONMENTAL			
	Client: One YMCA					
	Project: Andersons House YMCA					
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Appendix A: Proposed Layout

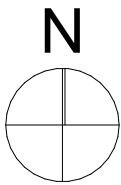


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The Old Drill Hall
23a Cattle Market Street
Norwich NR1 3DY
+44(0)1603 660711

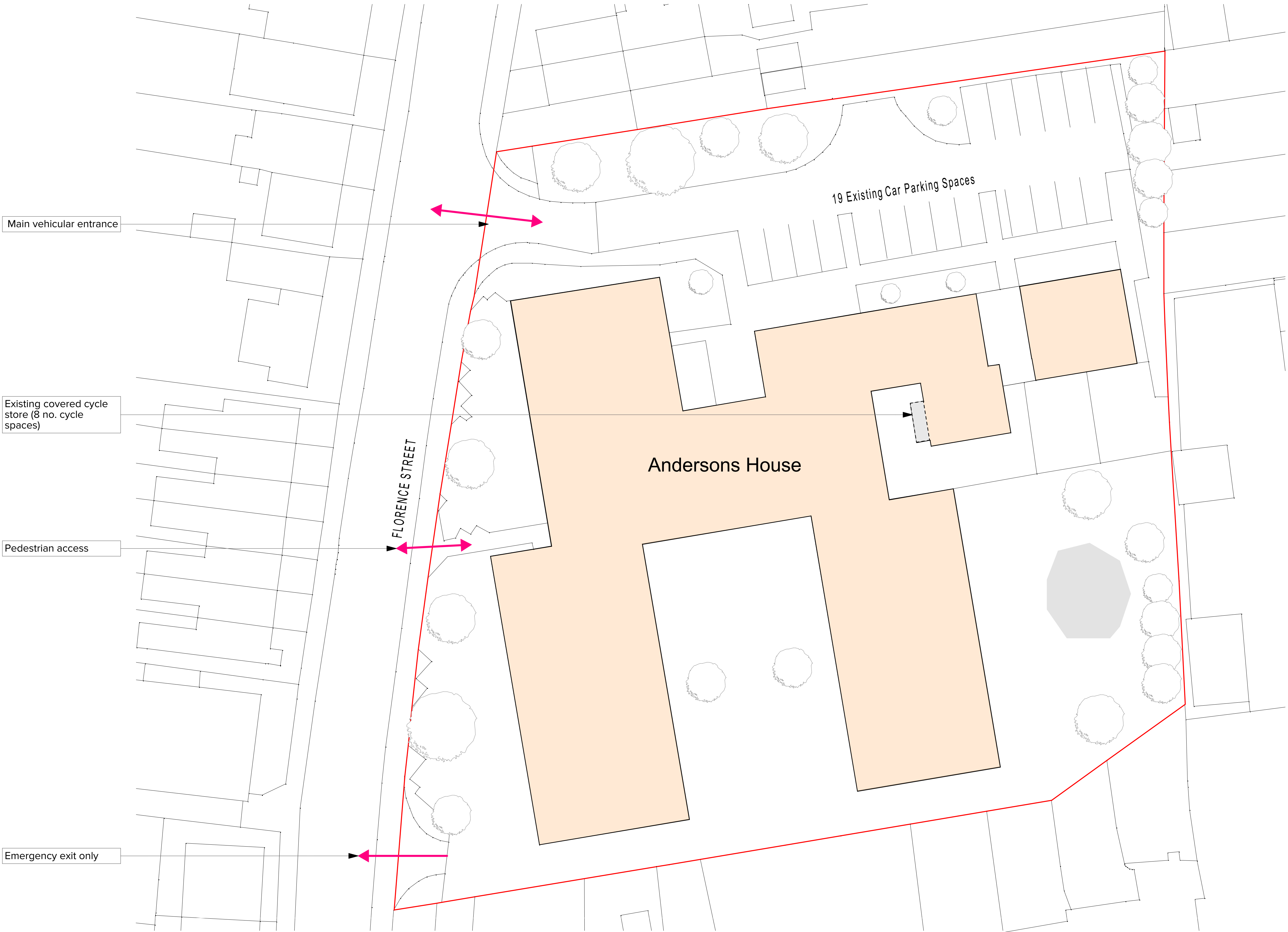
LONDON
Floor 2
55-54 Clerkenwell Road
London EC1M 6PS
+44(0)20 7278 1739
www.lsiarchitects.co.uk

Client
One YMCA
Project
Andersons House
Title
Site
Location Plan

Scale @ A3 1:1250	Date 20/08/2024	Drawn AJ
Purpose of issue Issued for Information		
Drawing Code 24159-LSI-AAA-XX-DR-A-1170	Status S2	Rev. P01



Note: Landscape shown
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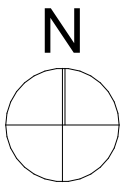
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Norwich NR1 3DY
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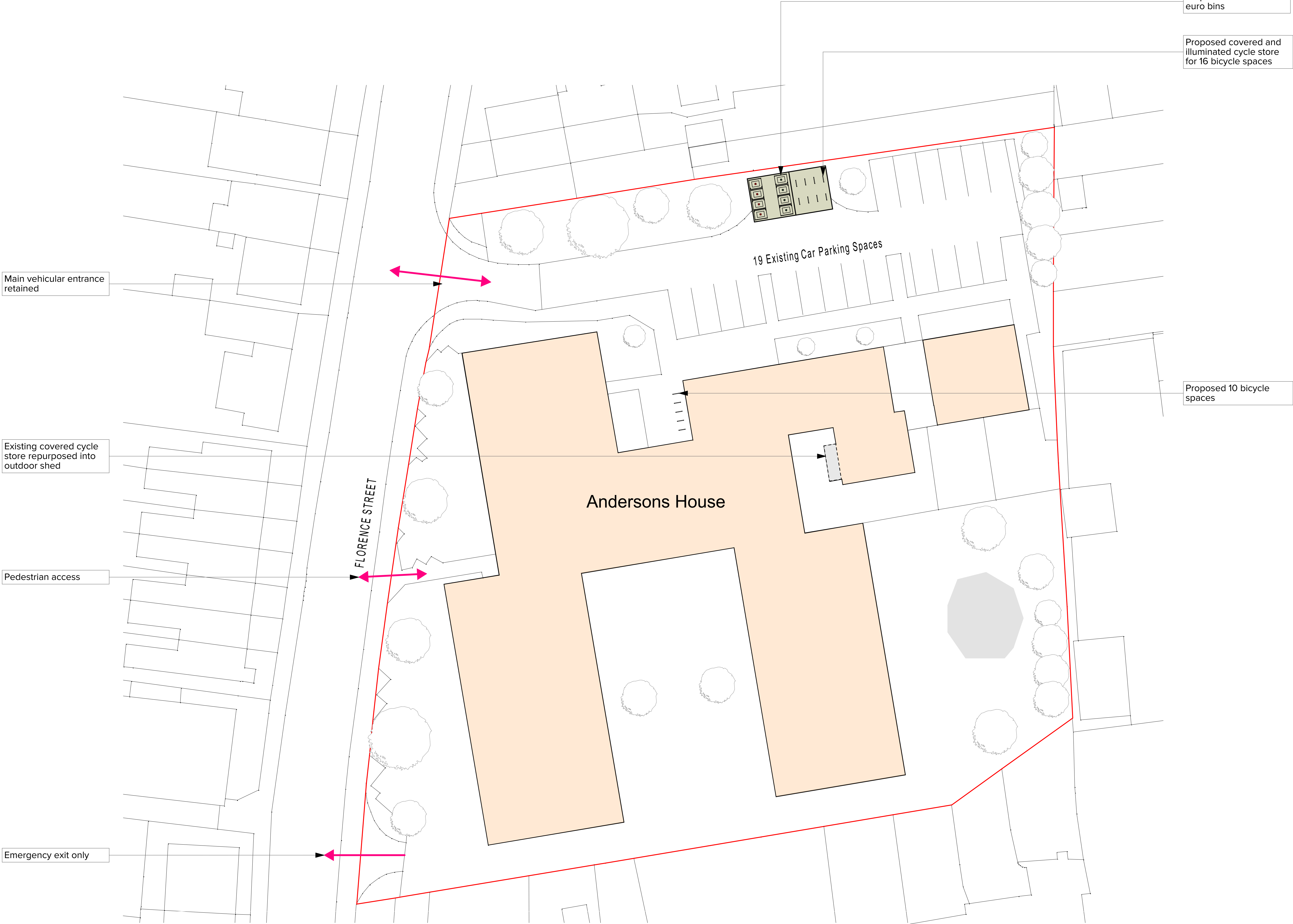
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Floor 2
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London EC1M 5PS
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Client		One YMCA			
Project		Andersons House			
Title		Site			
Existing Site Plan					

Scale @ A1	Date	Drawn
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Purpose of issue		
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24159-LSI-AAA-XX-DR-A-1180	S2	P01



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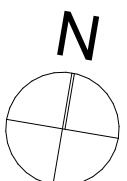
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London EC1W 6SP
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Client	One YMCA
Project	Andersons House
Title	Site
	Proposed Site Plan

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Purpose of issue		
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Drawing Code	Status	Rev.
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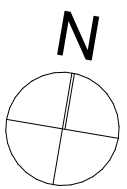


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Client
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Project
Andersons House
Title
Existing General Arrangement
Ground Floor Plan

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Norwich NR1 3DY
+44(0)1603 860711

LONDON
Floor 2
50-54 Clerkenwell Road
London EC1M 5PS
+44(0)20 7278 1739
www.lsiarchitects.co.uk

Client
One YMCA

Project
Andersons House

Title
Existing General Arrangement
First Floor Plan

Scale @ A1 1:100	Date 20/08/2024	Drawn AJ
Purpose of issue Issued for Information		
Drawing Code 24159-LSI-AAA-01-DR-A-1201	Status S2	Rev. P01



Elevation 01



Elevation 02



Elevation 03



Elevation 04

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KEY PLAN

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NORWICH

The Old Drill Hall
23a Cattle Market Street
Norwich NR1 3DY
+44(0)1603 660711

LONDON

Floor 2
50-54 Clerkenwell Road
London EC1M 5PS
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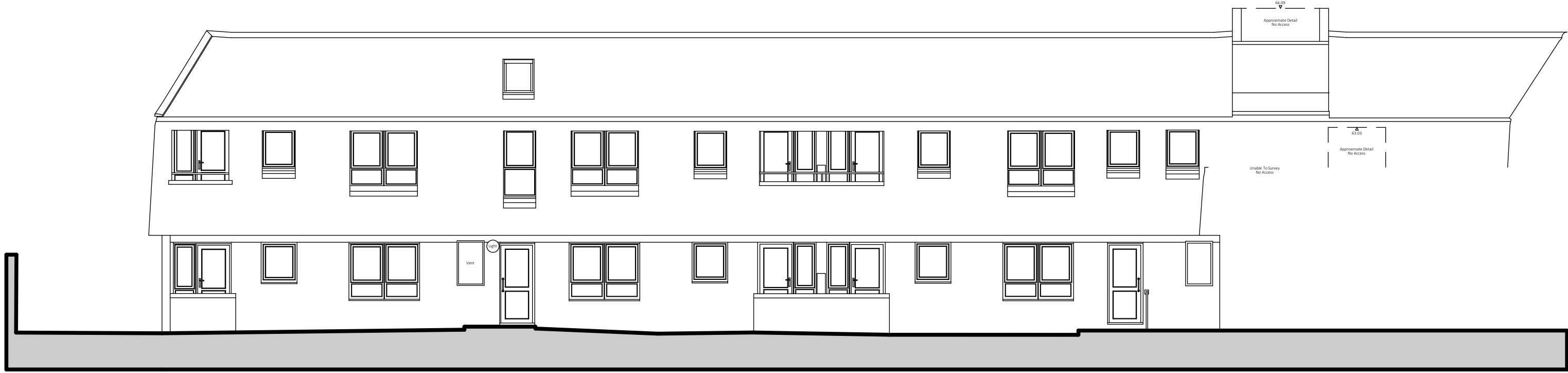
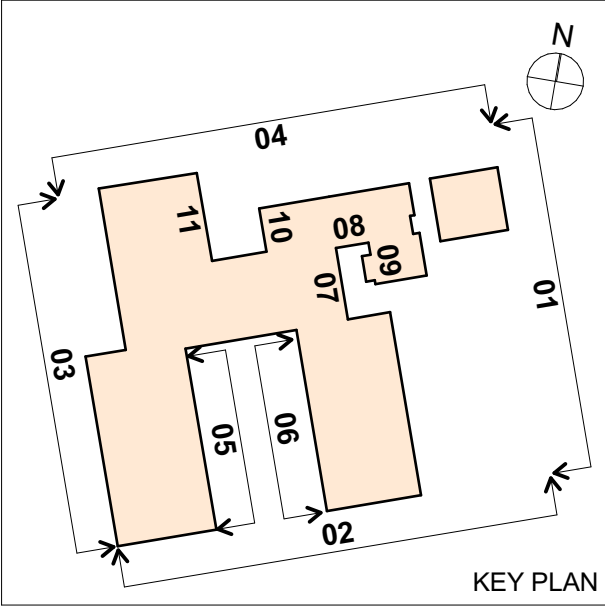
Client
One YMCA

Project
Andersons House

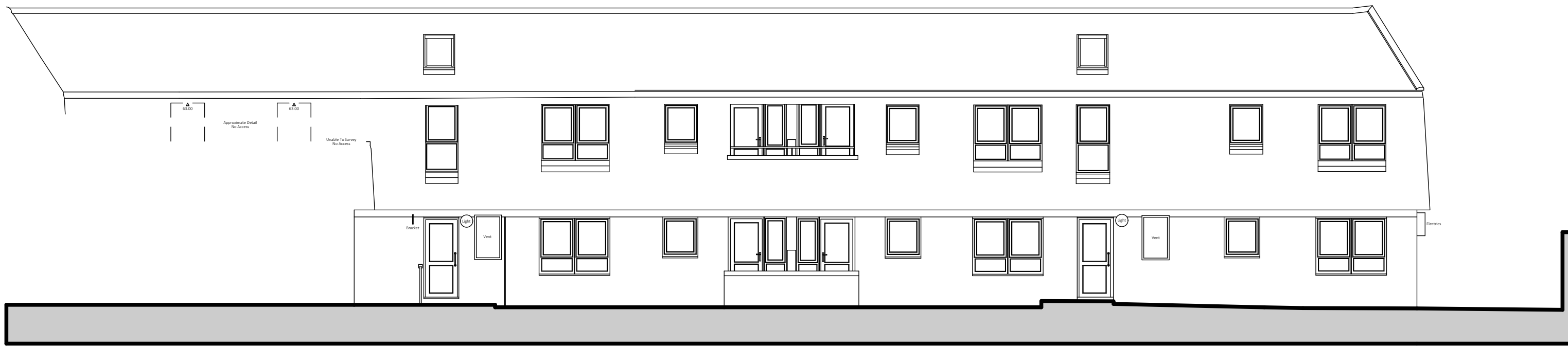
Title
Existing General Arrangement
Elevations Sheet 01

Scale @ A1	Date	Drawn
1:100	20/08/2024	AJ

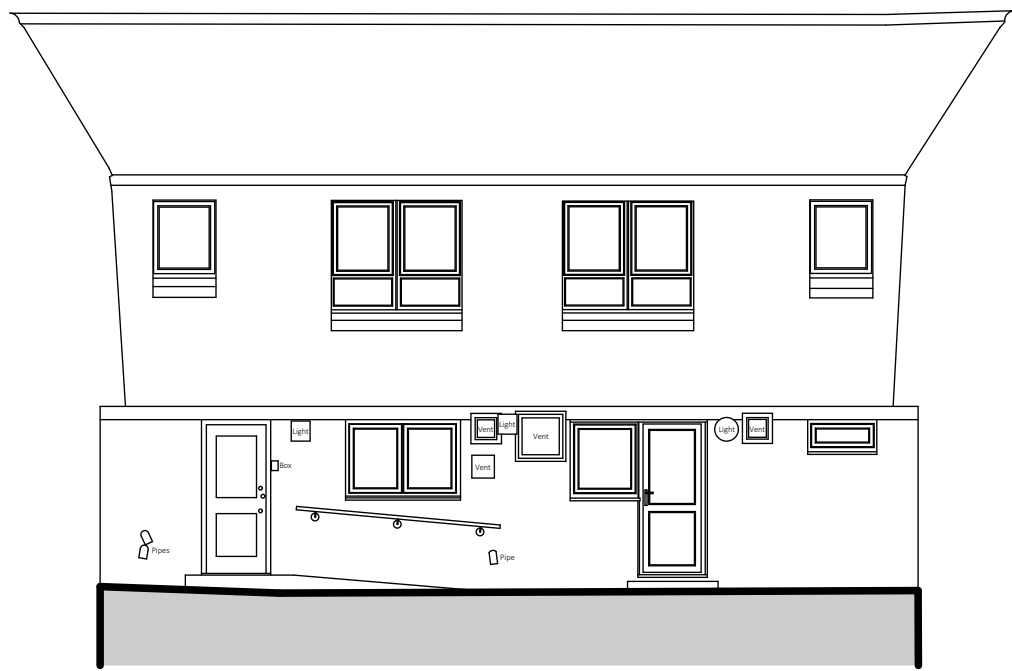
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Issued for Information		
Drawing Code		
24159-LSI-AAA-ZZ-DR-A-1250	S2	P01



Elevation 05



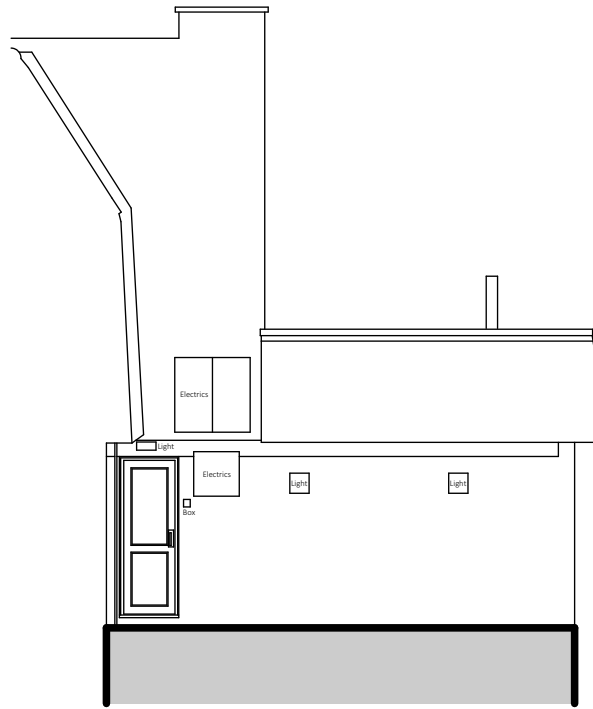
Elevation 06



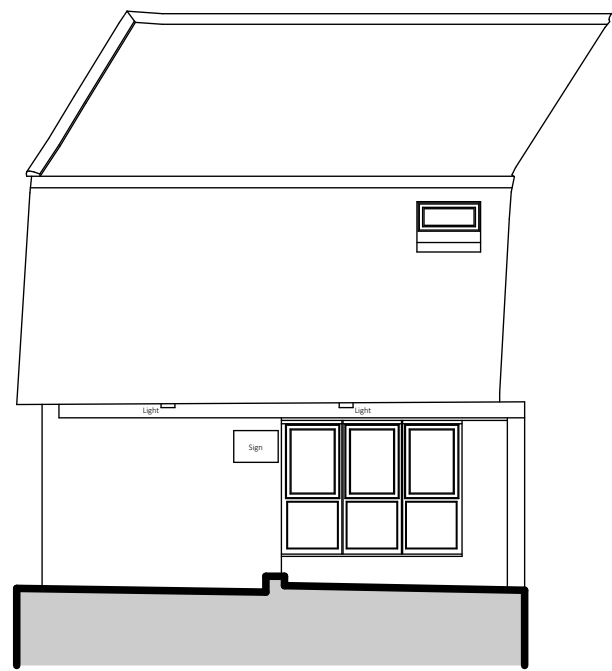
Elevation 07



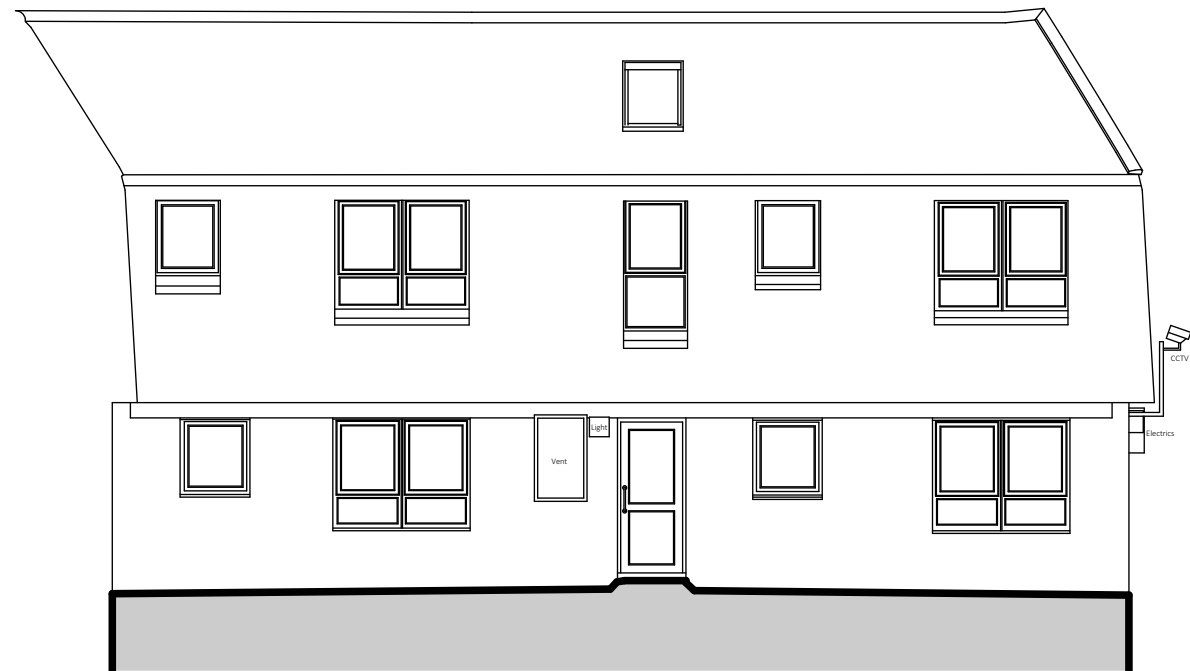
Elevation 08



Elevation 09



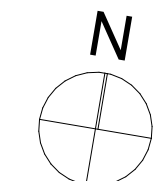
Elevation 10



Elevation 11



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S2				P01		20/08/2024		AJ		Issued for Information					
Stat.		Rev.		Date		Init.		Revision Notes							
0m		1		2		3		4		5		6		7	
Scale 1:100															

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The Old Drill Hall
23a Cattle Market Street
Norwich NR1 3DY
+44(0)1603 860711

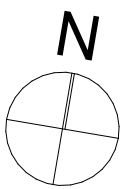
LONDON
Floor 2
50-54 Clerkenwell Road
London EC1M 5PS
+44(0)20 7278 1739
www.lsiarchitects.co.uk

Client
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Project
Andersons House

Title
Proposed General Arrangement
Ground Floor Plan

Scale @ A1 1:100	Date 20/08/2024	Drawn AJ
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Stat.	Rev.	Date	Init.	Revision Notes			
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The Old Drill Hall
23a Cattle Market Street
Norwich NR1 3DY
+44(0)1603 860711

LONDON
Floor 2
50-54 Clerkenwell Road
London EC1M 5PS
+44(0)20 7278 1739
www.lsiarchitects.co.uk

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Title
Proposed General Arrangement
First Floor Plan

Scale @ A1 1:100	Date 20/08/2024	Drawn AJ
Purpose of issue Issued for Information		
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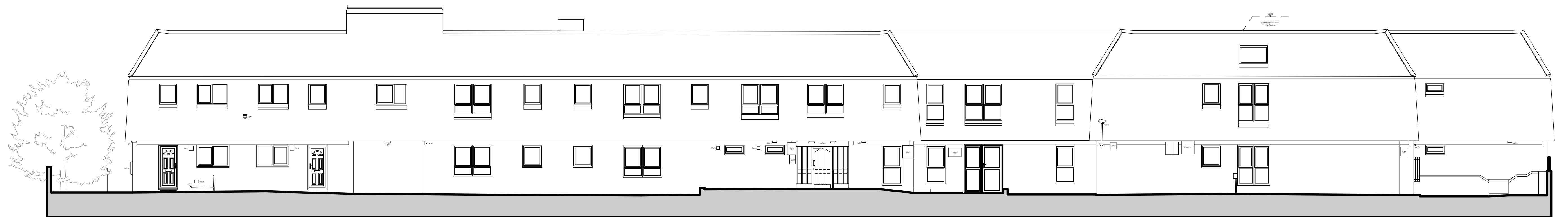
Elevation 01



Elevation 02

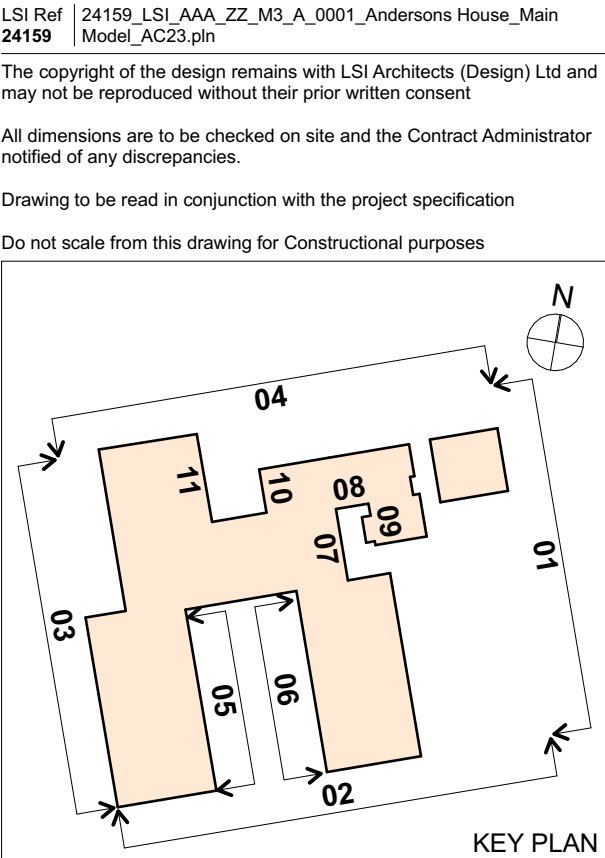


Elevation 03



New Entrance Door

Elevation 04



S2		P01	20/08/2024	AJ	Issued for Information		
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m	1	2	3	4	5	6	7
							
Scale 1:100							

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The Old Drill Hall
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Norwich NR1 3DY
+44(0)1603 660711

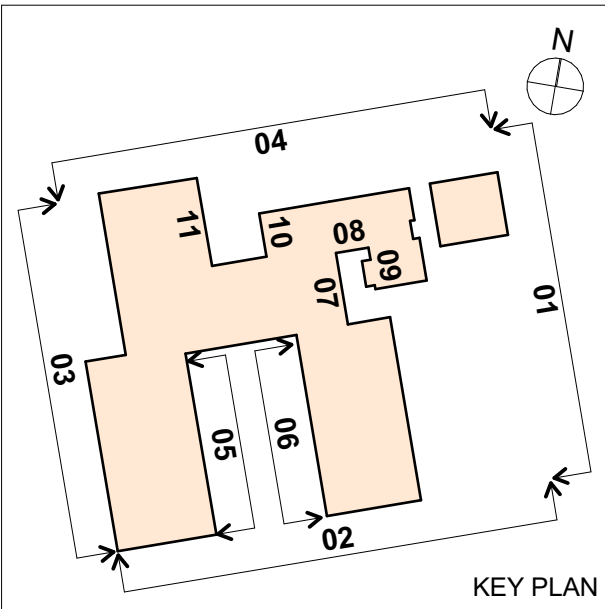
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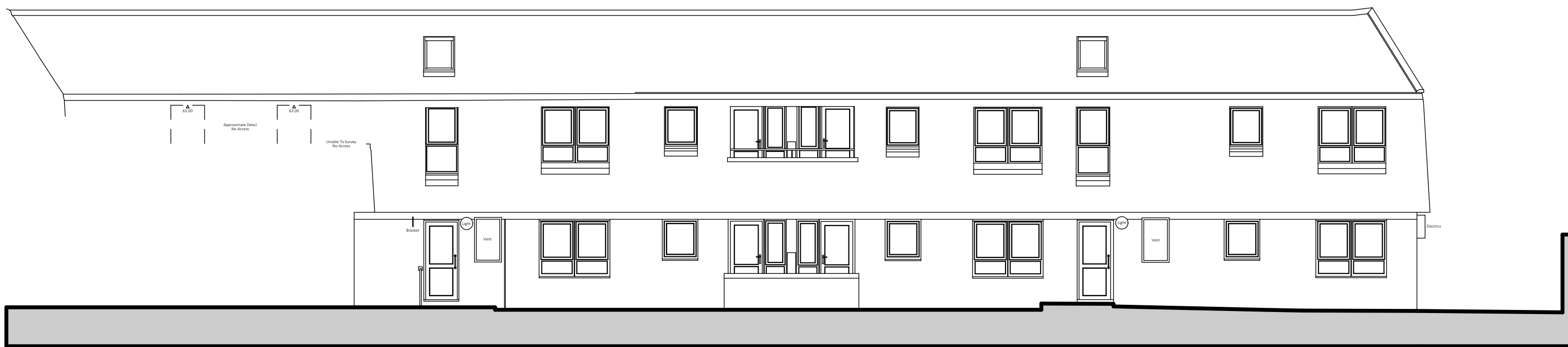
Project
Andersons House

Title
Proposed General Arrangement
Elevations Sheet 01

Scale @ A1 1:100	Date 20/08/2024	Drawn AJ
Purpose of issue Issued for Information		
Drawing Code 24159-LSI-AAA-ZZ-DR-A-1350	Status S2	Rev. P01



Elevation 05



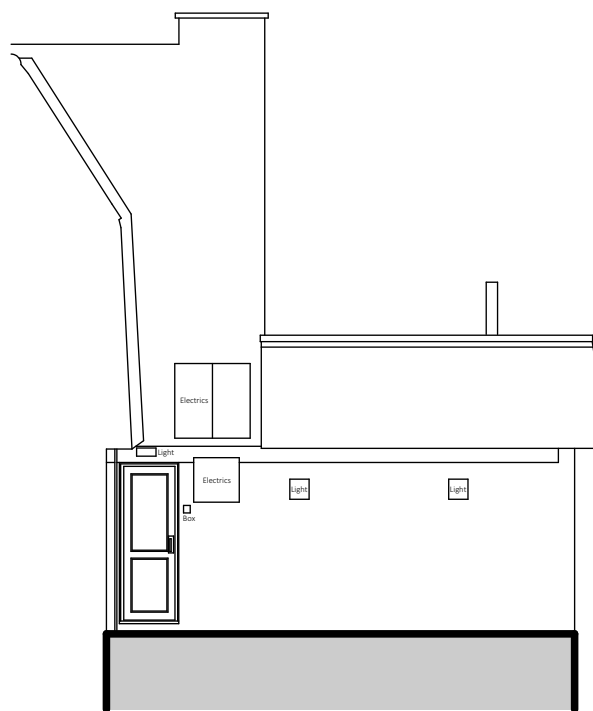
Elevation 06



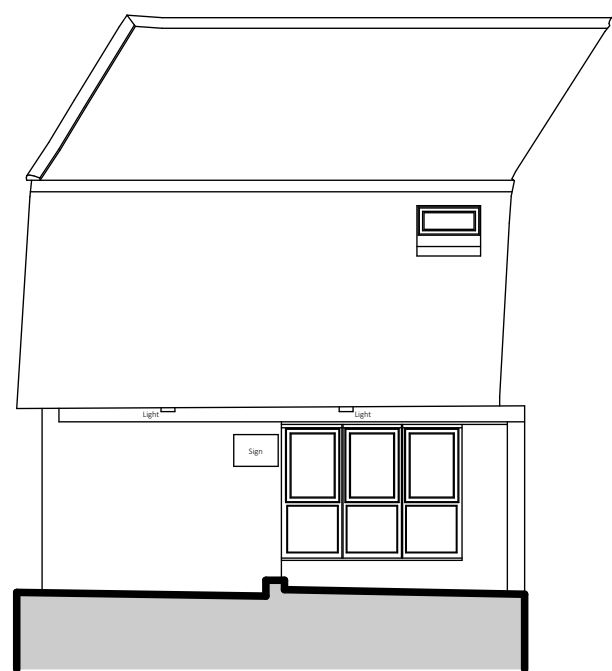
Elevation 07



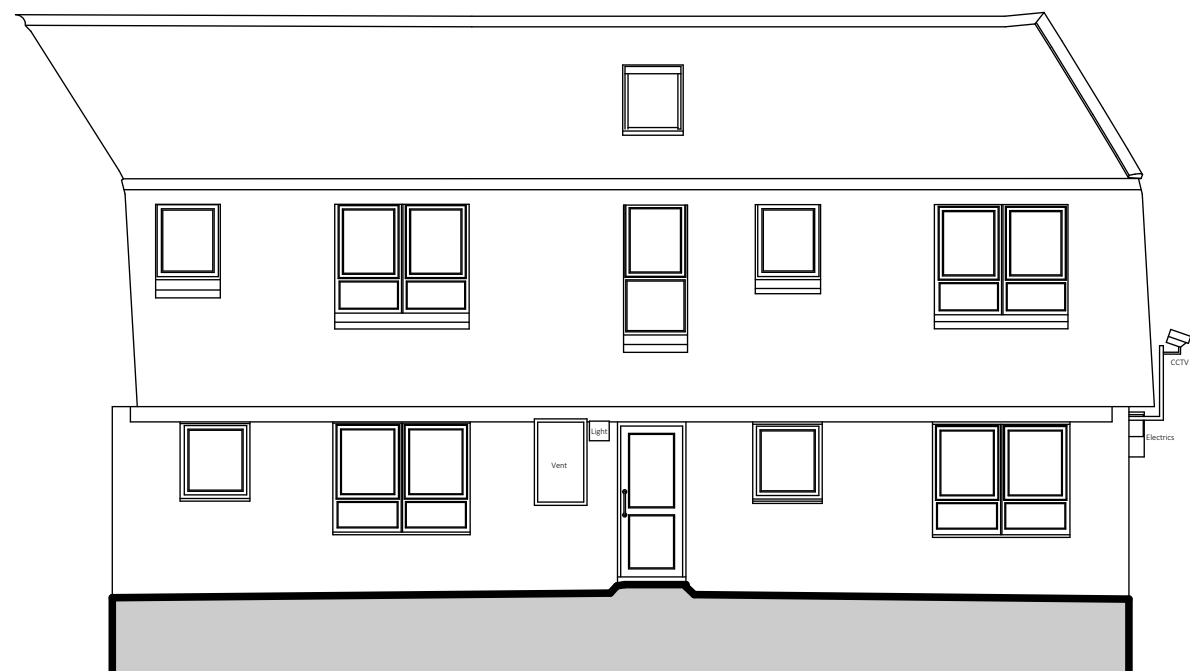
Elevation 08



Elevation 09



Elevation 10



Elevation 11

S2 P01 20/08/2024 AJ Issued for Information

Stat.	Rev.	Date	Init.	Revision Notes
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0m 1 2 3 4 5 6 7

Scale 1:100



Client

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Project

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Title

Proposed General Arrangement

Elevations Sheet 02

Scale @ A1	Date	Drawn
1:100	20/08/2024	AJ

Purpose of issue		
Issued for Information		
Drawing Code	Status	Rev.
24159-LSI-AAA-ZZ-DR-A-1351	S2	P01