



ENGINEERING

Flood Risk Assessment
for the Replacement of the Fire Damaged
Office/Industrial/Storage Buildings at Baldock Industrial Estate,
London Road, Baldock, North Hertfordshire, SG7 6NG

Contents

- 1 Introduction
- 2 Site Description
- 3 Sources of Potential Flood Risk
- 4 The Proposal
- 5 Assessment
- 6 Conclusion

Appendices

- 1 Site Location Plan
- 2 Aerial Photo of Site Pre Fire Damage
- 3 Post Fire Damage Photos of Site
- 4 Topographic Survey of Site
- 5 Anglian Water Mapping
- 6 Environment Agency Fluvial Flood Map for Planning
- 7 Surface Water Flood Depth Mapping
- 8 Pre Fire Damage Site Plan, Layout and Elevations
- 9 Proposed Site Plan, Layout and Elevations

2162 – FRA – May 2025

**Flood Risk Assessment
for the Replacement of the Fire Damaged
Office/Industrial/Storage Buildings at Baldock Industrial Estate,
London Road, Baldock, North Hertfordshire, SG7 6NG**

1 Introduction

1.1 MTC Engineering (Cambridge) Ltd. has been asked to provide a Flood Risk Assessment in respect of the proposed replacement of the fire damaged office, industrial and storage buildings at London Road, Baldock, North Hertfordshire, SG7 6NG on behalf of Smithers Purslow.

1.2 This Flood Risk Assessment is based on the following information:-

1.2.1 Environment Agency Flood Data;

1.2.2 Topographic site survey by Terrain Surveys;

1.2.3 Pre fire damage and post reconstruction plans provided by Smithers Purslow;

1.2.4 North Hertfordshire District Council Strategic Flood Risk Assessment;

1.2.5 British Geological Survey information.

- 1.3 All the comments and opinions contained in this report including any conclusions are based on the information available to MTC Engineering (Cambridge) Ltd. during our investigations. The conclusions drawn could therefore differ if the information is found to be inaccurate, incomplete or misleading. MTC Engineering (Cambridge) Ltd. accept no liability should this prove to be the case, nor if additional information exists or becomes available with respect to this Site.
- 1.4 MTC Engineering (Cambridge) Ltd. makes no representation whatsoever concerning the legal significance of its findings or any other matters referred to in the following report. Except as otherwise requested by the client, MTC Engineering (Cambridge) Ltd. are not obliged and disclaim any obligation to update the report for events taking place after the Assessment was undertaken.
- 1.5 This report is a Flood Risk Assessment of flooding issues associated with the proposed development. The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. This report provides no guarantee against flooding of the study Site or elsewhere, nor as to the absolute accuracy of water levels, flow rates and associated probabilities quoted.

2 Site Description

- 2.1 The site involves the replacement of the majority of the units at Baldock Industrial Estate, along with limited adjacent areas of hardstanding as shown within the red line on the site location plan provided in Appendix 1.
- 2.2 To the northeast the site is bound by units 3, 25 and 26, which formed part of the industrial estate, which will remain in situ, and past these an area of hardstanding, then couple of other buildings forming part of the industrial estate and a Tesco petrol station.
- 2.3 To the southeast the site is bound by an access road/hardstanding area with industrial buildings on the opposite side, then residential development off Crabtree Lane.
- 2.4 To the southwest the site is bound by units 24, and 39 to 43, which formed part of the industrial estate and are to be demolished (but fall outside of the scope of this application), with an area of hardstanding then existing industrial buildings lying past these.
- 2.5 To the northwest the site is bound by a Tesco food store site with the main building being to the north of the site.
- 2.6 The site is currently occupied by the fire damaged remains of a building made up of a number of units in industrial, office, and storage use, which were severely damaged by fire on 11 July 2023 including partial collapse. An aerial view of the site pre fire damage is provided in Appendix 2, with site photographs following the fire provided in Appendix 3.
- 2.7 Topographic survey of the site and surrounding area is provided in Appendix 4. This shows levels on the external hardstanding/tarmac access road to be in the order of 74.7m above Ordnance Datum (AOD) on the northeastern and southeastern edge of the building, about 74.2m AOD on the southwestern edge.

- 2.8 The low point in the surrounding access roads being midway along the northwestern boundary where level drop below 74m AOD in the central area where access is taken from the adjacent roundabout providing access to the site, Tesco, and car parking area, with levels as low as 73.67m AOD shown in the roundabout, however levels on the northwestern edge of the building itself remain more than a metre above this at in excess of 74.5m AOD.
- 2.9 Numerous gullies are shown surrounding the building itself, with surface water from roof areas having been discharged to this system via downpipes prior to the fire damage occurring to the buildings. A number of other gullies are also shown on the surrounding road network and between the impermeable roof area and impermeable concrete and tarmac surrounding the site the entire is considered to be 100% impermeable and positively drained via the system serving the wider industrial development in the area.
- 2.10 The surface and foul sewer serving the site is not adopted by Anglian Water, and have not been included on the survey itself (aside from surface features such as gullies and manholes which confirm the existence of the system), however is believed to discharge to the surrounding Anglian Water sewer systems via London Road, with a copy of Anglian Water mapping including invert levels provided in Appendix 5, and manhole 7252 (in the vicinity of the outfall) having an invert level of 71.13m AOD.
- 2.11 There are no further significant surface water features of note in the vicinity of the site.
- 2.12 British Geological Survey Mapping indicates that the bedrock geology beneath the site is the Holywell Nodular Chalk Formation, with no superficial geology indicated as present in the area.

3 Sources of Potential Flood Risk

- 3.1 In accordance with The National Planning Policy Framework all forms of flood risk need to be considered in relation to any development.
- 3.2 The first form of flood risk to be considered in respect of The National Planning Policy Framework is fluvial flooding.
- 3.3 The Environmental Agency Fluvial Flood Map for Planning (Appendix 6) indicates that the site lies entirely within Flood Zone 1, with no areas of Flood Zone 2 or 3 in close proximity to the site. The SFRA indicates a similarly low risk of flooding to the site.
- 3.4 There are no significant fluvial watercourses in close proximity at the site considered to provide a significant risk of flooding to the site and the overall risk of flooding from fluvial sources is considered to be low.
- 3.5 The second form of flood risk to be considered in respect of The National Planning Policy Framework is flooding from the sea.
- 3.6 The site is well in land, upstream of the tidal limit of any river, and at levels in excess of 70m AOD is not considered to be at any significant risk of flooding from the sea.
- 3.7 The third form of flood risk to be considered in respect of The National Planning Policy Framework is flooding from land.
- 3.8 Intense rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems can quickly run off land and result in local flooding. In developed areas, this flood water can be polluted with domestic sewage with foul sewer surcharge and overflow. Local topography and built form can have a strong influence on the direction and depth of flow. The design of development down to a micro level can influence or exacerbate this. Overland flow paths need to be taken into account in development to minimise the risk of flooding from overland flow.

- 3.9 As shown on the site survey the external levels immediately adjacent to the building are about 74.8m AOD or higher, with the road/access levels adjacent to these being 74.7m AOD, with both falling towards the access from London Road to the east of the site, which has a level of about 74.6m AOD at the eastern corner of the building and then falls further to 73.8m on London Road at the junction, with London Road then falling further to less than 73.5m AOD to the northwest.
- 3.10 Therefore surface water could not build up on the southeastern or northeastern side of the building as it would naturally flow away in an easterly direction via London Road unless the ponded level became so great that more than 1m depth of flood water was present on London Road.
- 3.11 On the northwestern edge of the building external levels fall towards a central point where a level of 74/05m AOD is present on the site access, which is lower than any external levels immediately adjacent to the building. As shown by the survey levels then fall away from the building in a northwesterly direction towards the roundabout junction providing access to the Tesco and adjacent car park to the northwest. As such any surface water on these edges of the building would not build up in the vicinity of the site but would instead flow northwest off the site.
- 3.12 As such the risk of flooding to the building due to a build up of surface water is considered to be low due to the falls away from the site which as shown on the survey would ensure water could not build up to a significant level as gravity flow away from the site would occur.
- 3.13 Surface water depth mapping is included in Appendix 7. This shows that there are no areas at risk of any significant depth of flooding in the vicinity of the site with the 60cm depth mapping for 2040 to 2060 showing no areas at any risk of flooding at the site.
- 3.14 Surface water flood mapping for shallower flood depths of 20cm and 30cm, a few very small spots of isolated flooding are indicated around the edge of the building itself representing small low spots.

- 3.15 An area of flooding is however shown in the central section of the building itself, but that the surrounding land including lower areas on London Road to the east and the roundabout to the northwest remain dry.
- 3.16 Given the levels detailed earlier this pattern of flooding is physically impossible to actually achieve on site, with the mapping likely showing this due to an error in the underlying mapping on which it is based which could easily have originated if the LiDAR data used picking up internal levels in the fire damaged building with an incorrect correction factor then applied to the data obtained as part of the algorithms used in terrain mapping therefore meaning mapping shows the area of the building as a depression.
- 3.17 Consideration of the physically surveyed levels however clearly demonstrates that surface water flooding would not occur at the site of the building without water also being present on lower immediately adjacent land which is shown as dry on the mapping. As such the overall risk of flooding to the site from surface water is considered to be low.
- 3.18 The fourth form of flood risk to be considered in accordance with The National Planning Policy Framework is flooding from rising groundwater.
- 3.19 Groundwater flooding occurs when water levels in the ground rise above surface elevations. It is most likely to occur in low lying areas underlain by permeable rocks (aquifers). These may be extensive, regional aquifers, such as chalk or sandstone, or may be localised sands and river gravels in valley bottoms underlain by less permeable rocks. Water levels below the ground rise during wet winter months, and fall again in the summer as water flows out into rivers. In very wet winters, rising water levels may lead to the flooding of normally dry land.
- 3.20 British Geological Survey mapping indicates that the site is underlain by the Holywell Nodular Chalk Formation, with no superficial geology present.

- 3.21 This is a permeable geology likely to have groundwater present, however with lower lying land present in the vicinity of the site any springs would tend to develop in these lower lying areas should groundwater levels rise, whilst the proposed development does not have any basement areas proposed and as such no consideration of below ground flooding due to groundwater is considered.
- 3.22 The overall risk to the proposed development associated with rising groundwater is therefore considered to be low.
- 3.23 The fifth form of flood risk to be considered in accordance with the National Planning Policy Framework is the risk of flooding from blocked, overloaded, or burst sewers and water mains.
- 3.24 Should any sewer or water main become blocked, overloaded or burst then water would be channeled away from the building by the existing falls on the adjacent road network which are away from the site as detailed earlier.
- 3.25 As such the risk of flooding to the site from blocked, overloaded or burst sewers and water mains is considered to be low.
- 3.26 The last form of flood risk to be considered in accordance with the National Planning Policy Framework is flooding from reservoirs, canals or other artificial sources.
- 3.27 There are no artificial reservoirs or sources of flood risk in the vicinity of the site considered to give rise to any significant risk of flooding to the site and the overall risk of flooding from such sources is considered to be low.

4 The Proposal

- 4.1 The proposed development involves the replacement of the fire damaged industrial units (used to provide office and industrial uses and storage space), with essentially like for like replacement to be provided but some minor adjustments to simplify construction with the steel portal frame to be used. Copies of the pre fire damage layouts and elevations are provided in Appendix 8, with post redevelopment plans provided in Appendix 9.
- 4.2 The southwestern part of the fire damaged building falling outside the scope of this application will be demolished, with the northeastern end which also falls outside the scope of this application to be retained insitu and abutted to the new building along party walls.
- 4.3 As detailed in Section 3 there are no significant risks of flooding to the proposed building.
- 4.4 As the existing floor slabs will be reused, the floor level of the units will remain the same as the previous units. It would not be possible to change the proposed floor levels without breaking out and removing the existing floor slabs from the site which is not practicable given that the previous floor level was accepted, the flood risk to the site has not changed, and the remaining floor slabs are suitable for reuse thus breaking out and replacing would be an uneconomic use of plant, materials and resources.
- 4.5 As low vulnerability industrial units it is not considered any further flood resistant or resilient construction is required at the units, and the risks associated with flooding will remain at the same low risk as was the case prior to occurrence of the fire at the site.
- 4.6 Given that the site area was previously (and remains) 100% impermeable, and that the roof area of the replacement building will be identical with no introduction of new impermeable surfacing externally, the impermeably drained area and run off volume from the site will clearly not increase.

- 4.7 As such the proposal will be in accordance with S3 and S5 of the non statutory technical standards for sustainable drainage systems, with discharge to be via the existing system (which will be checked for damage and made good where necessary prior to construction).
- 4.8 Given that the vast majority of work proposed involves the replacement of an existing industrial building, which will have a lightweight, pitched roof on which the use of a green roof will not be possible, the only available SuDS system that can reasonably be provided is permeable paving on any resurfaced external areas.
- 4.9 Should any external surfacing be replaced as part of the proposals, where practicable (for car parking spaces etc.), permeable paving will be used which would therefore include the use of SuDS where feasible, and both improve discharge quality and reduce discharge rates and volumes.
- 4.10 Any detailed drainage design required can be secured by appending appropriate planning conditions to any approval granted.
- 4.11 There is no further flood risk or drainage related issues that require consideration as part of this Flood Risk Assessment.

5 Assessment

- 5.1 The proposal involves the replacement of the fire damaged industrial units at Baldock Industrial Estate with a like for like replacement.
- 5.2 Industrial development is classified as a 'less vulnerable' development thus is considered to be appropriate in Flood Zones 1, 2 and 3a without the need to apply the Exception Test, although a Sequential Test may be required where a site is considered to be at risk of flooding.
- 5.3 In this instance a Sequential Test is not considered necessary firstly as the site is at a low risk of flooding from all sources as detailed in Section 3, and secondly as the proposal involves a like for like reconstruction of what was previously present on the site prior to the fire damage occurring.
- 5.4 The floor level of the replacement buildings will be the same as those of the original buildings at the site. It is not possible to alter this, as the existing floor slab is to be reused as replacing the floor slab would be an uneconomic use of materials, plants and resources, and is not considered practicable.
- 5.5 As low vulnerability industrial/office/storage units, no further flood resistant or resilient construction is considered necessary and the risk of flooding to the units is considered to be low.
- 5.6 Drainage will continue as previously, with the existing drainage systems reused or if damaged replaced. There will be no increase to the impermeable area at the site and therefore there will be no impact upon discharge rates or volumes.
- 5.7 Where possible SuDS will be incorporated into the redevelopment, with the only feasible systems being the use of permeable paving to be used on any replaced areas of external hardstanding.

5.8 No further flood risk or drainage issues require assessment at the proposed redevelopment.

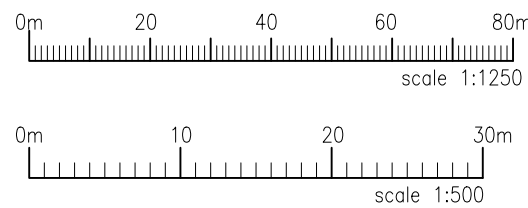
6 Conclusion

- 6.1 The proposal involves the replacement of the fire damaged industrial units at Baldock Industrial Estate, London Road, Baldock, with like for like replacements.
- 6.2 The site lies in Flood Zone 1 and is at a low risk of flooding from all sources of flood risk.
- 6.3 The floor level of the replacement buildings will remain at the floor level of the original buildings, as it is not practicable or economic to replace the existing floor slabs from the former buildings which are to be reused.
- 6.4 As low vulnerability industrial buildings no further floor resilient or resistant construction is required, and the risk of flooding is low.
- 6.5 Surface water drainage will continue as at present/originally, with existing systems reused, with any damaged sections replaced or repaired. Where possible SuDS will be introduced by means of using permeable paving on any replaced external surfacing.
- 6.6 The proposed replacement of the fire damaged buildings will have no adverse impact upon the off-site risk of flooding, and there are no flood or drainage risk related grounds under The National Planning Policy Framework on which to object to the replacement of the fire damaged buildings at Baldock Industrial Estate, London Road, Baldock.

APPENDIX 1
SITE LOCATION PLAN

NOTES

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3. THE CONTRACTOR SHALL VERIFY ALL SITE AND SETTING OUT DIMENSIONS/LEVELS BEFORE PUTTING WORK IN HAND. ANY DISCREPANCY IS TO BE REPORTED TO GATELEY SMITHERS PURSLOW STRAIGHT AWAY.
4. SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY. USE FIGURED DIMENSIONS ONLY.
5. ALL LEVELS SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND MUST BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR ENSURING THE STABILITY OF THE WORKS, SERVICES AND ADJACENT STRUCTURES AT ALL STAGES OF CONSTRUCTION. THE DESIGN OF ALL TEMPORARY WORKS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR IS TO COMPLY WITH ALL HEALTH AND SAFETY LEGISLATION AND ADHERE TO THE REQUIREMENTS OF THE H.S.E.
7. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST RELEVANT LEGISLATION, REGULATIONS, GUIDANCE, STATUTORY CONSENTS AND COMMON LAW. ALL WORKS TO BE TO THE ENTIRE SATISFACTION OF LOCAL AUTHORITY OR WARRANTY PROVIDER NOT WITHSTANDING ANYTHING SHOWN OR INDICATED ON THESE DRAWINGS. ALL WORKMANSHIP AND MATERIALS TO BE TO THE BEST OF THEIR RESPECTIVE KIND AND AT LEAST EQUIVALENT OF THE APPROPRIATE BRITISH STANDARDS AND BRITISH STANDARD CODE OR PRACTICE.



Application Area = 3,862m²

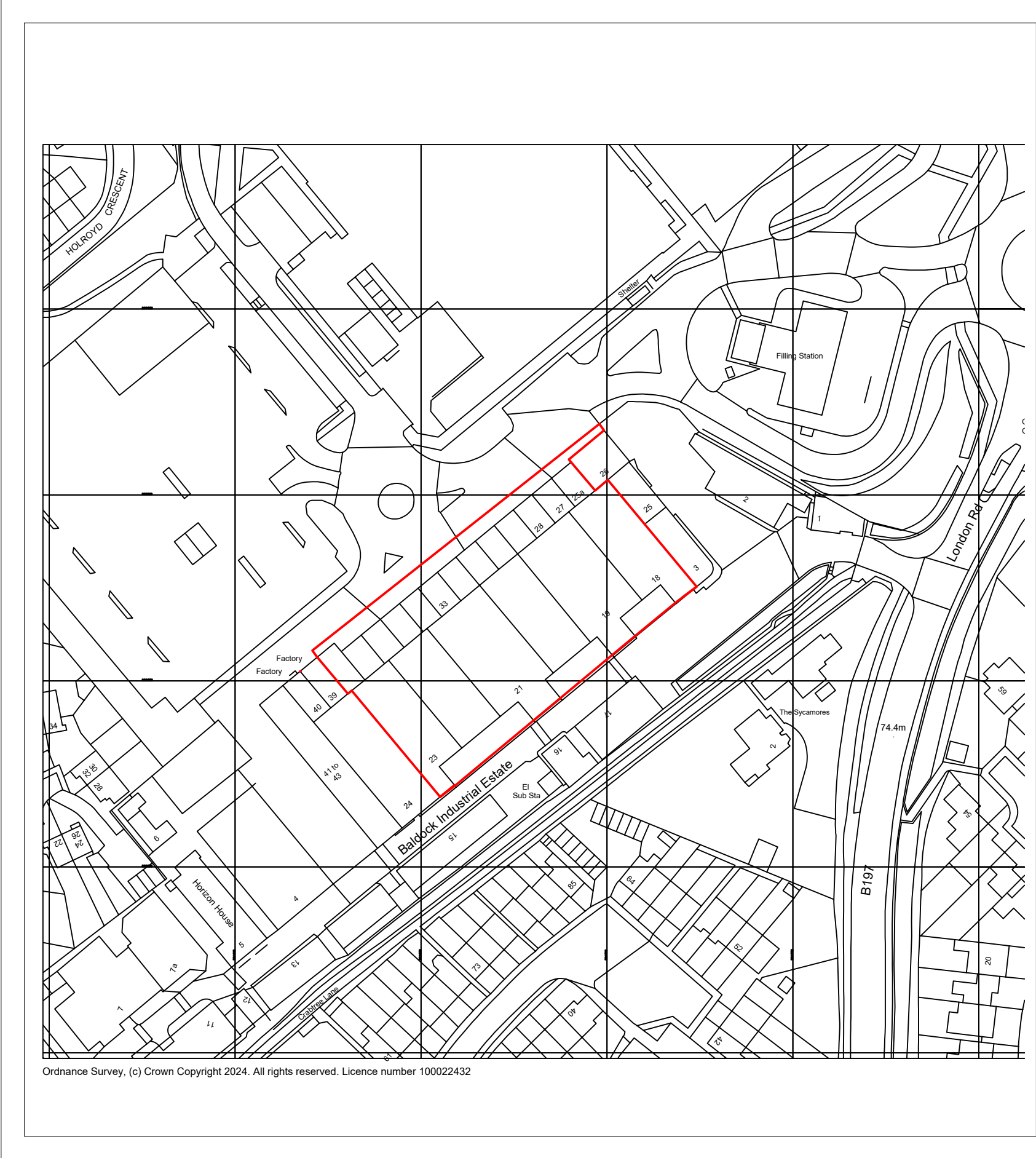
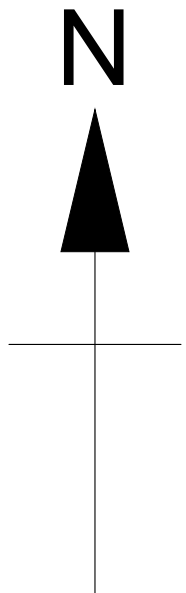
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C	Status Changes to PLANNING	-	12/12/24
B	Red line amended to include parking	IRL	30 07 24
A	Changes to site boundary based on units included in application	IL	05/07/24
REV.		CHKD.	DATE

Gateley / SMITHERS PURSLOW
Engineering | Surveying | Architecture
gateleysmitherspurslow.com

Project:
Baldock Industrial Estate
London Road
Baldock SG 7 6NG

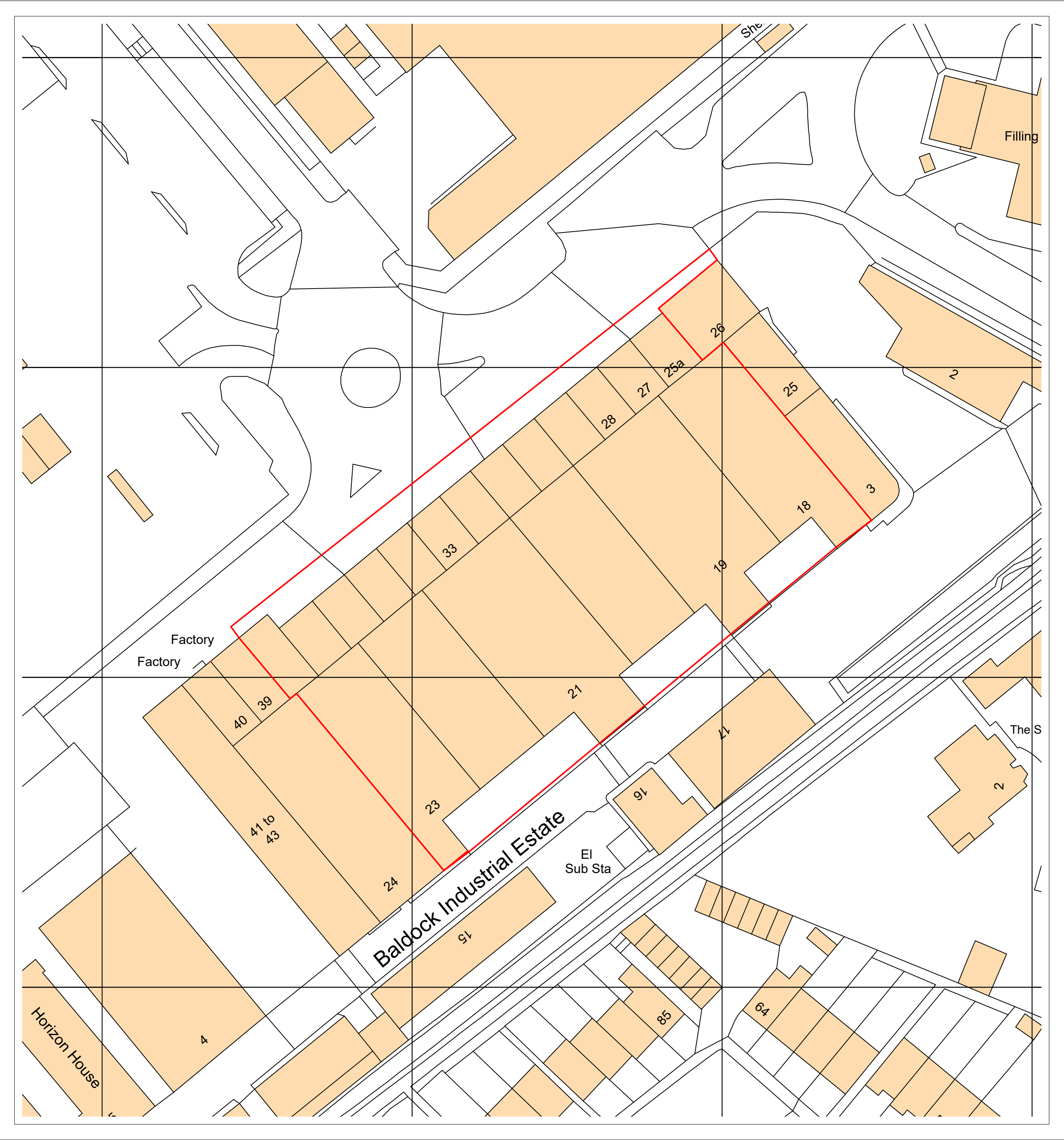
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Location and Block Plan

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LOCATION PLAN

SCALE 1:1250



BLOCK PLAN

SCALE 1:500

PLANNING

APPENDIX 2
AERIAL PHOTO OF SITE PRE FIRE DAMAGE



Page 6
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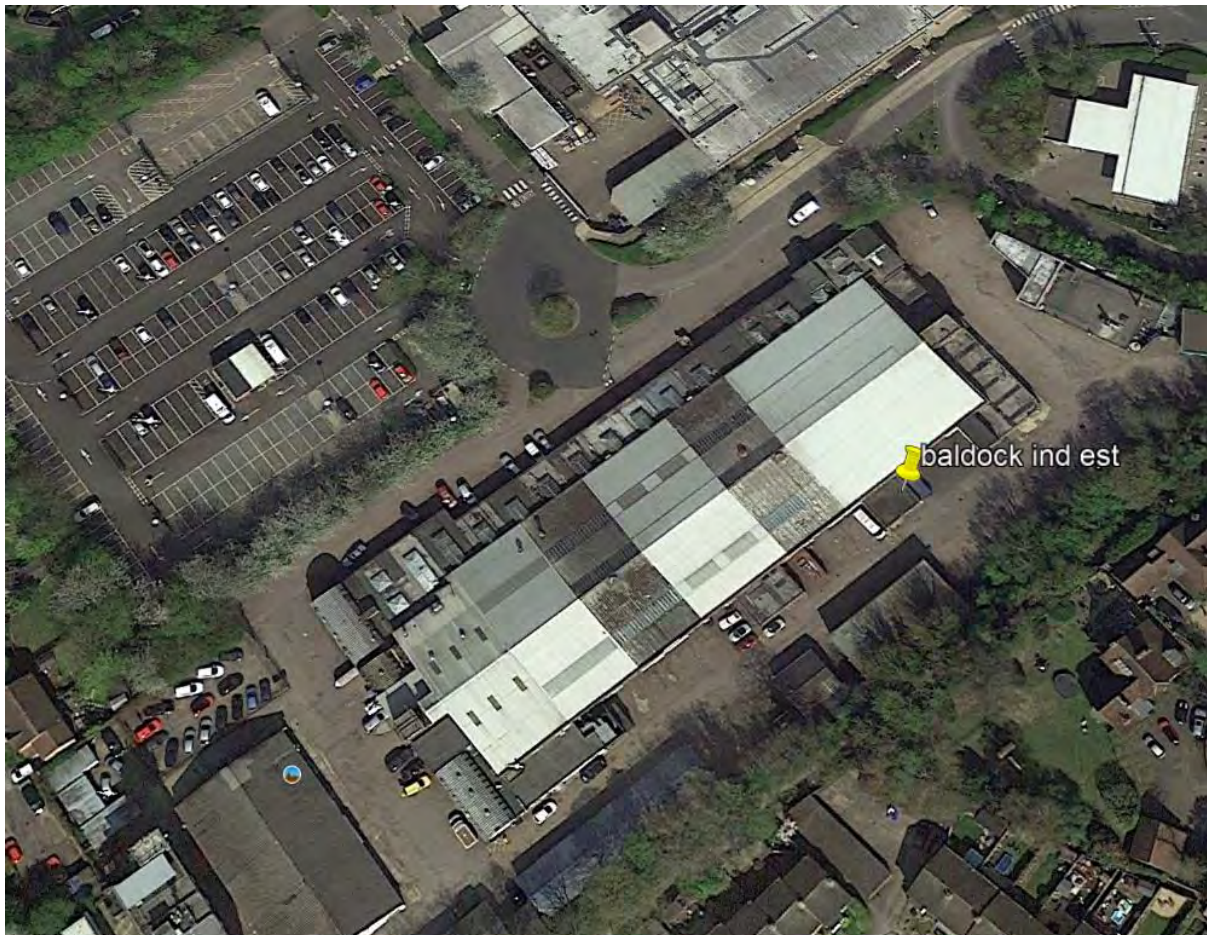


Plate 3 – site prior to fire damage

APPENDIX 3
POST FIRE DAMAGE PHOTOS OF SITE



Page 8
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11.0 PHOTOS



Plate 4



Plate 5



Page 9
Date 31/01/2025
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Plate 6



Plate 7



Page 10
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Plate 8



Plate 9



Page 11
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Plate 10



Plate 11



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Plate 12



Plate 13



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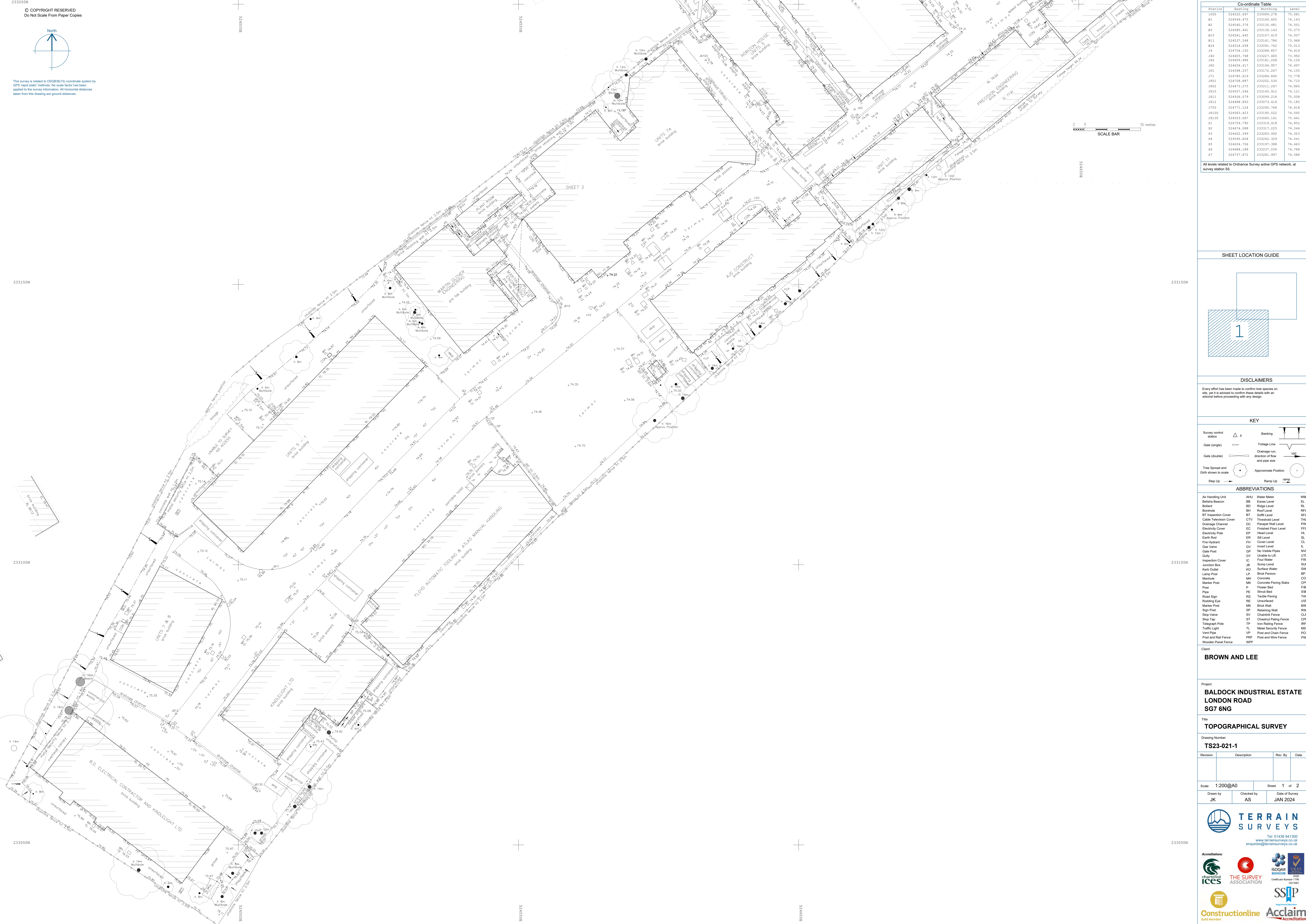


Plate 14



Plate 15

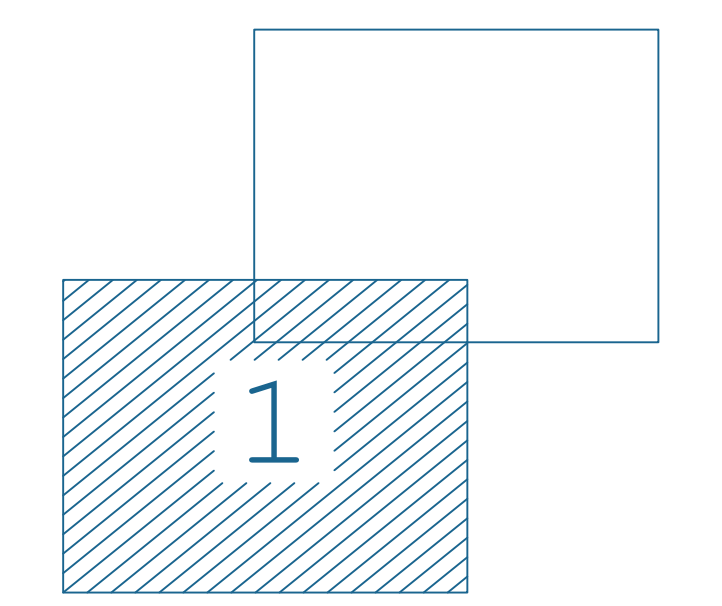
APPENDIX 4
TOPOGRAPHIC SURVEY OF SITE



Co-ordinate Table			
Station	Easting	Northing	Level
1000	524520.497	233089.278	75.081
B1	524549.475	233160.405	74.143
B2	524540.376	233130.481	74.501
B3	524585.461	233136.143	75.273
B10	524541.445	233197.419	74.007
B11	524537.548	233161.784	73.968
B24	524518.938	233091.742	75.013
J4	524754.150	233288.857	74.414
J40	524605.768	233227.465	75.892
J42	524659.886	233181.245	74.126
J60	524636.417	233194.957	74.497
J61	524598.257	233172.267	74.155
J71	524785.619	233284.845	73.778
J601	524708.887	233252.530	74.710
J602	524673.275	233211.267	74.865
J610	524557.246	233145.912	74.121
J611	524556.079	233099.218	75.008
J612	524488.850	233073.416	75.185
J700	524771.124	233295.768	74.618
J6100	524583.423	233190.022	74.092
J6130	524553.087	233060.141	75.441
S1	524709.790	233319.418	74.852
S2	524674.088	233317.225	74.346
S3	524652.358	233283.992	74.303
S4	524595.828	233242.329	74.041
S5	524634.706	233197.388	74.463
S6	524688.188	233237.036	74.788
S7	524737.872	233281.957	74.586

All levels related to Ordnance Survey active GPS network, at survey station 55.

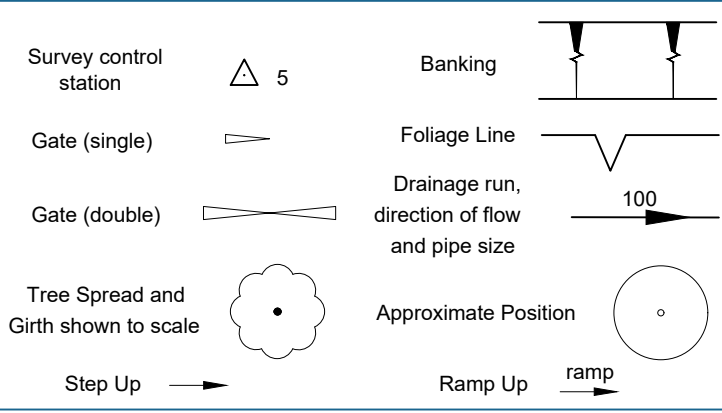
SHEET LOCATION GUIDE



DISCLAIMERS

Every effort has been made to confirm tree species on site, yet it is advised to confirm these details with an arborist before proceeding with any design.

KEY



ABBREVIATIONS

Air Handling Unit	AHU	Water Meter	WM
Beltina Beacon	BB	Even Level	EL
Bollard	BD	Ridge Level	RL
Borehole	BH	Roof Level	RFL
BT Inspection Cover	BT	Soft Level	SFL
Cable Television Cover	CTV	Threshold Level	THL
Drainage Channel	DC	Parapet Wall Level	PWL
Electricity Cover	EC	Finished Floor Level	FFL
Electricity Pole	EP	Head Level	HL
Earth Rod	ER	Sill Level	SL
Fire Hydrant	FH	Cover Level	CL
Gas Valve	GV	Invert Level	IL
Gate Post	GP	No Visible Pipes	NVP
Gully	GY	Unable to Lift	UTL
Inspection Cover	IC	Ford Water	FW
Junction Box	JB	Sump Level	SUL
Kerb Outlet	KO	Surface Water	SW
Lamp Post	LP	Brick Paviers	BP
Manhole	MH	Concrete	CON
Marker Post	MP	Concrete Paving Slabs	CPS
Post	P	Flower Bed	FIB
Pipe	PE	Shrub Bed	SBS
Road Sign	RS	Tackle Paving	TAC
Rodding Eye	RE	Unsurfaced	US
Marker Post	MK	Brick Wall	BW
Sign Post	SP	Reinforcing Wall	RW
Stop Valve	SV	Chamirak Fence	CLF
Stop Tap	ST	Chestnut Paving Fence	CPF
Telegraph Pole	TP	Iron Railing Fence	IRF
Traffic Light	TL	Metal Security Fence	MSF
Vent Pipe	VP	Post and Chain Fence	PCF
Post and Rail Fence	PRF	Post and Wire Fence	PWF
Wooden Panel Fence	WPF		

Client
BROWN AND LEE

Project
**BALDOCK INDUSTRIAL ESTATE
LONDON ROAD
SG7 6NG**

Title
TOPOGRAPHICAL SURVEY

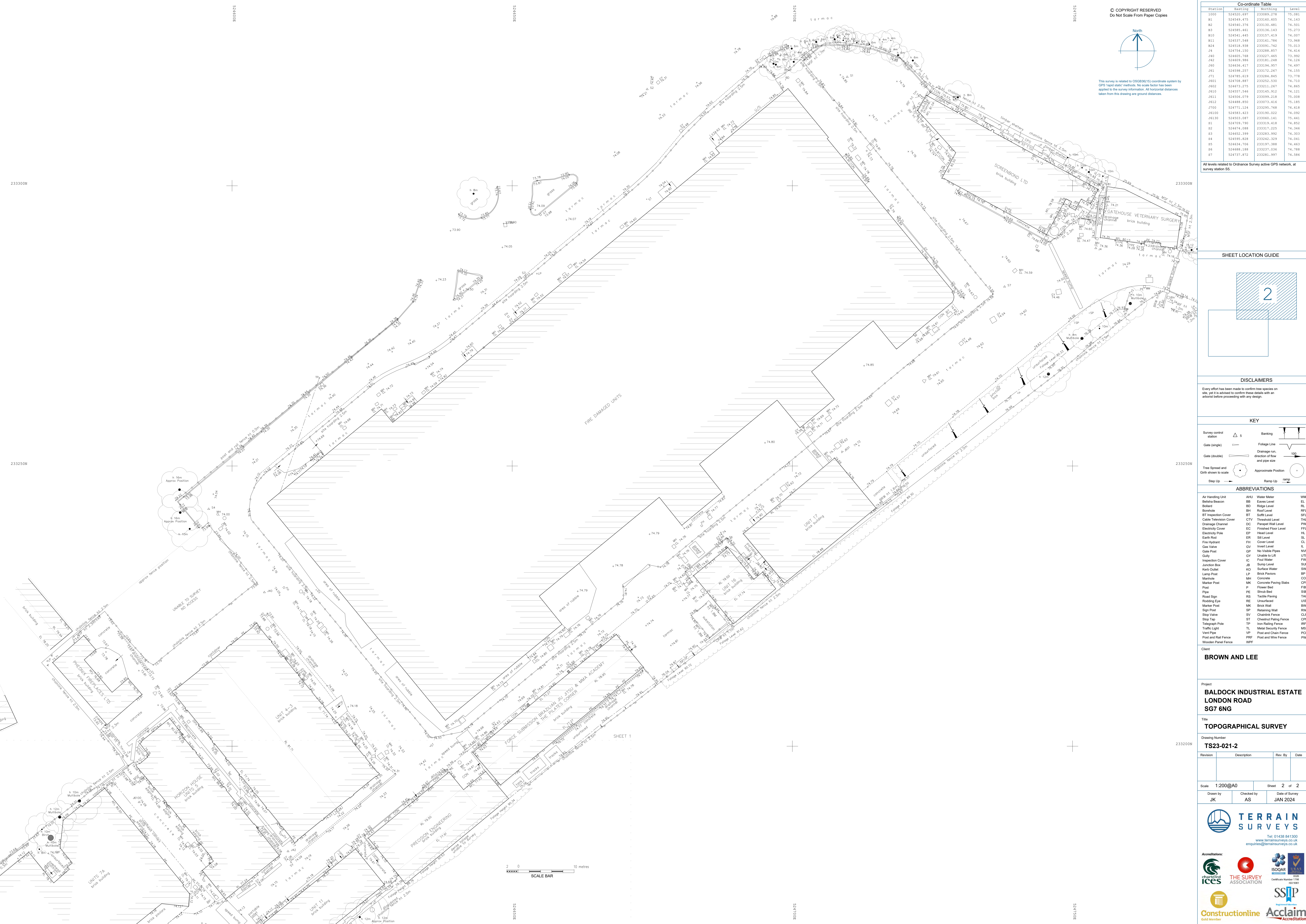
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TS23-021-1

Revision	Description	Rev. By	Date

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Drawn by	JK	Checked by	AS
		Date of Survey	JAN 2024

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Tel: 01438 841300
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Accreditations:



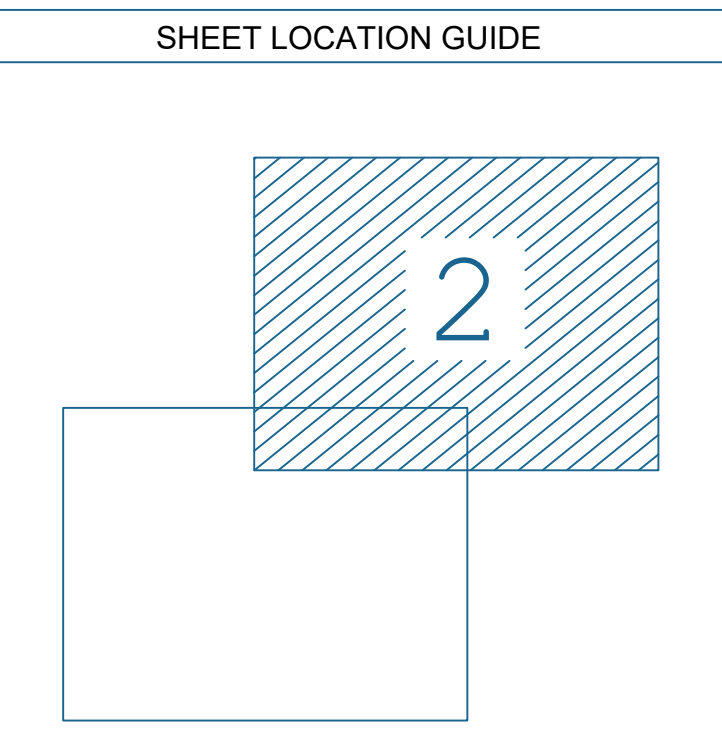
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North

This survey is related to OSGB36(15) coordinate system by GPS 'rapid static' methods. No scale factor has been applied to the survey information. All horizontal distances taken from this drawing are ground distances.

Co-ordinate Table			
Station	Easting	Northing	Level
1000	524520.497	233089.278	75.081
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B24	524518.938	233091.742	75.013
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J612	524488.850	233073.416	75.185
J700	524771.124	233290.768	74.618
J6100	524583.423	233190.022	74.092
J6130	524503.087	233060.141	75.441
S1	524709.790	233319.418	74.852
S2	524674.088	233317.225	74.346
S3	524652.359	233283.992	74.303
S4	524595.828	233242.329	74.041
S5	524634.706	233197.388	74.463
S6	524688.188	233237.036	74.788
S7	524737.872	233281.957	74.586

All levels related to Ordnance Survey active GPS network, at survey station S5.



DISCLAIMERS

Every effort has been made to confirm tree species on site, yet it is advised to confirm these details with an arborist before proceeding with any design.

KEY

Survey control station: 5

Gate (single): Gate (double):

Tree Spread and Girth shown to scale:

Step Up: Ramp Up:

Banking:

Foliage Line:

Drainage run, direction of flow and pipe size:

Approximate Position:

ABBREVIATIONS		
Air Handling Unit	AHU	Water Meter
Beltina Beacon	BB	Even Level
Bollard	BD	Ridge Level
Borehole	BH	Roof Level
BT Inspection Cover	BT	Soft Level
Cable Television Cover	CTV	Threshold Level
Drainage Channel	DC	Parapet Wall Level
Electricity Cover	EC	Finished Floor Level
Electricity Pole	EP	Head Level
Earth Rod	ER	Sill Level
Fire Hydrant	FH	Cover Level
Gas Valve	GV	Invert Level
Gate Post	GP	No Visible Pipes
Gully	GY	Unable to Lift
Inspection Cover	IC	Ford Water
Junction Box	JB	Sump Level
Kerb Outlet	KO	Surface Water
Lamp Post	LP	Brick Pavings
Manhole	MH	Concrete
Marker Post	MP	Concrete Paving Slabs
Post	P	Flower Bed
Pipe	PE	Shrub Bed
Road Sign	RS	Tackle Paving
Rodding Eye	RE	Unsurfaced
Marker Post	MK	Brick Wall
Sign Post	SP	Retaining Wall
Stop Valve	SV	Chantrel Fence
Stop Tap	ST	Chestnut Paving Fence
Telegraph Pole	TP	Iron Railing Fence
Traffic Light	TL	Metal Security Fence
Vegetation	VP	Post and Chain Fence
Post and Rail Fence	PRF	Post and Wire Fence
Wooden Panel Fence	WPF	

Client

BROWN AND LEE

Project

**BALDOCK INDUSTRIAL ESTATE
LONDON ROAD
SG7 6NG**

Title

TOPOGRAPHICAL SURVEY

Drawing Number

TS23-021-2

Revision	Description	Rev. By	Date

Scale	1:200@A0	Sheet	2 of 2
Drawn by	JK	Checked by	AS
Date of Survey	JAN 2024		

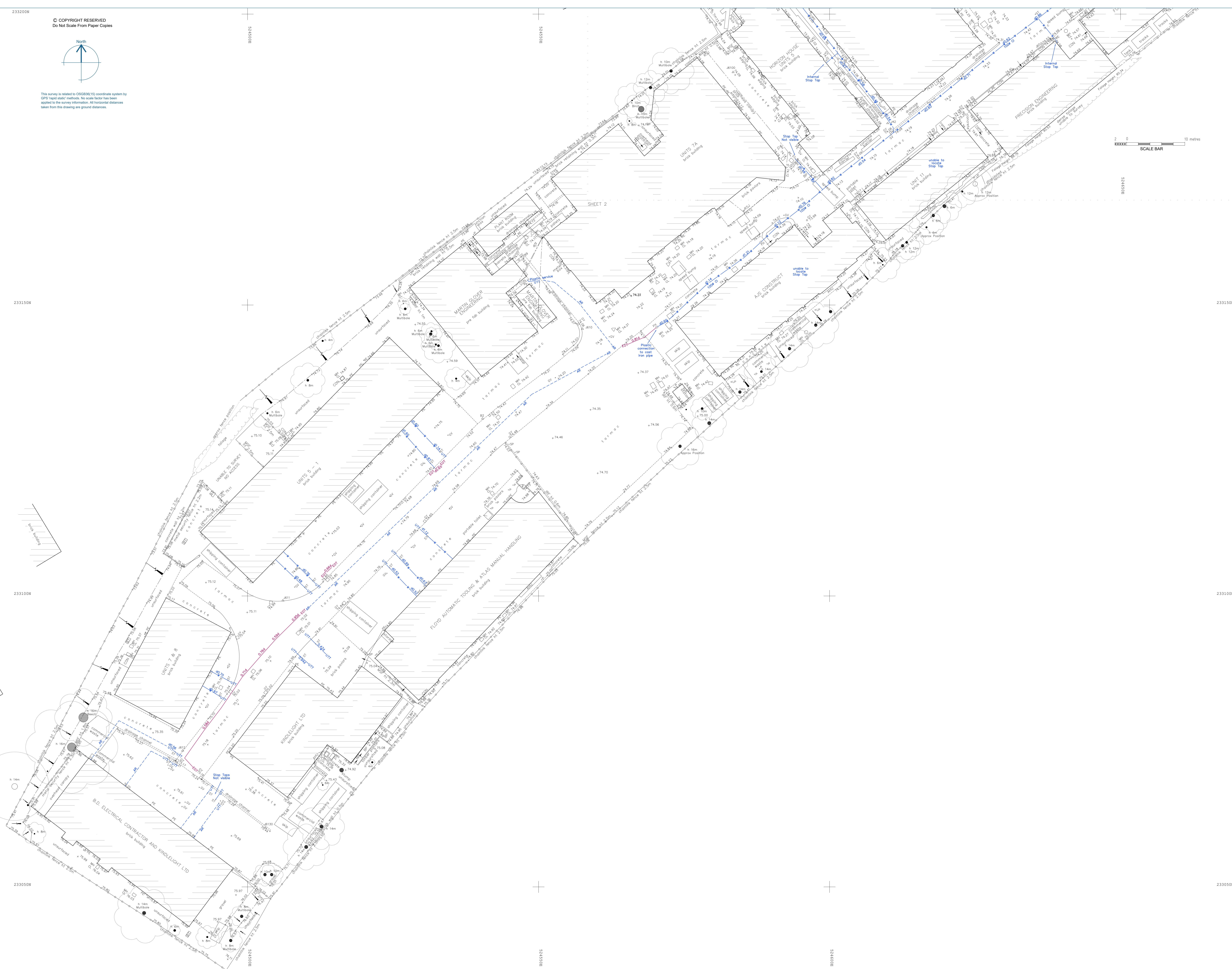
TERRAIN SURVEYS

Tel: 01438 841300
www.terrain-surveys.co.uk
enquiries@terrain-surveys.co.uk

Accreditations:

- ICES
- THE SURVEY ASSOCIATION
- ISOQAR
- UKAS
- SSIP
- Constructionline
- Acclaim

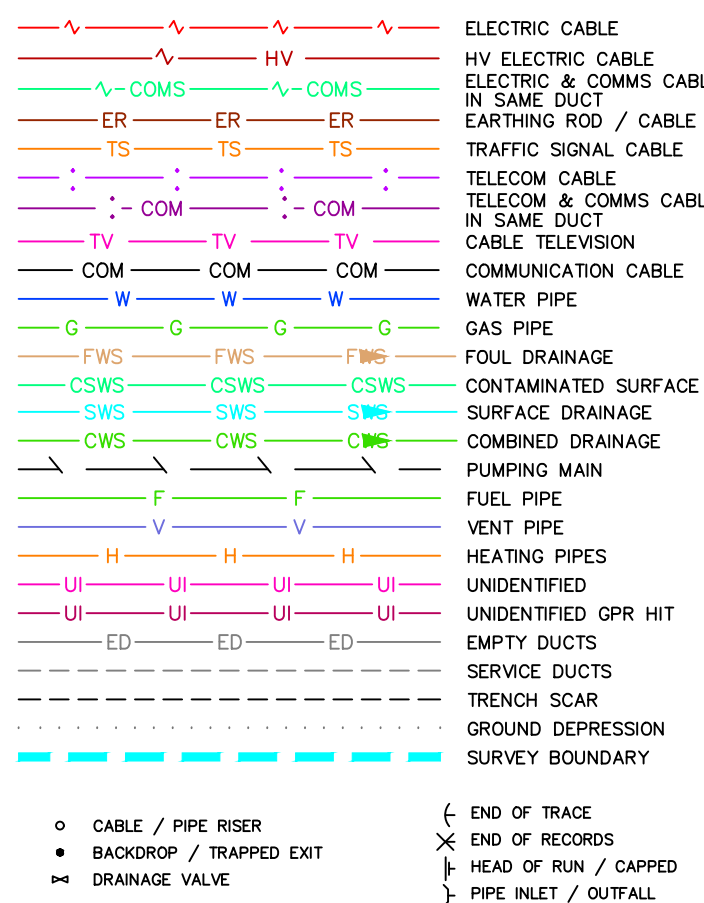
This survey is related to OSGB36(15) coordinate system by GPS 'rapid static' methods. No scale factor has been applied to the survey information. All horizontal distances taken from this drawing are ground distances.



SHEET LOCATION GUIDE

A diagram showing a square with diagonal hatching. Inside the bottom-left corner of this square is a smaller, white square labeled with the number '1' in blue. A larger, white square is positioned to the right and above the hatched square, with its bottom-left corner at the top-right corner of the hatched square.

UTILITY KEY



ABBREVIATIONS

[illegible]

DISCLAIMER

ELECTRO-MAGNETIC TECHNIQUES AND/OR GROUND PENETRATING RADAR HAVE BEEN USED IN THE LOCATION OF UNDERGROUND SERVICES. THE RESULTS ARE NOT INFALLIBLE AND TRIAL EXCAVATIONS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION, POSITIONS AND PARTICULARLY DEPTHS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN SEARCHING AVAILABLE RECORD DRAWINGS, THE COMPLETENESS OF THE UNDERGROUND SERVICES INFORMATION CANNOT BE GUARANTEED. THE METHOD OF SURVEY DOES NOT DIFFERENTIATE BETWEEN LIVE AND DEAD SERVICES AND AS SUCH ALL SERVICES SHOULD BE TREATED AS LIVE, UNLESS OTHERWISE STATED.

WHERE SERVICES ARE NON-METALLIC POSITIONS MAY BE TAKEN FROM RECORDS, TRENCH SCARS & SURFACE DATA. WHERE QUOTED, DEPTH ESTIMATIONS ARE GENERALLY TO THE CENTRE OF THE SERVICE DEPTHS TO WHICH THE SERVICE IS DEEMED TO BE GENERALLY AT THE SAME LEVELS UNLESS OTHERWISE STATED. PIPE SIZES WHICH CANNOT BE OBTAINED BY VISUAL SURVEY ARE TAKEN FROM RECORD DRAWINGS OR

MARKER PLATES WHERE AVAILABLE. WHERE GROUND PENETRATING RADAR HAS BEEN USED, THIS WILL PRIMARILY BE USED TO IDENTIFY UNDERGROUND UTILITIES IF POSSIBLE. WE WILL ALSO IDENTIFY UNDERGROUND STRUCTURES/TANKS ETC. BUT CANNOT GUARANTEE TO HAVE LOCATED ALL UTILITIES. THE USE OF GPR WILL BE LIMITED TO CERTAIN SOIL CONDITIONS AND ALSO BY SOIL TYPE. DEPTH ESTIMATES NOT NORMALLY BE PROVIDED FOR SERVICES LOCATED WITH GPR.

Client

BROWN AND LEE

Project

**BALDOCK INDUSTRIAL ESTATE
LONDON ROAD
SG7 6NG**

Title

UTILITY SURVEY-WATER ONLY

Drawing Number

TS24-021-3

Revision	Description	Rev. By	Date

Scale 1:200@A0		Sheet 1 of 2	
Drawn by GD	Checked by NEM	Date of Survey JAN 2024	



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www.terrainsurveys.co.uk
info@terrainsurveys.co.uk



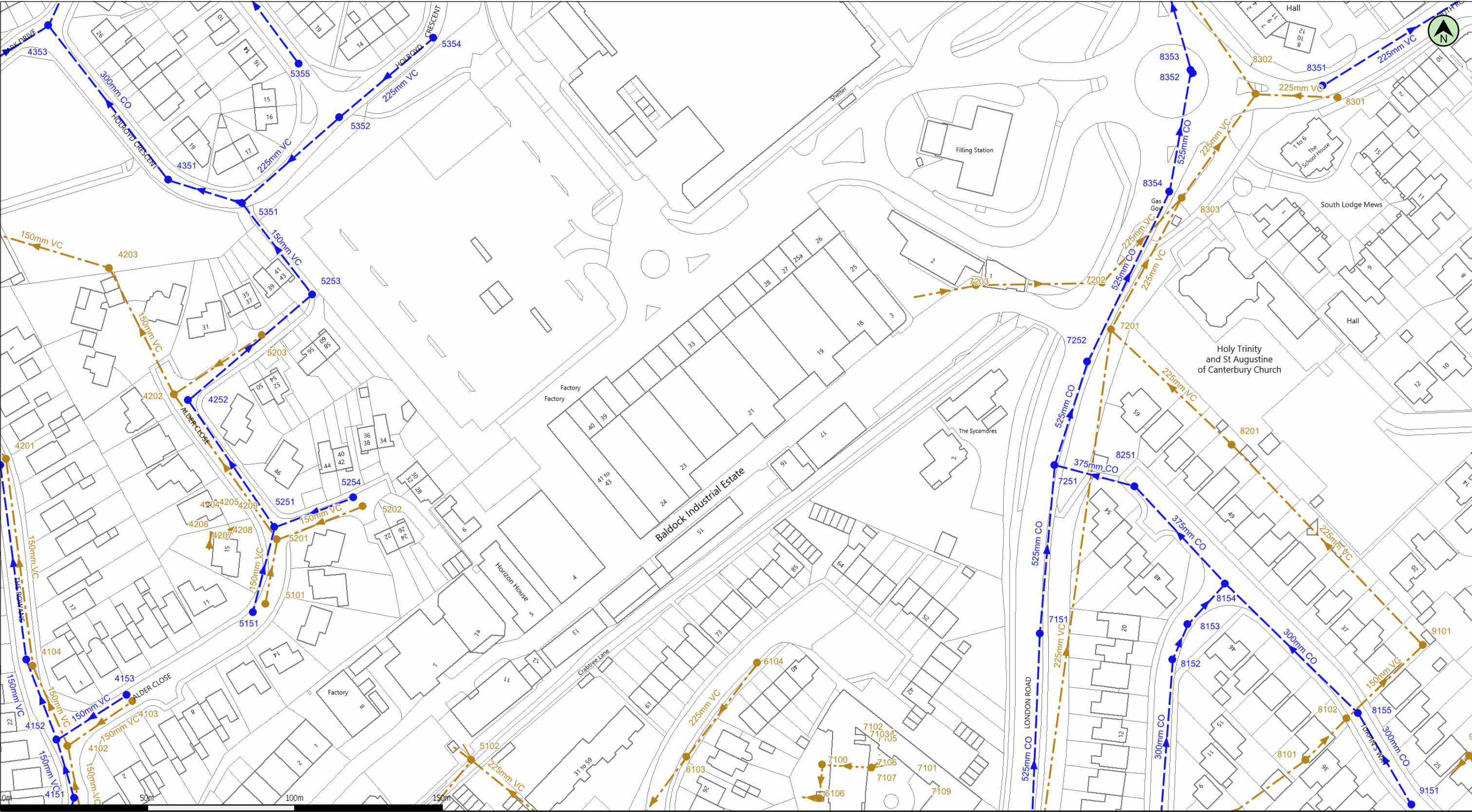
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APPENDIX 5
ANGLIAN WATER MAPPING



(c) Crown copyright and database rights 2025 Ordnance Survey AC0000813445 Date: 22/05/25 Scale: 1:1250 Map Centre: 524671,233250 Data updated: 30/04/25 Our Ref: 1777418 - 1 Wastewater Plan A3 Powered by digdat

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2025 Ordnance Survey AC0000813445. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer	---	Outfall*	€	Sewage Treatment Works	□
Surface Sewer	---		→	Public Pumping Station	●
Combined Sewer	---	Inlet*	●	Decommissioned Pumping Station	●
Final Effluent	---				
Rising Main*	---	Manhole*			
Private Sewer*	---				
Decommissioned Sewer*	---				

*(Colour denotes effluent type)

office@mtcengineering.co.uk
Baldock Industrial



Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
4102	F	72.5	70.1	2.4
4103	F	72.58	70.58	2
4104	F	71.93	69.85	2.08
4201	F	70.47	68.58	1.89
4202	F	71.18	69.5	1.68
4203	F	70.09	68.72	1.37
4204	F	-	-	-
4205	F	-	-	-
4206	F	-	-	-
4207	F	-	-	-
4208	F	-	-	-
4209	F	-	-	-
5101	F	72.4	70.96	1.44
5102	F	74.5	73.6	0.9
5201	F	72.15	70.4	1.75
5202	F	72.49	71.01	1.48
5203	F	71.38	70.13	1.25
6103	F	75.99	75.01	0.98
6104	F	76.4	75.35	1.05
6106	F	-	-	-
7100	F	-	-	-
7106	F	-	-	-
7201	F	73.75	72.01	1.74
7202	F	73.46	71.33	2.13
7203	F	-	-	-
8101	F	79.44	76.78	2.66
8102	F	78.63	76.49	2.14
8201	F	76.61	74.1	2.51
8301	F	72.75	70.1	2.65
8302	F	72.34	69.87	2.47
8303	F	72.79	70.65	2.14
9101	F	77.33	76.22	1.11
9105	F	-	-	-
4151	S	72.93	71.55	1.38
4152	S	72.49	70.86	1.63
4153	S	72.56	71.31	1.25
4154	S	71.9	70.39	1.51
4251	S	70.58	69.27	1.31
4252	S	-	-	-
4351	S	69.55	67.91	1.64
4353	S	-	-	-
5151	S	-	-	-
5251	S	72.09	70.76	1.33
5253	S	71.36	69.42	1.94
5254	S	-	-	-
5351	S	69.9	68.29	1.61
5352	S	70.14	68.59	1.55
5354	S	70.42	68.86	1.56

[illegible][illegible]

APPENDIX 6
ENVIRONMENT AGENCY FLUVIAL FLOOD MAP FOR PLANNING

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
524672/233266

Created
22 May 2025 12:00

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

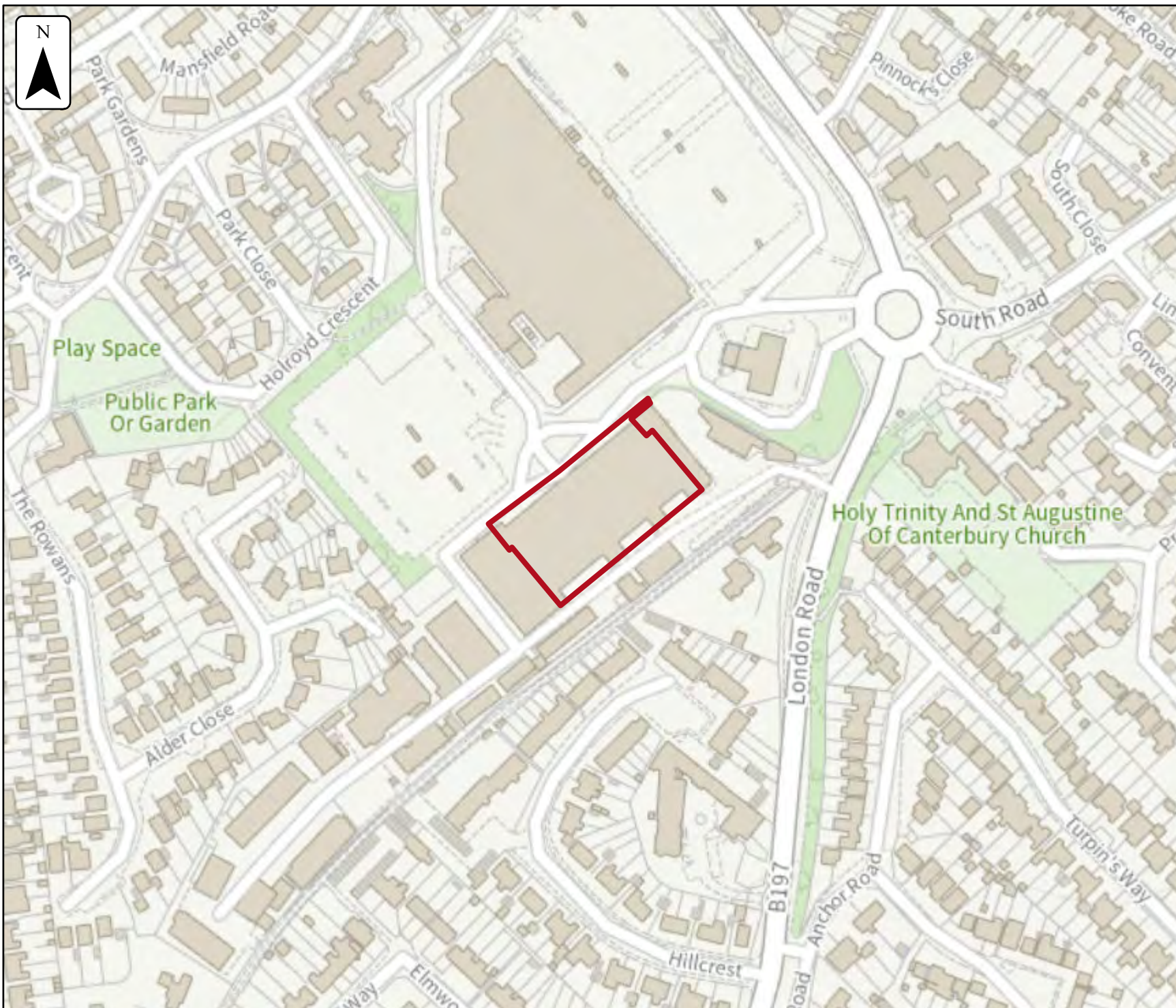
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

524672/233266

Scale

1:2,500

Created

22 May 2025 12:01

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

APPENDIX 7
SURFACE WATER FLOOD DEPTH MAPPING





Surface water map

Yearly chance of flooding

☐ Extent

☐ Depth

Yearly chance of flooding between 2040 and 2060

☐ Extent

☒ Depth

High chance

More than 3.3% chance each year

Medium chance

Between 1% and 3.3% chance each year

Low chance

Between 0.1% and 1% chance each year

Map details

☒ Show flooding

☐ To 20cm
(8in)

☒ To 30cm
(1ft)

☐ To 60cm
(2ft)

☐ To 90cm
(3ft)

Contains OS data © Crown copyright and database rights 2025

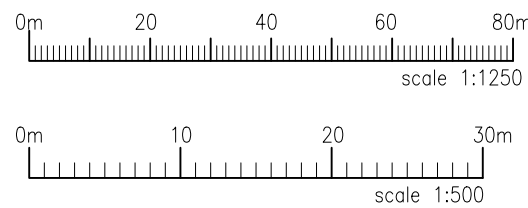
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APPENDIX 8
PRE FIRE DAMAGE SITE PLAN, LAYOUT AND ELEVATIONS

NOTES

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Application Area = 3,862m²

REV.	CHKD.	DATE

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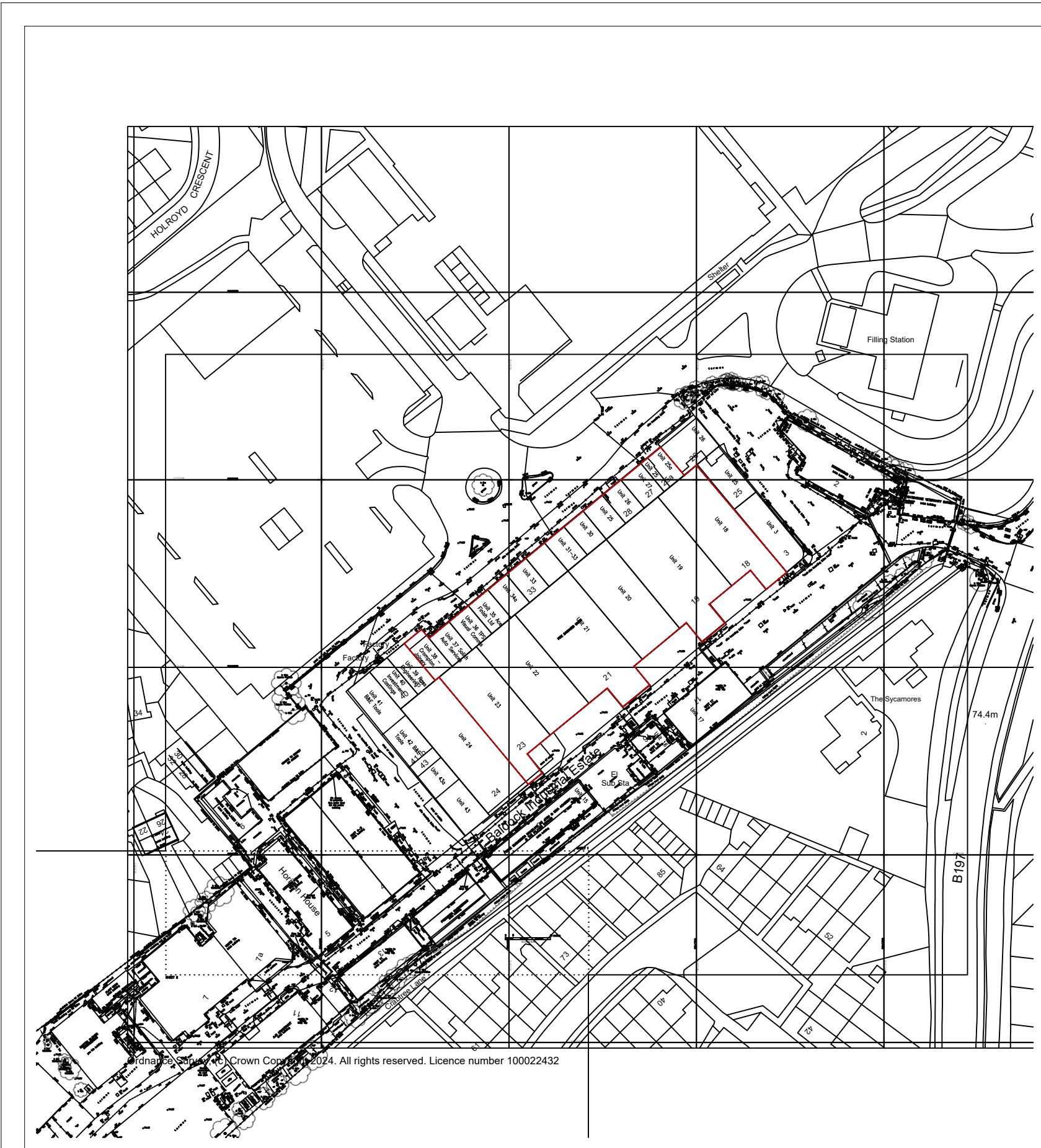
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Baldock Industrial Estate
London Road
Baldock SG 7 6NG

Drawing Title:
Site Location and
Block Plan As Existing

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		Design	IRL

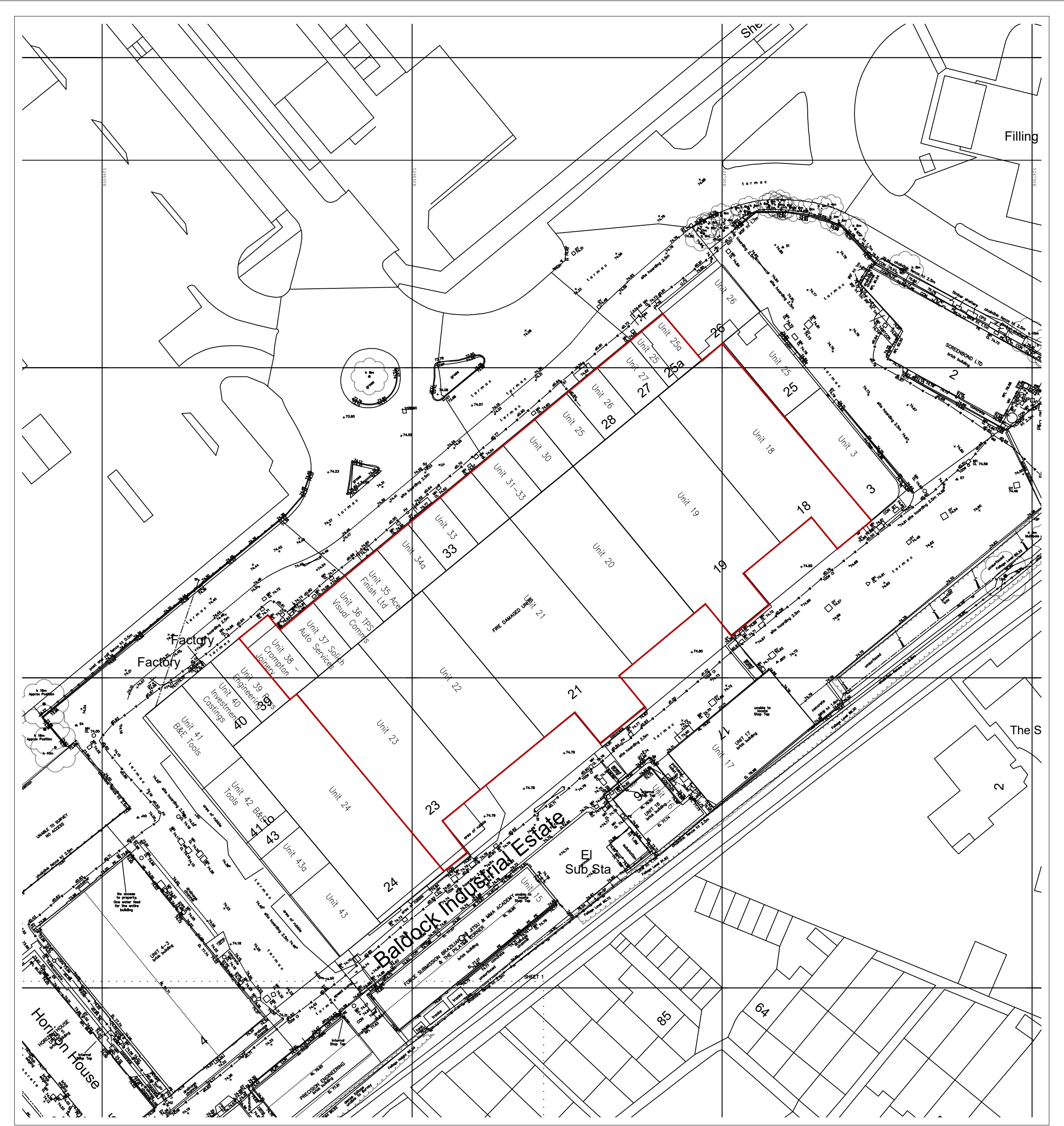
PP6/17

PLANNING



LOCATION PLAN

SCALE 1:1250



BLOCK PLAN

SCALE 1:500

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Ground floor Plan Pre Fire Damage



A	Status changed to PLANNING	-	12/12/24
REV.		CHKD.	DATE

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London Road, Baldock,
SG7 6NG

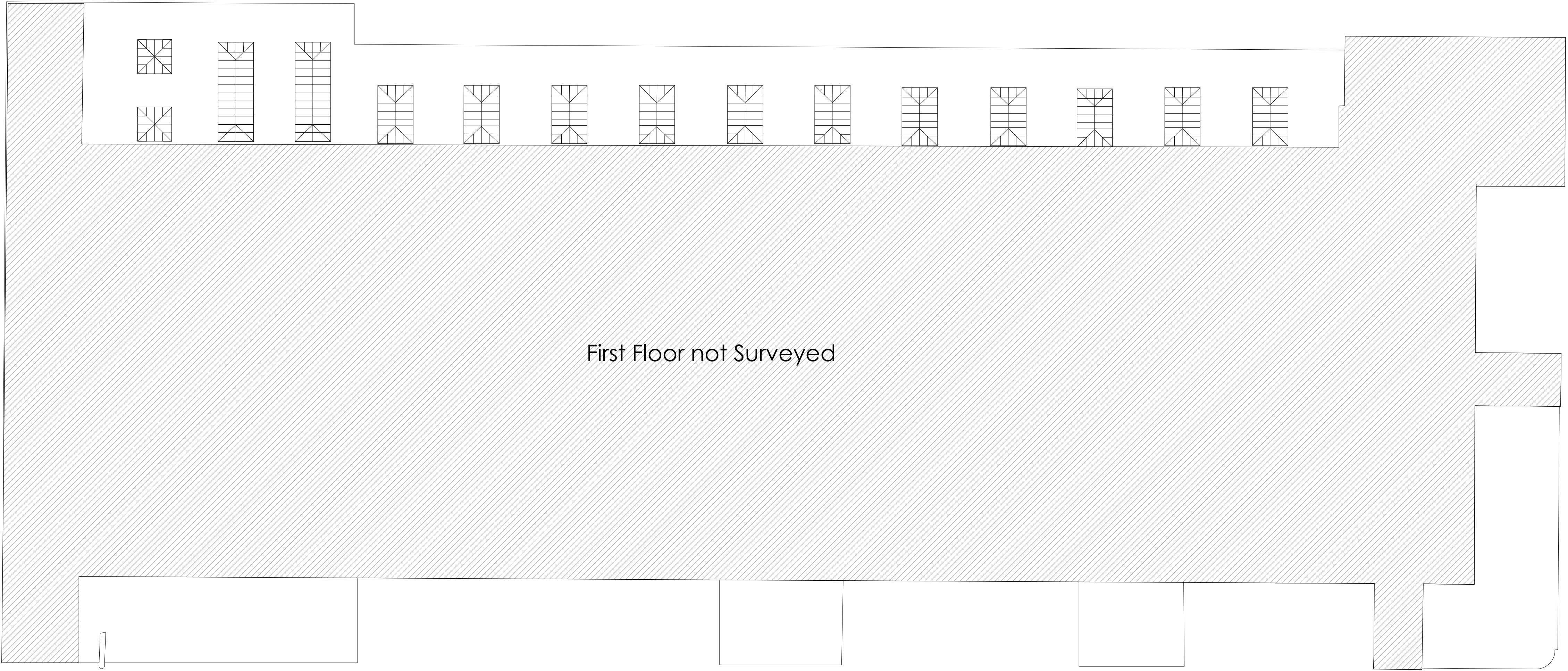
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Pre-Fire Damage Ground Floor Plan

Drawing No. 240936 - 103		Rev. A	
Scale @ A1 1:200	Drawn MJK	Date 12/06/24	
Status P	Checked IL	Design ~	

PLANNING

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Ground Floor Plan Pre Fire Damage



A	Status changed to PLANNING	-	12/12/24
REV.		CHKD.	DATE

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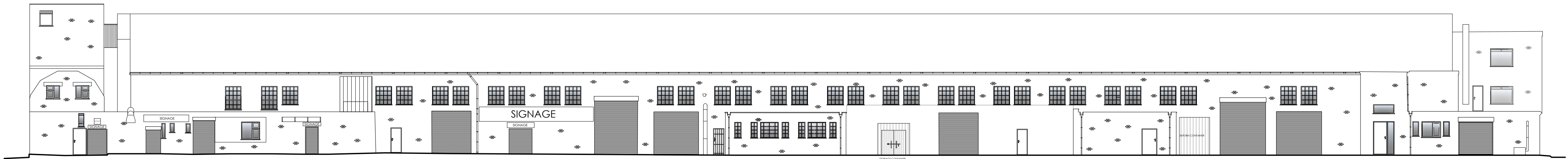
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Drawing Title:	Pre-Fire Damage First Floor Plan

Drawing No. 240936 - 104		Rev. A	
Scale @ A1	1:200	Drawn MJK	Date 12/06/24
Status	P	Checked IL	Design ~

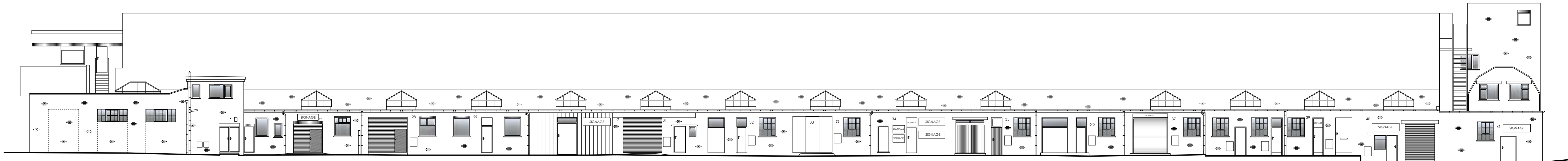
PLANNING

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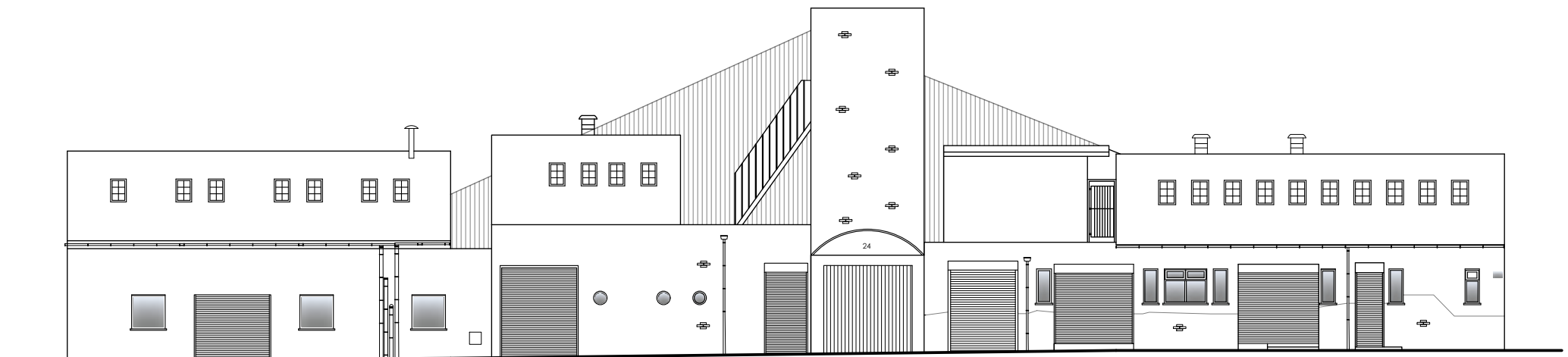
South East Elevation Pre-Fire Damage



North West Elevation Pre-Fire Damage



North East Elevation Pre-Fire Damage



South West Elevation Pre-Fire Damage



B A	Status changed to PLANNING	-	12/12/24
	Changes to roof line	IL	20/06/24
	REV.		CHKD.

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London Road, Baldock,
SG7 6NG

Drawing Title:
Pre-Fire Damage Elevations

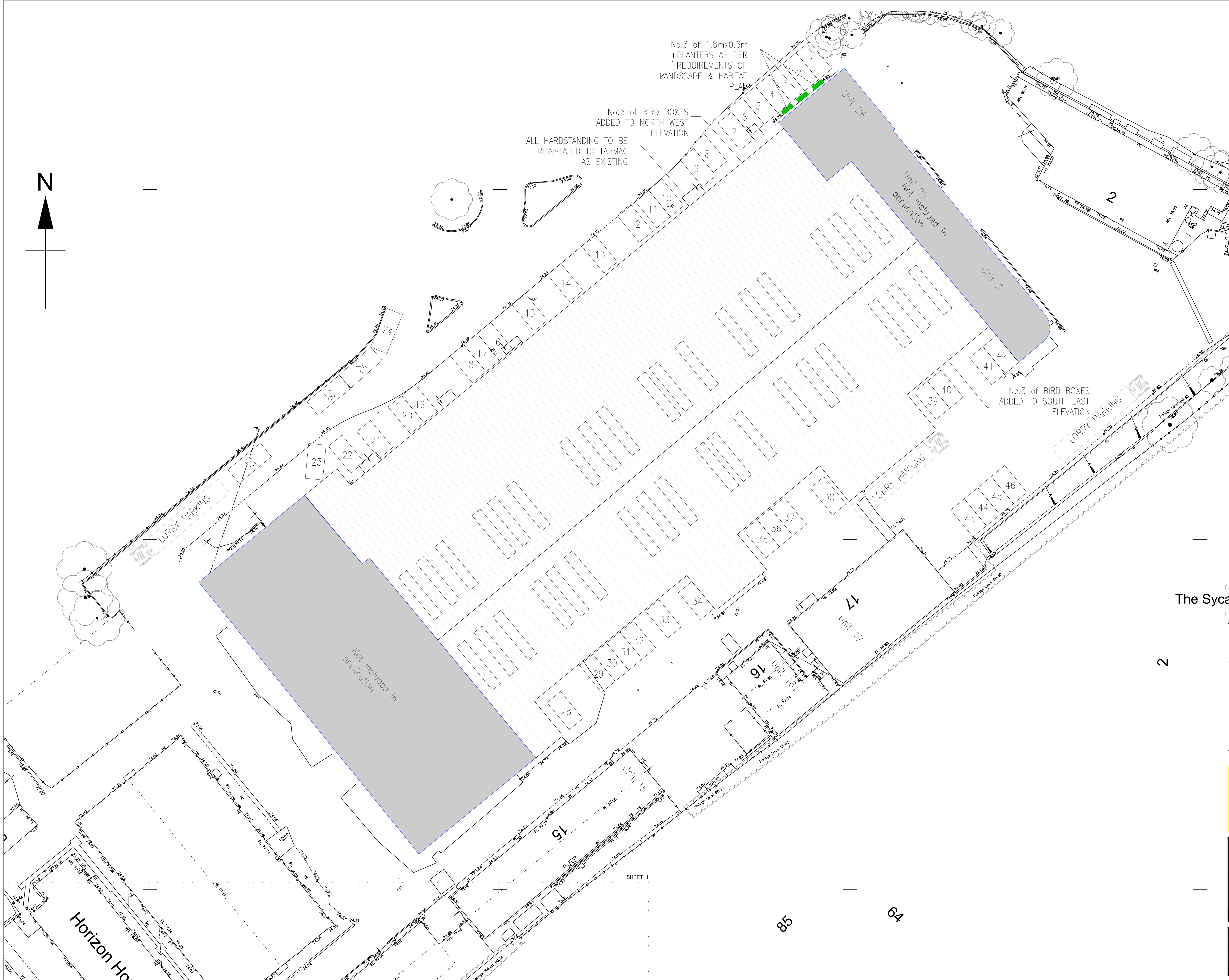
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Status	P	Checked IL	Design ~

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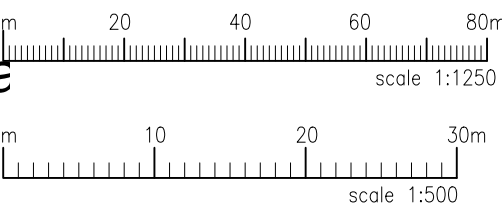
APPENDIX 9
PROPOSED SITE PLAN, LAYOUT AND ELEVATIONS

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The Sycamore



PLANNING

REV.		CHKD.	DATE
C	parking added, block amended	IRL	27/01/25
B	Changes to site massing	-	12/12/24
A	Status Changed to PLANNING	-	

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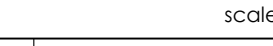
gateleysmitherspurslow.com

Project:	Baldock Industrial Estate London Road Baldock SG 7 6NG
Drawing Title:	Block Plan As Proposed Ecological Enhancement with proposed parking

Drawing No.	240936 - 240936-02	Rev.	C
Scale @ A1	AS SHOWN	Drawn	IRL
Status	P	Checked	-
		Design	IRL

PLANNING

- Unit Ownership Key:**

- | | | |
|---|---|---------------|
|  | | |
| <div>K
H
J
F
E
D
C
B</div> | Door added to unit 34b | IRL 25/03/25 |
| | Unit 19 fire escape door moved | SDH 03/03/25 |
| | Amendments to Unit 19 | IL 03/03/25 |
| | Changes to unit 18/19 based on PH comments | - 07/02/25 |
| | New sheet design based on standard products and further PH comments | - 12/12/24 |
| | Changes to units 31, 32, 33 and 25 layouts and removal of 40 | - 02/12/24 |
| | Amendments to first floor plan | IRL 09/07/24 |
| | indicative first floor plan added | IRL 05/07/24 |
| | Sheeting of Option A and A1 | IL 05/07/2024 |
| | | |
| REV. | | CHKD. DATE |

Project:	Baldock Industrial Estate, Lordon Road, Baldock, SG7 6NG
Drawing Title:	Floor Plans As Proposed

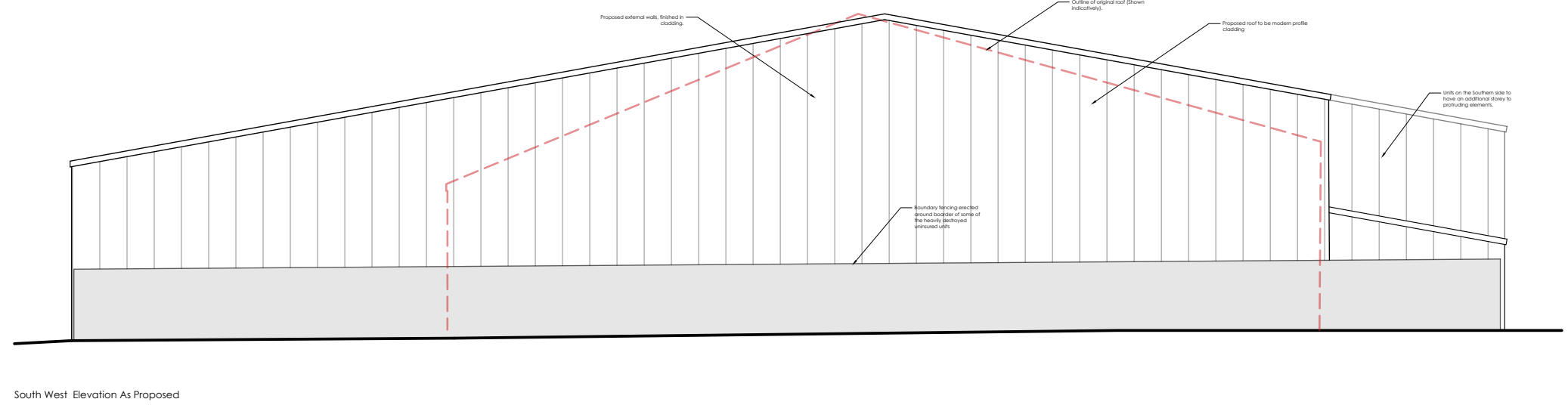
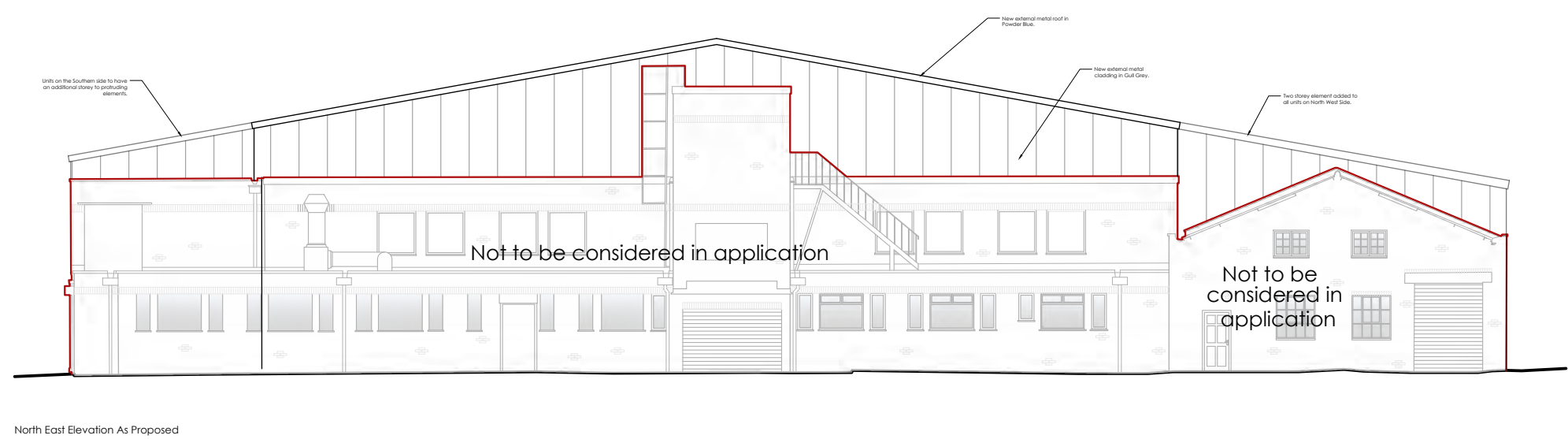
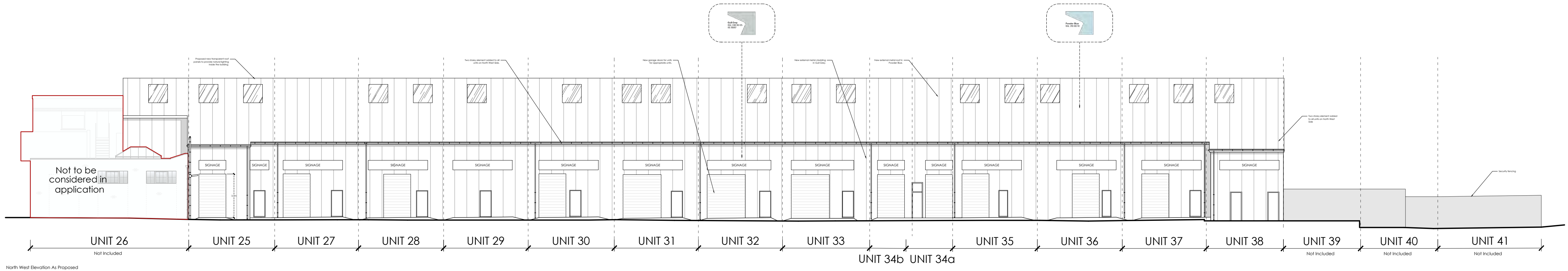
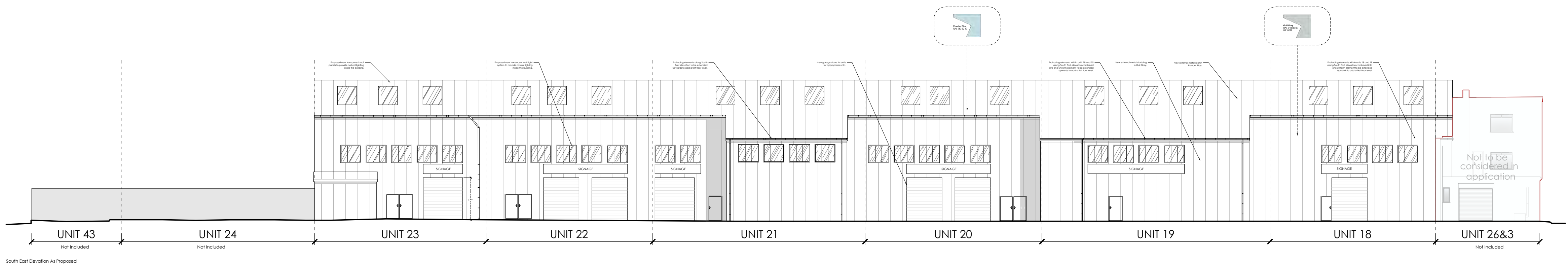
Drawing No.		240936 - 106		Rev.		K	
Scale @ A1		1:200		Drawn MJK		Date 12/06/24	
Status		P		Checked JL		Design ~	



Ground Floor Plan As Proposed

NOTES

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G	Changes to roof design and 2 storey element	IRL	10/07/24
F	Further changes to 2 storey element	IRL	08/07/24
L	unit 19 amended	IRL	03/03/25
K	Changes to unit 18/19 based on PH comments	-	07/02/25
J	New shed design based on standard products and further PH comments	-	11/12/24
I	Changes to units 31, 32, 33 and 25 layouts and removal of 40	-	02/12/24
H	Addition of 1.2m wall	IRL	02/08/24
REV.		CHKD.	DATE



Project:	Baldock Industrial Estate, London Road, Baldock, SG7 6NG
Drawing Title:	Elevations As Proposed

Drawing No.		240936 - 107		Rev.	
				L	
Scale	1:200	Drawn	Date		
A1		MK/LG	12/06/24		
Status	P	Checked	Design		
		IL	~		