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PROJECT	The Priory, Pease House (Landscape) Hitchin		CLIENT	Metric and Maker			
TITLE	Flood Risk Assessment		REFERENCE	25079-FRA-TN-02		C01	
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1 Introduction

- 1.1 Water Environment was commissioned by Metric and Maker to prepare a Flood Risk Assessment for the proposed landscaping (external changes) at Pease House, The Priory, Hitchin, SG5 2DL. The site is located within the jurisdiction of North Hertfordshire District Council (NHDC), with Hertfordshire County Council (HCC) fulfilling the role of Lead Local Flood Authority (LLFA).
- 1.2 The GOV.UK Flood Map for Planning¹ shows the site to lie within a Flood Zone 1. However, the site lies within an area with a high annual chance of surface water flooding, and therefore, a Flood Risk Assessment is required to support a planning application on the site.
- 1.3 This document has been prepared with due consideration of the National Planning Policy Framework² (NPPF), the latest Planning Practice Guidance for Flood Risk and Coastal Change³ (PPG), the planning guidance that governs flood risk considerations for prior approval applications⁴ and the Environment Agency's FRA guidance. In addition, this FRA will address local requirements for planning, including the North Hertfordshire Plan Policy NE7: Reducing flood risk.

2 Site description

- 2.1 The application site includes the landscaping surrounding the building known as Pease House, a three-storey office building. The site extends from the entrance of the car park at the end of Old Charlton Road to the road along the south-east side of Pease House, and includes the car park to the south west, as shown in Figure 1.

¹ Available at: <https://flood-map-for-planning.service.gov.uk/> [Accessed: 16/10/2025]

² Ministry of Housing, Communities and Local Government. Updated National Planning Policy Framework, Updated February 2025

³ Ministry of Housing, Communities and Local Government. Planning Practice Guidance: Flood risk and coastal change, Updated August 2022

⁴ Criterion MA.2(c) of Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

2.2 The River Hiz is located approximately 35 m to the southeast of the site.

2.3 The location of the site in relation to the surrounding area is shown in Figure 1.

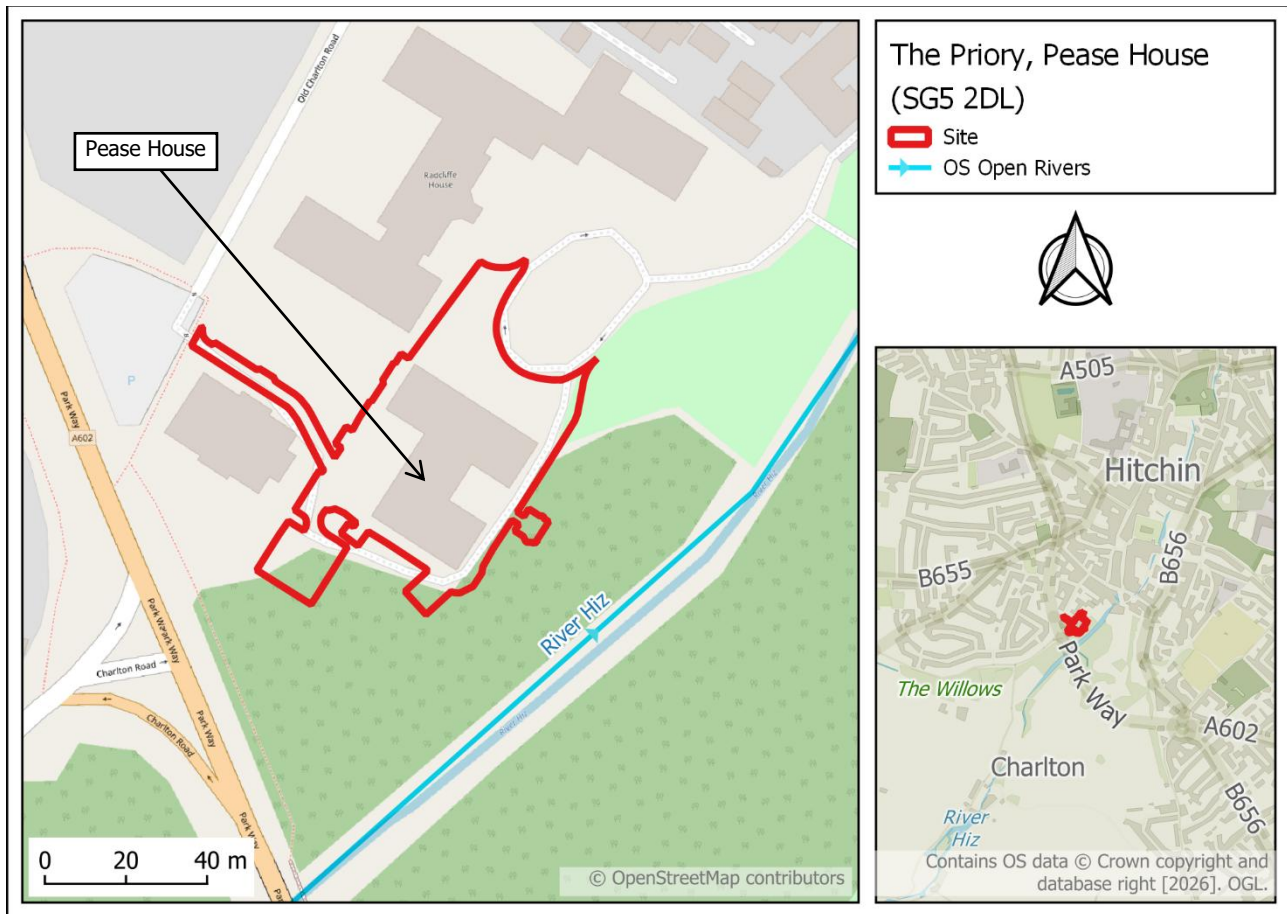


Figure 1: Site location

- 2.4 A topographic survey of the site was undertaken by Survey Solutions in May 2024. The survey shows that the site falls by approximately 5 m across the site in a south-easterly direction, towards the river.
- 2.5 The existing development and topographic survey drawings are included in the appendix.
- 2.6 The application site falls from 69.10 m AOD at the entrance off the car park at the end of Old Charlton Road, to 65.56 m AOD at the western corner of the Pease House and then further to 64.66 m AOD along the lower boundary of the site.
- 2.7 An interrogation of the topographic survey indicates that:
- External ground levels along the western side of the building fall from 66.41 m AOD on the footpath at the northern corner to 65.45 m AOD at the western corner of the building.
 - External Ground levels fall from 65.45 m AOD (at the western corner) to 64.76 m AOD (at the southern corner) along the south-eastern side of the building.
 - External ground levels along the south-eastern side of the building vary from 64.76 m AOD (at the southern corner) to 64.70 m AOD (at the eastern corner) along the south-western side of the building. Ground levels rise to 65.31 m AOD in the cut-out section of the building footprint.
 - External ground levels along the north-eastern side of the building fall from 66.40 m AOD (at the northern corner) to 65.40 m AOD at the main building entrance, and fall to 64.80 m AOD (at the eastern corner).

3 Proposed development

- 3.1 The proposed development drawings are included in the appendix of this technical note.
- 3.2 The development proposals considered by this assessment incorporate changes to the external spaces surrounding the building to optimise their use for the continued and future use of the Pease House. These changes include areas of soft landscaping as well as paved areas.
- 3.3 An enlarged refuse store is proposed at the southern corner of the site, replacing the existing bin store in this location. A new cycle store is proposed along the lower western boundary of the site, opposite the building, replacing the existing external seating area.
- 3.4 The development proposals also include the installation of external brick walls to divert surface flooding away from the building and to protect Pease House from internal flooding. Further details regarding these walls are included in Section 5.

4 Assessment of flood risk

- 4.1 In assessing the risk of flooding to the site, the Hertfordshire County Council Strategic Flood Risk Assessment⁵ (SFRA) has been reviewed along with the latest Environment Agency Data.

History of flooding

- 4.2 The Environment Agency Historic Flood Extent Map shows the site to lie outside of all previously recorded flood extents.
- 4.3 No further records of flooding at the site or the surrounding area have been identified.

Risk of flooding from rivers and the sea

- 4.4 The Environment Agency Flood Map for Planning, presented in Figure 2, shows the site is located within present-day Flood Zone 1. Flood Zones 2 and 3 are closely constrained around the channel of the River Hiz, located 35 m to the south of the site.
- 4.5 At this location, Flood Zone 1 is defined as land having less than 0.1% annual probability of fluvial flooding. Typically, the site would therefore be considered to be at low risk of fluvial flooding. However, when taking climate change into account, the future (2070-2125) Flood Zone 2 is shown to extend to the existing Pease House building.
- 4.6 The site is therefore at potential risk of fluvial flooding, which has been assessed in further detail.

⁵ Hertfordshire County Council Level Strategic Flood Risk Assessment, July 2022

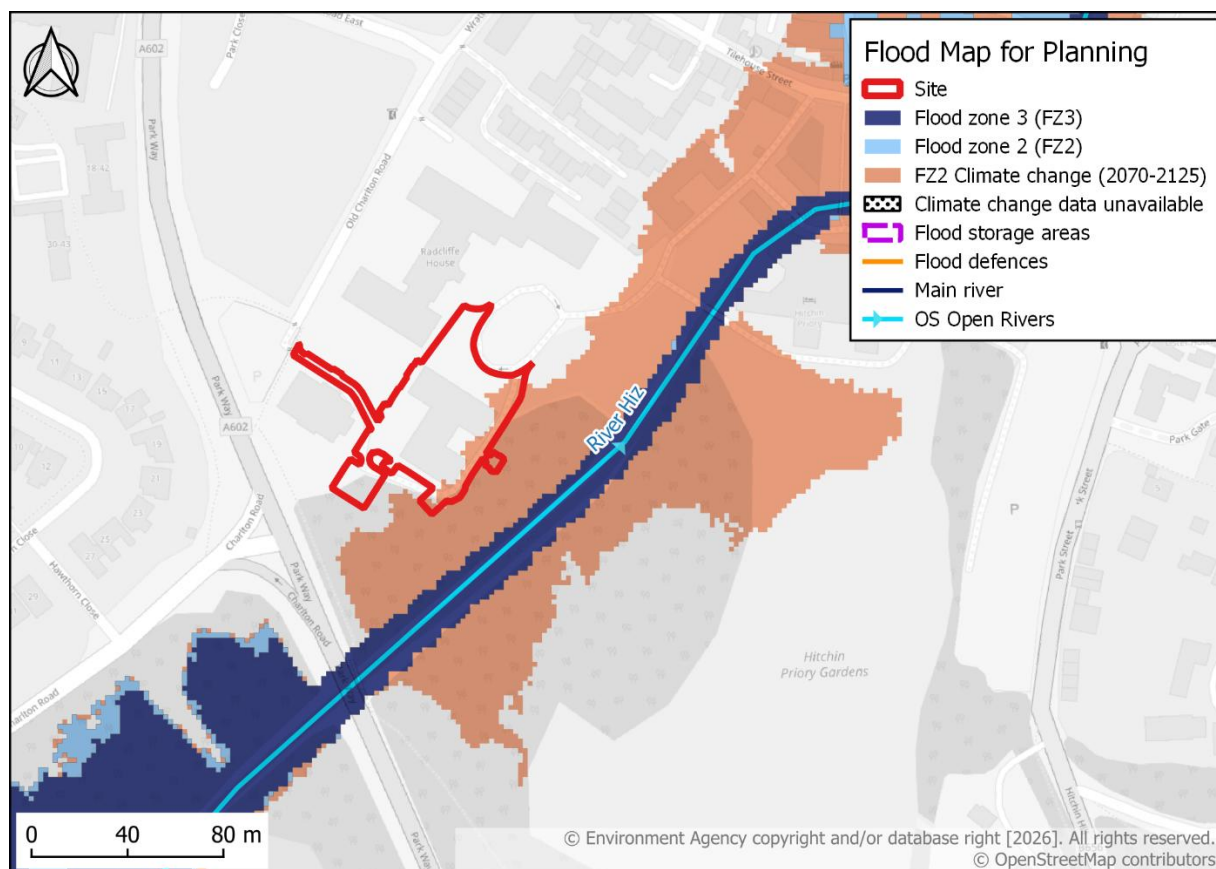


Figure 2: Flood Map for Planning

Climate change allowances

- 4.7 It is a requirement of the NPPF that climate change allowances over the lifetime of the development is included in the analysis of flood risk. Projected climate change is likely to result in increased flooding from rivers due to increased intensity and frequency of extreme rainfall events. Therefore, climate change allowances have been included as part of this flood risk assessment. The PPG defined the 'design' events for developments at risk of fluvial flooding as the 1% AEP event, plus an appropriate allowance for climate change.
- 4.8 Climate change allowances are provided by the Environment Agency's 'Flood risk assessments: climate change allowances' available on the GOV.UK website, defined by management catchments. Considering the landscaping is associated with the existing commercial and/or future considered residential use of the site, the appropriate lifespan for consideration is 100 years; therefore, the allowance for the 2080s epoch will be used to assess the fluvial flood risk.
- 4.9 The site lies within the Upper and Bedford Ouse Management Catchment. The climate change allowances for the Upper and Bedford Ouse Management Catchment are presented in Table 1.

Table 1: Upper and Bedford Ouse Management Catchment climate change allowances

Epoch	Allowance Category		
	Central	Higher	Upper
2020s	5%	10%	24%
2050s	4%	11%	30%
2080s	19%	30%	58%

- 4.10 The design flood event is therefore the 1% AEP event, plus a 19% uplift for climate change.

Flood defences

4.11 The site does not benefit from the protection of any flood defences.

Modelled flood levels

4.12 The Environment Agency provided outputs from the "Ivel Project Model (2019)", which is assumed to be the latest available data for the site. The extracted nodes applicable to the site are shown in Figure 3.



Figure 3: Model nodes from Ean Ivel Project Ivel Model 2019 model

4.13 Data included modelled flood extents and 1D in-channel flood levels for a range of return periods and climate change scenarios. Data was not provided for the relevant 19% climate change uplift; the 25% uplift, provided within the model data, has therefore been assessed as the design event.

4.14 The modelled peak flood water levels relevant to the site are shown in Table 2.

Table 2: Extracted Max Flood Water Levels from the Ivel Project Model (2019)

Node	5% AEP	1% AEP	1% AEP + 25% CC	0.1% AEP	0.1% AEP + 25% CC
1	63.73	63.79	63.83	64.19	64.25
2	63.43	63.67	63.75	64.17	64.23
3	63.42	63.66	63.73	64.13	64.17

4.15 The minimum level on site, within the development redline boundary, is 64.63 m AOD where the new cycle store is proposed. The site level is therefore 0.88 m above the 1% AEP plus 25% climate change level and 0.4 m above the 0.1% AEP plus 25% climate change level.

Summary Assessment

4.16 If the latest EA modelled information (Ivel Project Model 2019) is considered, then the application site should not be considered at risk of (fluvial/river) flooding from the River Hiz.

4.17 The Flood Zone 2 climate change river flooding extent shown by the EA on the Flood Map for Planning is based on updated national modelling that is not available for review. While the floodplain extent is shown to potentially reach the building footprint, cross-referencing the edge of the flooding with the EA LIDAR data suggests a peak flood water level of 65.05 m AOD.

4.18 The only development proposed at risk is the new cycle store; however, it wouldn't be at risk for the present day 0.1% AEP flood, only for the future (2050's to 2080's) 0.1% AEP flood.

Risk of flooding from surface water

- 4.19 Flooding from surface water can occur following intense local rainfall events when floodwater is unable to infiltrate into the ground or discharge into natural or artificial drainage infrastructure. In an urban environment, the risk of flooding from surface water and overloaded sewers are closely related, and both are included in the relevant surface water flooding datasets. Flood water subsequently follows the topography of the local area. Surface water events are typically of a short duration but can be severe.
- 4.20 The GOV.UK long-term flood risk mapping includes the risk of surface water flooding. These maps are a useful tool in assessing the extent and frequency of flooding in a general area, but do come with a caveat that they should not be used at the property level. Therefore, engineering judgement is required when using these maps for site-specific assessment.

Environment Agency RoFSW Maps

- 4.21 The Environment Agency Risk of Flooding from Surface Water (RoFSW) extent map for the site and surrounding area is presented in Figure 4. These maps were updated in 2025 with outputs from improved national modelling from the Environment Agency.
- 4.22 The dark blue shaded areas show locations with a high chance of surface water flooding, which have a greater than 3.3% (1 in 30 years) chance of flooding in each year, lighter blue areas represent medium chance between 3.3% and 1% (1 in 100 years) annual chance of flooding and the pale blue areas represent a low chance between 1% and 0.1% (1 in 1000 years) annual chance of flooding. Areas that are not highlighted in blue are classed as having a very low chance of surface water flooding, with less than 0.1% annual chance of flooding.

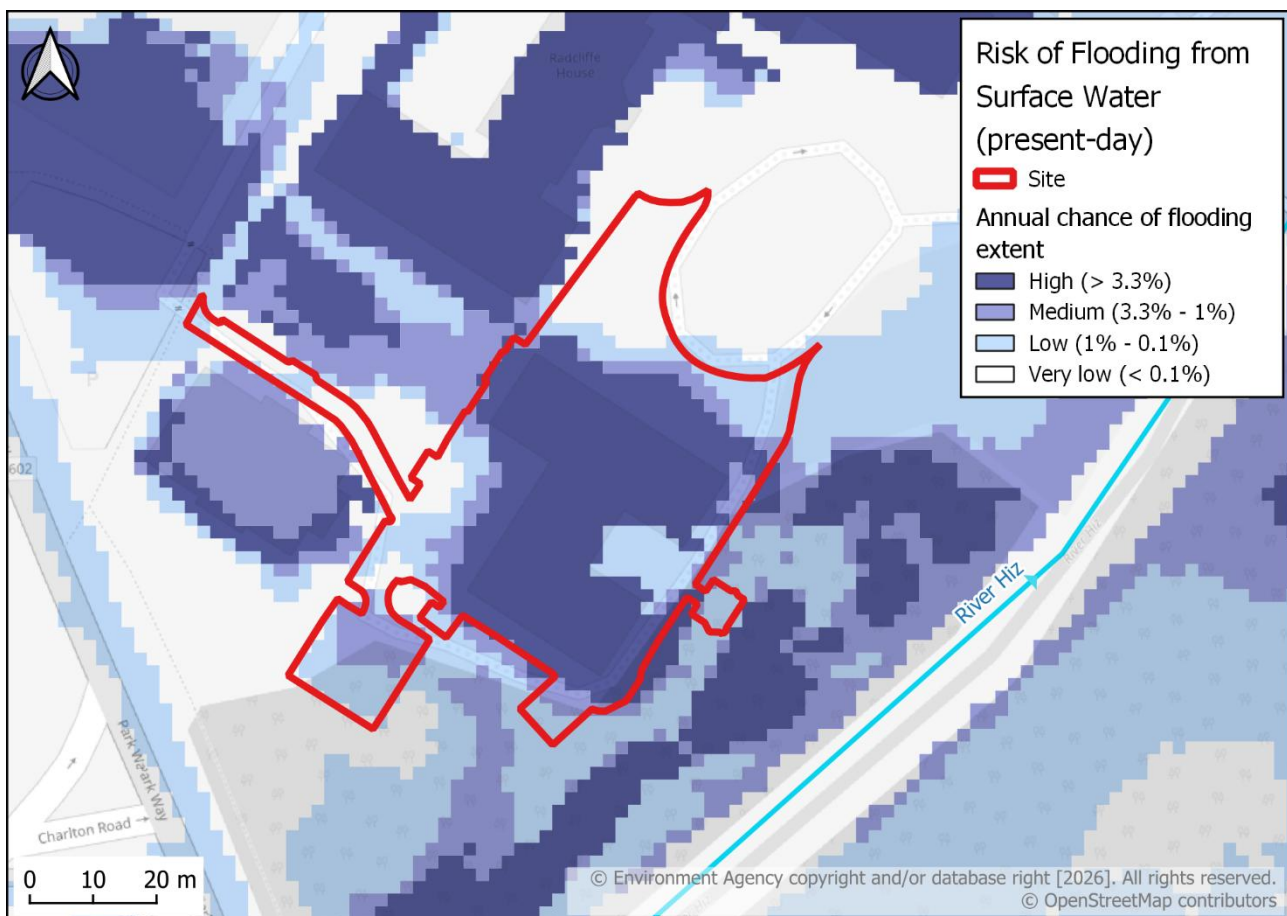


Figure 4: Risk of Flooding from surface water – extent

- 4.23 Figure 4 shows that the majority of the site has a 'high' (greater than 3.3%) annual chance of surface water flooding. However, the surface water flood risk to the site is considered inaccurate due to the modelling not having incorporated local obstructions and topographic features, as well as modifications made by the modellers to building footprints.
- 4.24 The modelling lowered building footprints relative to adjacent ground levels, which, because Pease House lies on a slope, can result in an excessively lowered area onto which surface water can flow, ignoring the existing building walls that would prevent the flooding shown.

Assessment of local surface water flow routes and obstructions

- 4.25 The EA RoFSW shows that catchment surface water flows will arise from the catchment to the west of the site and flow under the A602 (Park Way) via the pedestrian underpass and flow onto Old Charlton Road (as shown in Figure 5).

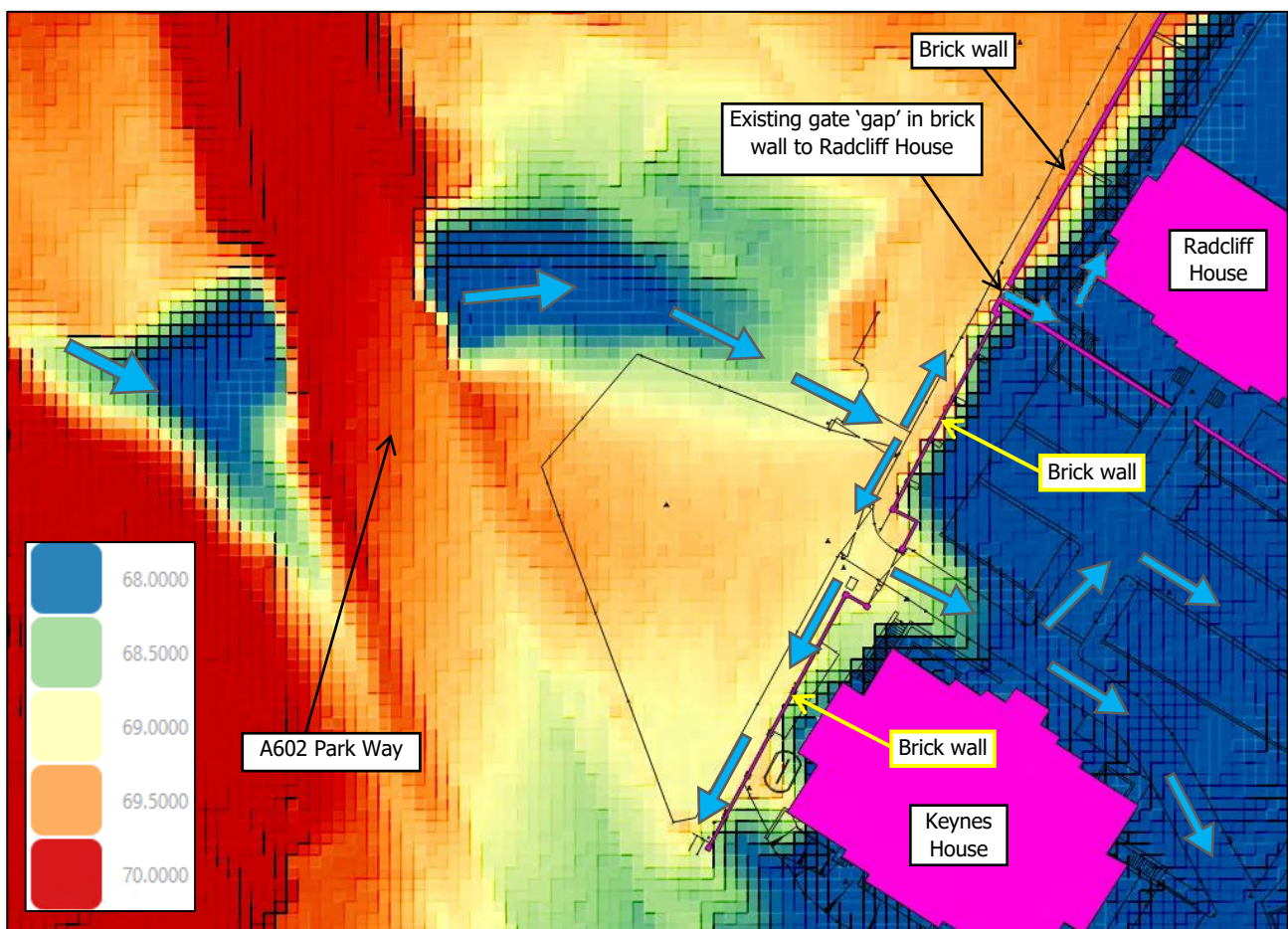


Figure 5: LIDAR DTM showing upstream overland surface water flow paths towards the site

- 4.26 The surface water flow would then be prevented from flowing onto the parking area between Keynes House and Radcliff House by the high brick wall along the property boundary (as shown in Figure 6). The figure also shows the existing pedestrian gate "gap" through the brick wall that is an existing surface water flow route to be removed (blocked) as part of the adjacent Radcliff House development.

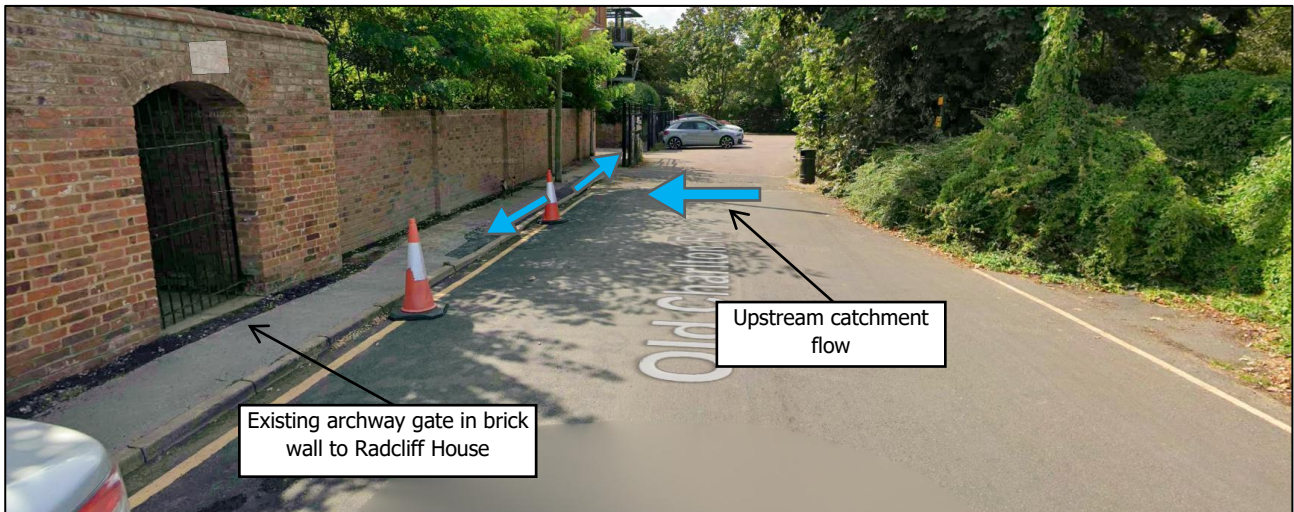


Figure 6: Old Charlton Road showing flow directions for overland surface water flows

4.27 Based on the topographic survey levels, it is considered that surface water flows will predominantly continue southward, along the road kerb and brick wall, until the driveway entrance through the wall (as shown in Figure 7).

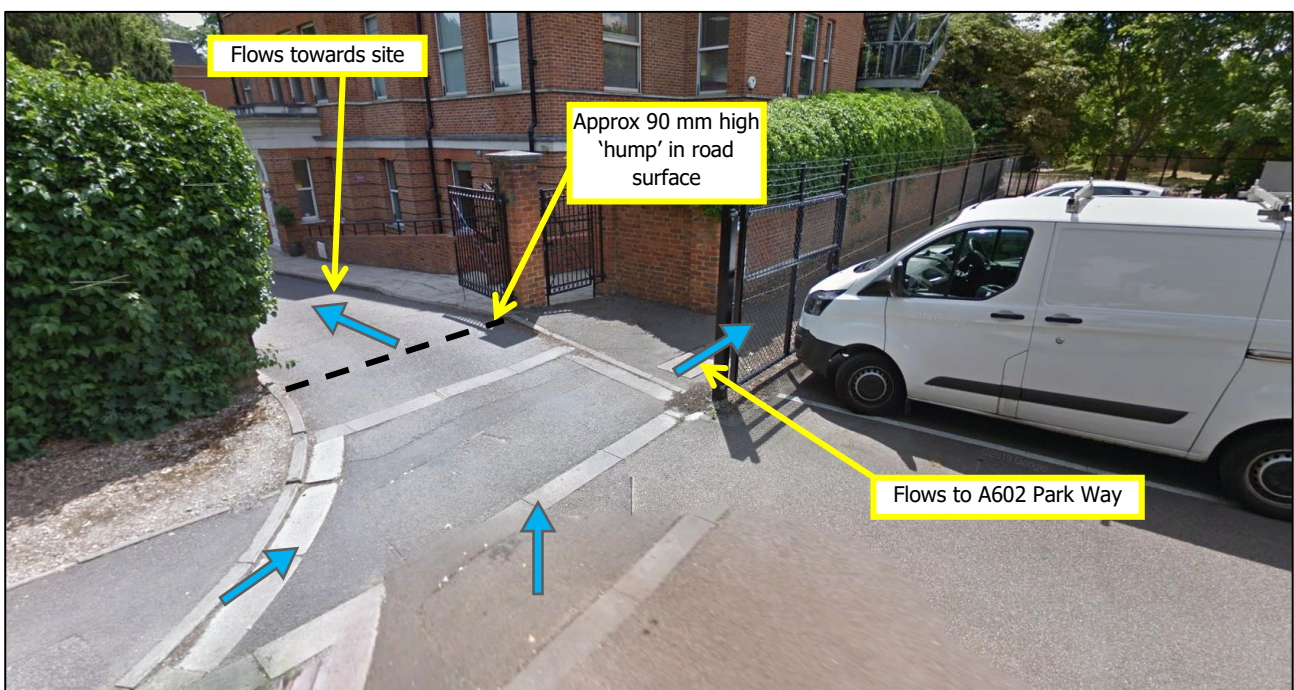


Figure 7: Overland surface water flow route into the site via driveway entrance/access off Old Charlton Road

4.28 There is an approximately 90 mm raised 'hump' across the driveway entrance, such that some surface water (overland) flows will be diverted to continue flowing along the further section of the brick wall and onto the A602 Park Way.

4.29 The remainder of the overland flows will continue down the driveway as shown in Figure 8.

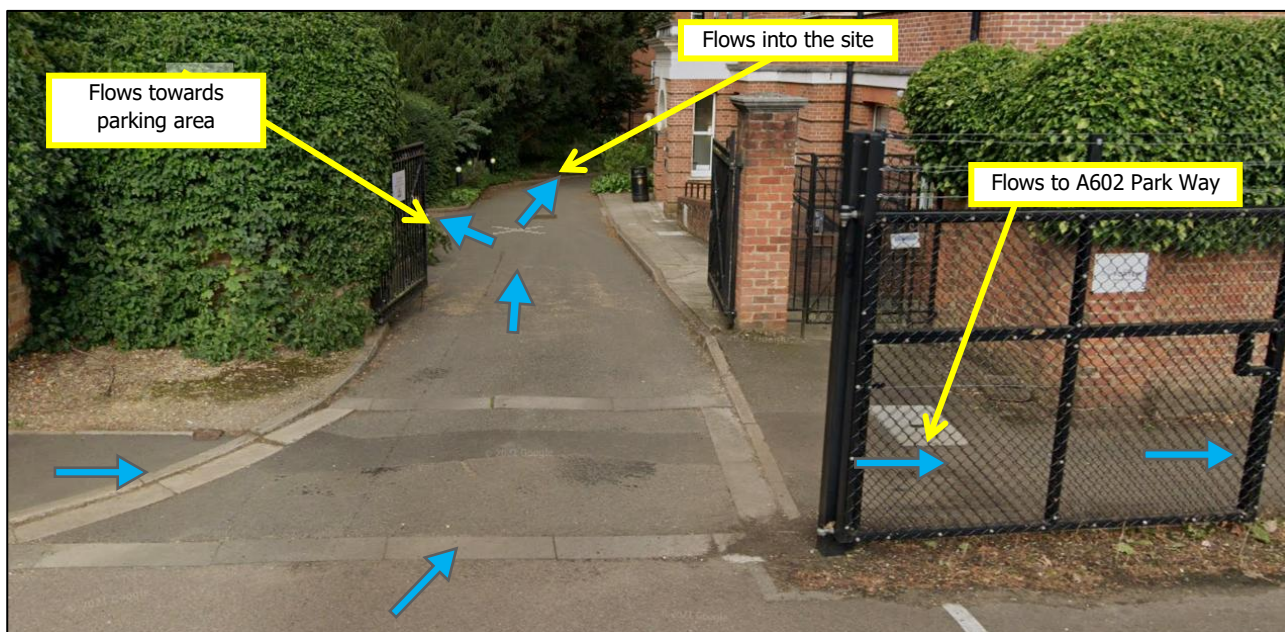


Figure 8: Surface water flow route down the driveway towards Pease House

4.30 Park way down the driveway, some of the overland flows will be diverted off the driveway and onto the parking area between the driveway and Radcliff House, with the remainder continuing to follow the driveway toward Pease House (as shown in Figure 9).

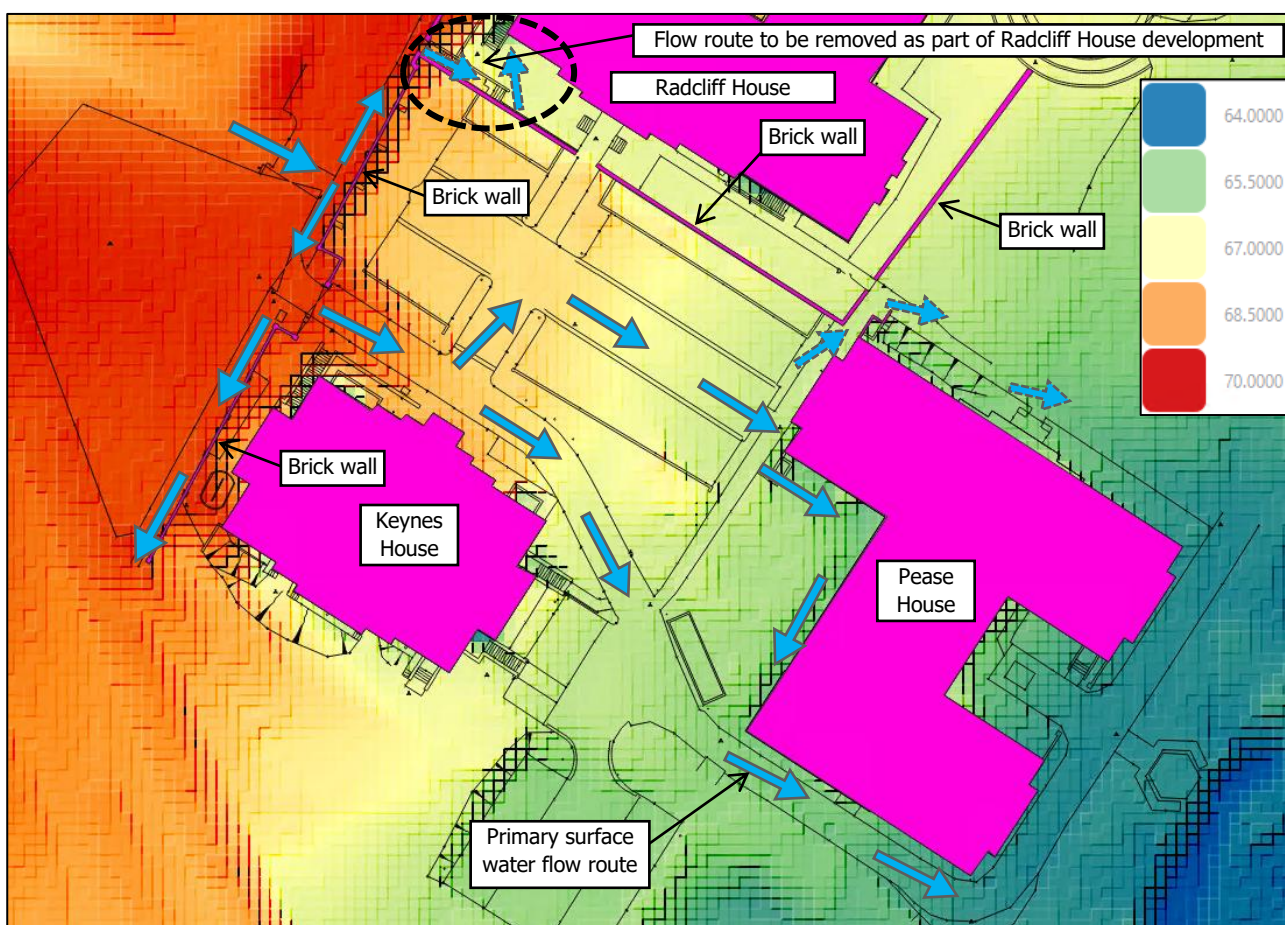


Figure 9: Overland surface water flow routes into the site and around Pease House

- 4.31 The flows that continue down the driveway will then flow down the footpath, alongside the south-western side of the Pease House.
- 4.32 The flows that flow onto the parking area, then flow down the parking area on the footpath along the north-western side of Pease House. Based on levels, the overland flow will then flow onto the grassed areas alongside the north-western side of Pease House, flowing in a southerly direction. These flows will then combine with the flows from the driveway and alongside the south-western side of the Pease House.
- 4.33 There is a possibility that a portion of the flows may flow around the northern corner of Pease House, then continue down the footpath and onto the green space to the north of Pease House. The flow split around the building is unknown; however, the dominant flow route should remain around the southern side of the building.
- 4.34 There is a further possibility that some surface water may currently flow through the Radcliff House pedestrian gate entrance through the brick wall along Old Charlton Road. However, the current extant planning permission for Radcliff House includes approved changes to the access route, which will raise the threshold level of stairs to prevent surface water from flowing onto the Radcliff House site.
- 4.35 The qualitative assessment of likely overland surface flow routes has been based on an assessment of the available topographic information, as well as extensive experience in undertaking surface water hydraulic modelling. The opinion that the dominant surface water flow route will be around the southern side of Pease House is supported by the EA Overland Flow Pathway map shown in Figure 10.

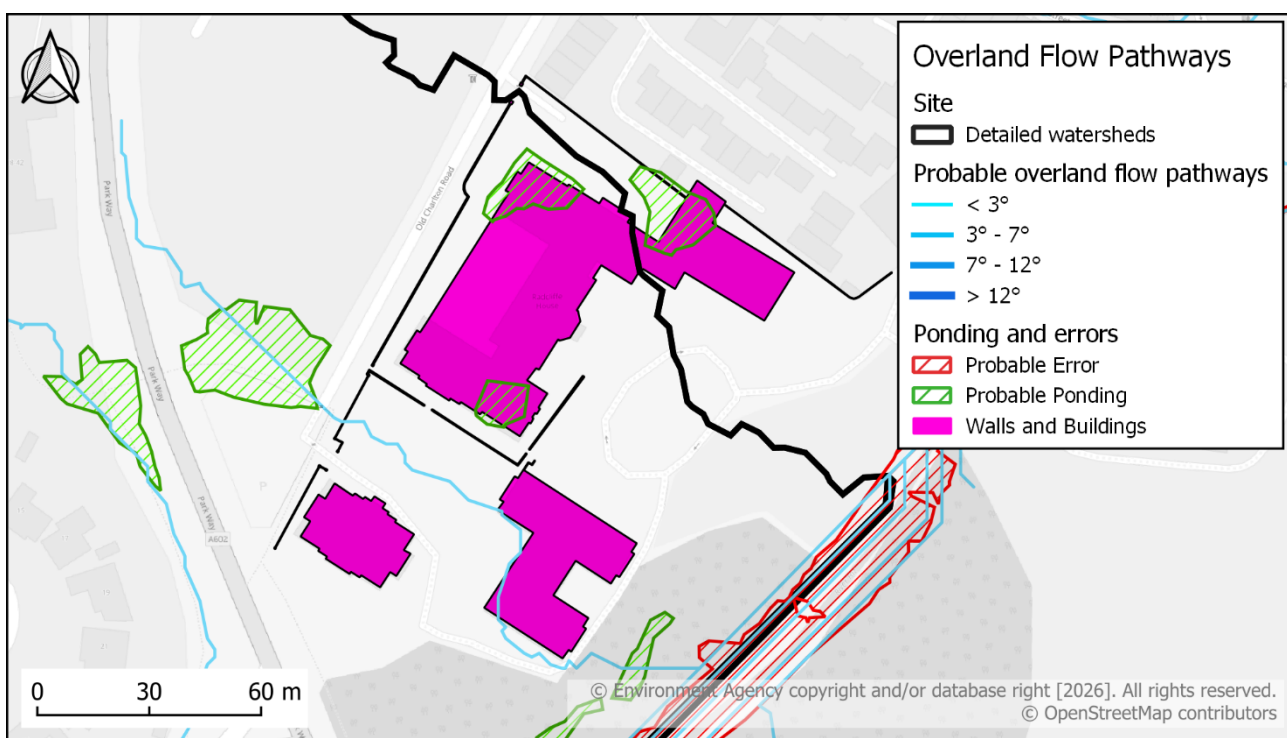


Figure 10: EA Overland Flow Pathways (with additional buildings and walls shown)

Assessment of surface water flood risk

- 4.36 The assessment of surface water flood risk to the existing Pease House and associated landscaping works is based on the updated assessment detailed previously in this technical note.
- 4.37 The EA RoFSW mapping for depths greater than 0.2 m is shown in Figure 11.

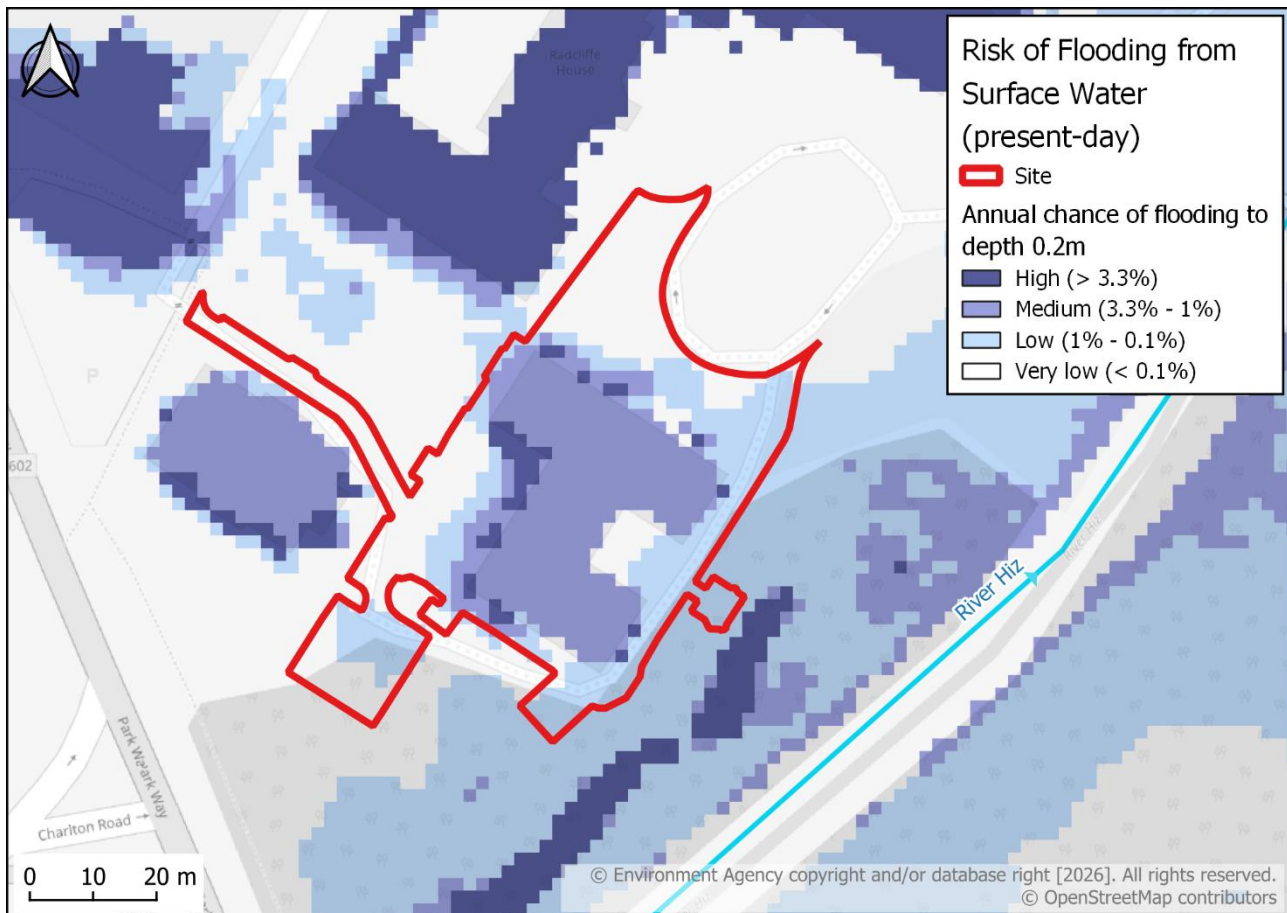


Figure 11: Risk of Flooding from surface water – Depths > 0.2 m

4.38 The mapping shows that in a surface water flooding event:

- The flows from the entrance off Old Charlton Road, towards Pease House, are modelled to be less than 0.2 m in depths.
- Surface water ponding would occur along the north-western side of the building, and surface water would flow along the south-western side of the building. It is anticipated that flow depth in the order of up to 0.1 m to 0.2 m may be expected, with ponding along the north-western side of the building up to 0.4 m in depth.

4.39 There are no existing entrances along the north-western side of the building, and the existing windows are set at 0.6m to 0.8m above ground level. Whilst there are currently no large openings that would allow external ponding levels to flow into the building, flooding would pond up against the building.

4.40 There is an existing fire escape entrance along the south-western side of the building where the internal FFL and threshold level at the entrance is approximately 0.1 m higher than the external footpath level, where the dominant surface water flow route is expected.

4.41 The footpath has a slope of 1 in 35; therefore, the overland surface water flows should be flowing at a good rate and reasonably shallow depth down the footpath and wouldn't be ponding up against the doorway. However, the risk of internal flooding cannot be completely ignored.

4.42 Any surface water flows along the north-eastern side of the building should be shallow and not pose a risk of internal flooding, where footpath levels are lower than entrance levels. However, at the northern corner of the building, ground levels adjacent to the building are lower than the footpath levels. There is a risk that overland flood flows may spill off the footpath and pond up against the building.

- 4.43 As a precautionary approach, the proposed redevelopment should assume that the building may be at risk of internal surface water flooding from this fire escape entrance. Furthermore, surface water ponding up against the building should be avoided.

Risk of flooding from sewers

- 4.44 Sewer flooding generally results in localised short-term flooding caused by intense rainfall events overloading the capacity of sewers. Flooding from sewers and highways is linked to the risk of flooding from surface water in urban areas, with the exact source of flooding often indistinguishable.
- 4.45 A plan showing the location of Anglian Water sewer assets is attached in the appendix of this technical note. The plan shows a 300 mm surface water sewer running south along Park Way to the west of the site, and a 225 mm foul sewer running northeast directly adjacent to the southern boundary of the site.
- 4.46 Sewer flooding is likely to be closely related to the surface water flooding in this area, and any surcharging of the local drainage system emerging at ground level would follow the topography of the local area.
- 4.47 The risk to the development from sewer flooding, independent of other sources, is considered low.

Risk of flooding from groundwater

- 4.48 Groundwater flooding occurs as a result of water rising from an underlying aquifer or flowing from springs. This typically occurs following prolonged periods of intense rainfall, and the areas at greatest risk are usually low-lying, where the water table is likely at a shallow depth.
- 4.49 Groundwater flooding can interact with other flooding sources, further exacerbating their risk by reducing the infiltration of floodwater into the ground. The main mechanisms for elevated groundwater are associated with periods of heavy rainfall in permeable superficial deposits and/ or hydraulic continuity of river baseflow and high river water levels within permeable deposits.
- 4.50 Figure 12 shows the 1:50k British Geological Society (BGS) map, which indicates that the bedrock geology consists of Zig Zag chalk formation (chalk). The majority of the site is underlain by Mid Pleistocene Glaciofluvial deposits (sand and gravel), with Lowstoft formation (diamicton) superficial deposits in the north west of the site and alluvium (clay, silt, sand and gravel) in the south east.
- 4.51 The DEFRA Magic Maps⁶ show that the bedrock is classified as a principal aquifer, defined as *"geological strata which — (a) exhibit a high intergranular or fracture permeability, and (b) provide a high level of water storage and support water supply or base flow to rivers, lakes and wetlands on a strategic scale"*. The superficial deposits are defined as a Secondary A aquifer, defined as *"permeable strata capable of supporting water supplies at a local rather than strategic scale"*.
- 4.52 There is no ground investigation available. Therefore, publicly available borehole records have been used to verify local ground conditions. The nearest borehole record (TL12NE202) to the site is located approximately 60 m to the west of the site. The borehole was excavated to a depth of 20.8 m, and the log shows the geology to be predominantly made up of clay, overlain by clay, silt and gravel. Groundwater was not recorded to have been encountered.
- 4.53 There are no below-ground elements to the proposed development, and therefore, the proposed development is not considered to be at risk of groundwater flooding.

⁶ Available at: <https://magic.defra.gov.uk/MagicMap.html> [Accessed: 16/10/2025]

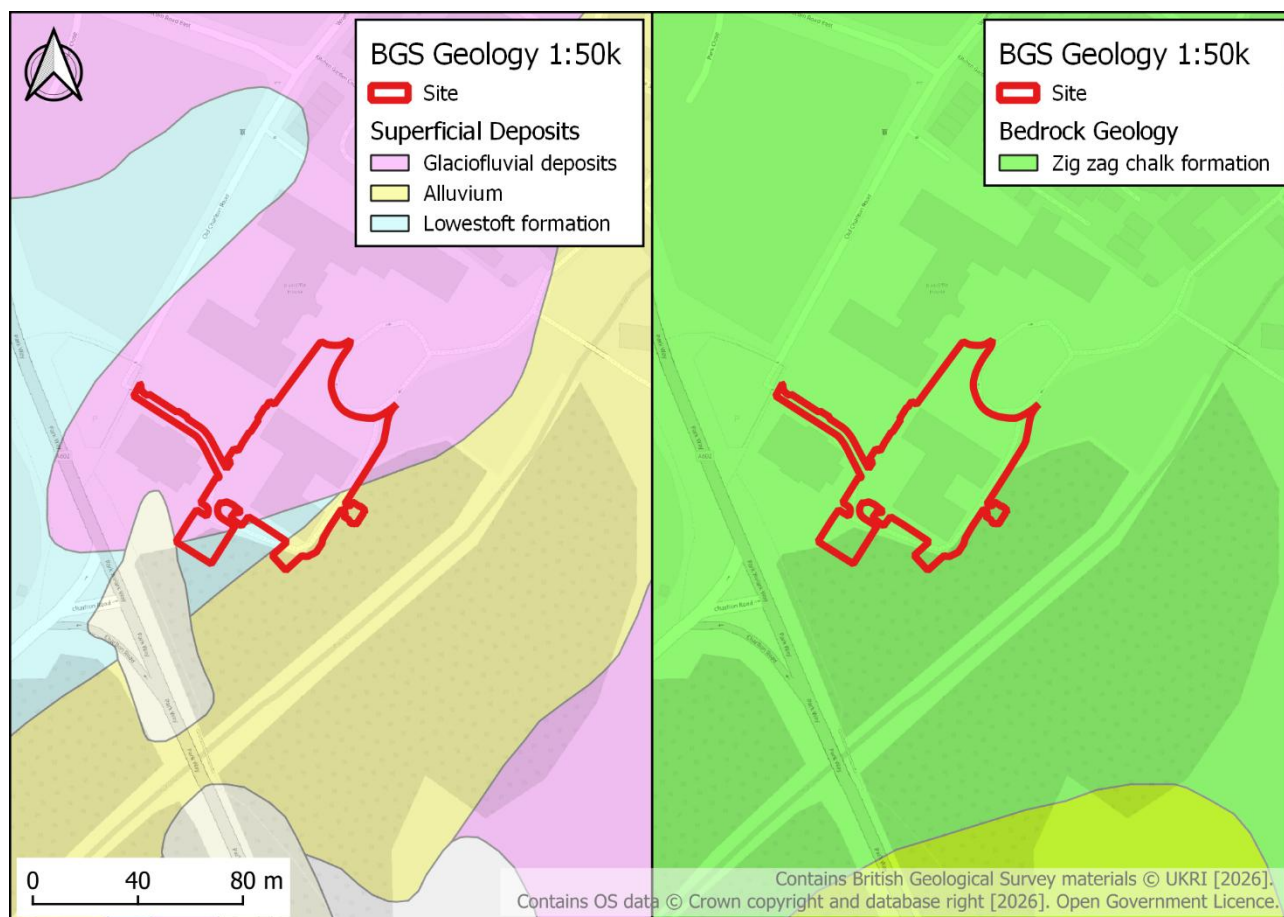


Figure 12: BGS 1:50k geology

Risk of flooding from artificial waterbodies

- 4.54 The risk of flooding from artificial sources has been defined as the risk arising from the failure of man-made infrastructure or human intervention that causes flooding. This includes failure of canals or reservoir embankments, as well as activities such as groundwater.
- 4.55 The site lies outside the GOV.UK modelled reservoir flood extents.
- 4.56 Furthermore, the Environment Agency are the enforcement authority for the Reservoirs Act 1975 in England, ensuring that reservoirs are inspected regularly, and that all essential safety work is carried out. All reservoirs must be inspected and supervised by reservoir panel engineers. There has been no loss of life in the UK from reservoir flooding since 1925.
- 4.57 The site is therefore not at risk of flooding in the event of failure of reservoirs, and there are no further artificial waterbodies in the area that would constitute a significant risk of flooding on the site.

5 Development response to flood risk

Assessment of flood risk

- 5.1 The only flood risk identified for the site, where a development response is required, is from surface water flooding. The external landscaping changes to Pease House lie outside of the fluvial flood risk from the River Hiz, and no other sources of flood risk are identified as posing a risk to the proposed development.

- 5.2 None of the proposed external surfacing works detailed in the landscape planning application are adversely affected by flooding. The proposed refuse store and cycle store may be at risk of flooding; however, the risk of shallow flooding could be accommodated.
- 5.3 The surface water flood risk that is of concern relates to the potential for excess surface water to pond up against the building on the north-western and north-eastern sides of the building. This could increase the risk of water damage to the building as well as internal flooding, which should be avoided.
- 5.4 The potential ponding of floodwaters against the north-western side of the building may not pose a risk to future occupiers of the property, in its present condition; however, it may pose a risk of internal water damage to some part of the ground floor level should any future consideration be given to including additional entrances along the two sides of the building.
- 5.5 There may be a risk of external surface water flooding, posing a risk of shallow internal flooding due to the fire escape access doorway along the south-western side of the building. It is considered that shallow surface water flooding along the north-western boundary of the building should flow past the existing entrance and not pose a risk of internal flooding.
- 5.6 The external landscaping proposals should not adversely impact the flood risk to the existing Pease House or the surrounding Radcliffe House.

Proposed protection against flood risk

- 5.7 To reduce the risk of damage to Pease House and/or internal flooding, the landscape proposal includes the following (as shown in the Landscape General Arrangement Plan in Appendix A):
 - A low brick wall along the north-western side of the building, set back off the wall, to divert overland surface water flows around the building, to prevent ponding up against the building.
 - A low brick wall along the northeastern side of the building, from the northern corner to the entrance, to divert overland surface water flows from flowing down the bank and ponding up against the building.
 - It is recommended that a wall height of 0.5 m be provisionally considered, which will need to be finalised as part of the detailed design.
- 5.8 The landscape plan shows that the lower half of the existing path along the north-eastern side of the building (from the entrance to the lower road) is to be removed. As part of this change, it is proposed that:
 - The soft landscaping should be shaped (lowered) to enhance the existing flow route to the River Hiz away from the building, to provide additional protection against internal flooding through the main entrance.
- 5.9 This assessment does not consider the additional flood protection at existing doorway entrances that may be required for Pease House, which was detailed in the previously approved planning application for the building. Those recommendations remain unchanged by the landscape proposals assessment as part of this application.
- 5.10 The work required to finalise the design form (structural shape and height) of the overland surface water flow diversion walls can be submitted for consideration and approval to satisfy an appropriate planning condition.

Safe access and egress

- 5.11 In the event of a surface water flooding event or a fluvial flooding event, the proposed external landscaping should not adversely impact the existing access and egress route from the building.

- 5.12 The recommendation would remain that in the event of external flooding, access from the building should be via the main entrance on the north-eastern side of the building, away from the assumed dominant surface water flow route around the south-western side of the building.

6 Surface water drainage

- 6.1 The proposed landscaping will increase the extent of hard surfacing across the site as well as roofed areas for the refuse building and cycle store; however, some of the increases will be offset by the proposed removal of the existing footpath. The surface water drainage of the site will need to be addressed as part of a site-wide sustainable drainage (SuDS) strategy.
- 6.2 An existing drainage plan of the site is not available at the time of this application; however, it is assumed that the new areas of hardstanding will likely be connected to the existing surface water drainage, which is assumed to discharge to the River Hiz.
- 6.3 The new hardstanding surfaces are distributed across the site, surrounding existing drained areas, such that it would likely not be possible to mitigate for each of the new drained hardstanding surfaces independently.
- 6.4 It is considered likely that the SuDS strategy may need to make changes to the existing hardstanding surface and drainage system to offset the impact of the landscaping proposals.

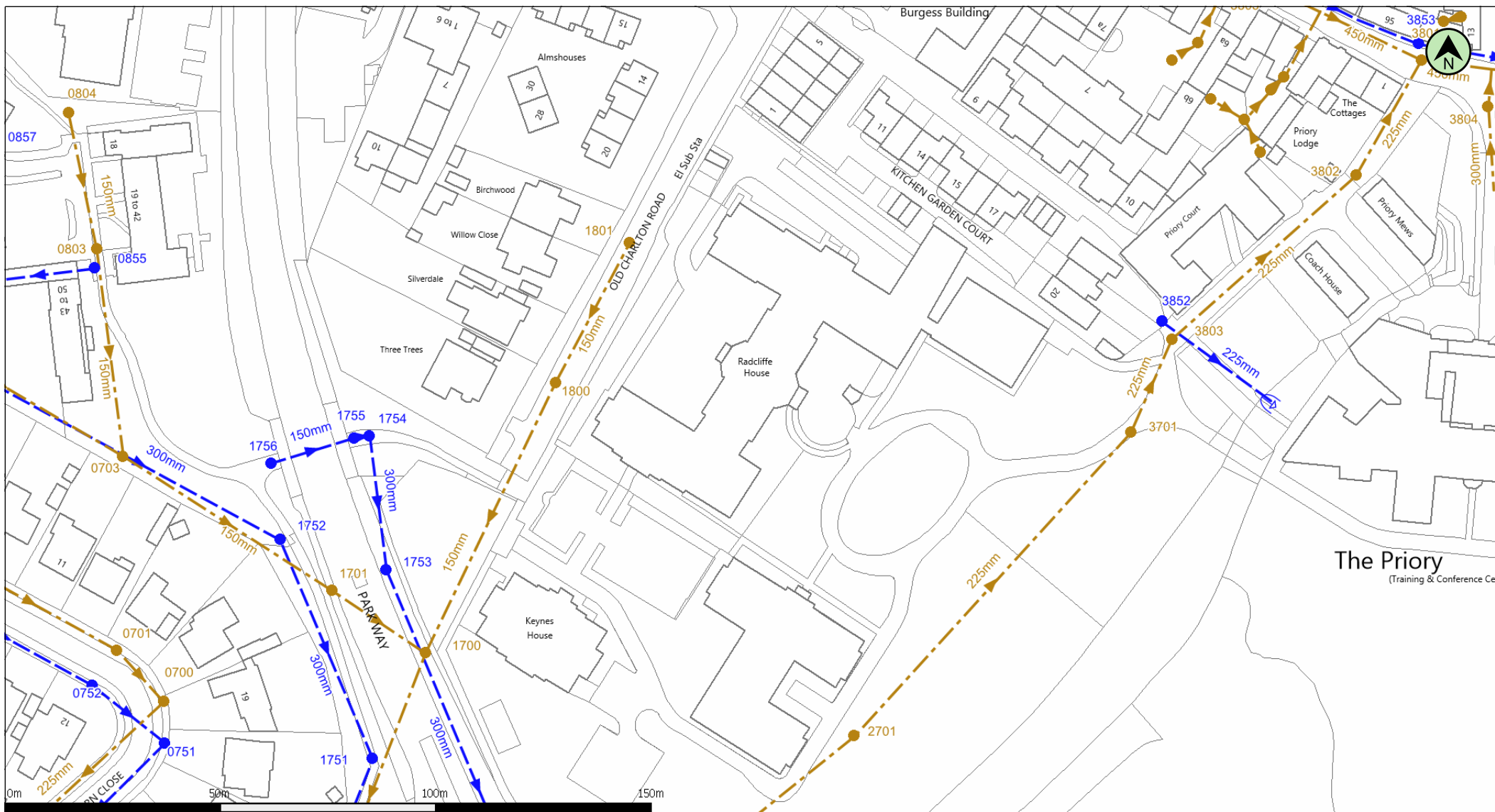
7 Conclusions

- 7.1 This technical note has assessed the risk of flooding to the proposed development from all sources.
- 7.2 The future risk of fluvial (river) flooding, due to climate change, was identified along the lower south-eastern side of the building. However, it was demonstrated that ground floor levels would be sufficiently raised above any external flooding, in excess of the standard 300 mm freeboard allowance requirement.
- 7.3 The site was identified at risk of surface water flooding by the EA Risk of Surface Water flood map. However, it was shown that the EA flood mapping was not correct for the site and likely overestimated the actual flood risk to the building.
- 7.4 A qualitative assessment of site and offsite levels identified the actual overland flow route of surface water that may pose a flood risk to the building. The assessment concluded that the dominant surface water flow route would be along the south-western side of the building, with a risk of internal surface water flooding due to the fire escape door along the side of the building that is to be retained and external ponding up against the building on the north-western and north-eastern sides.
- 7.5 To prevent the ponding up against the building, low walls are proposed offset along the north-western and north-eastern sides of the building, to prevent ponding up against the building. As part of the removal of the footpath along the lower half of the building on the north-eastern, lowering of the soft landscaping is proposed to enhance the existing overland flow route away from the building.
- 7.6 The work required to finalise the design form (structural shape and height) of the overland surface water flow diversion walls can be submitted for consideration and approval to satisfy an appropriate planning condition.
- 7.7 This assessment does not consider the additional flood protection at existing doorway entrances that may be required for Pease House, which was detailed in the previously approved planning application for the building. Those recommendations remain unchanged by the landscape proposals assessment as part of this application.
- 7.8 In the event of flooding, safe access and egress from Pease House should not be adversely impacted by the proposed external landscaping.

- 7.9 The site was found to be at low risk of all other sources of flooding.
- 7.10 A sustainable drainage (SuDS) strategy will need be prepared to offset the increases in drained surface water runoff from the site as a result of the proposed development changes. This SuDS strategy would be informed by details of the existing site drainage, which are not currently available. This strategy can be submitted for consideration and approval to satisfy an appropriate planning condition.

Appendix

- Topographic survey
- Landscaping General Arrangement Plan
- Hard Landscaping Plan
- Soft Landscaping Plan
- Anglian Water Asset Data



(c) Crown copyright and database rights 2025 Ordnance Survey AC0000813445 Date: 16/10/25 Scale: 1:1250 Map Centre: 518227,228800 Data updated: 30/09/25 Our Ref: 1912166 - 1 Wastewater Plan A4 Powered by digdat

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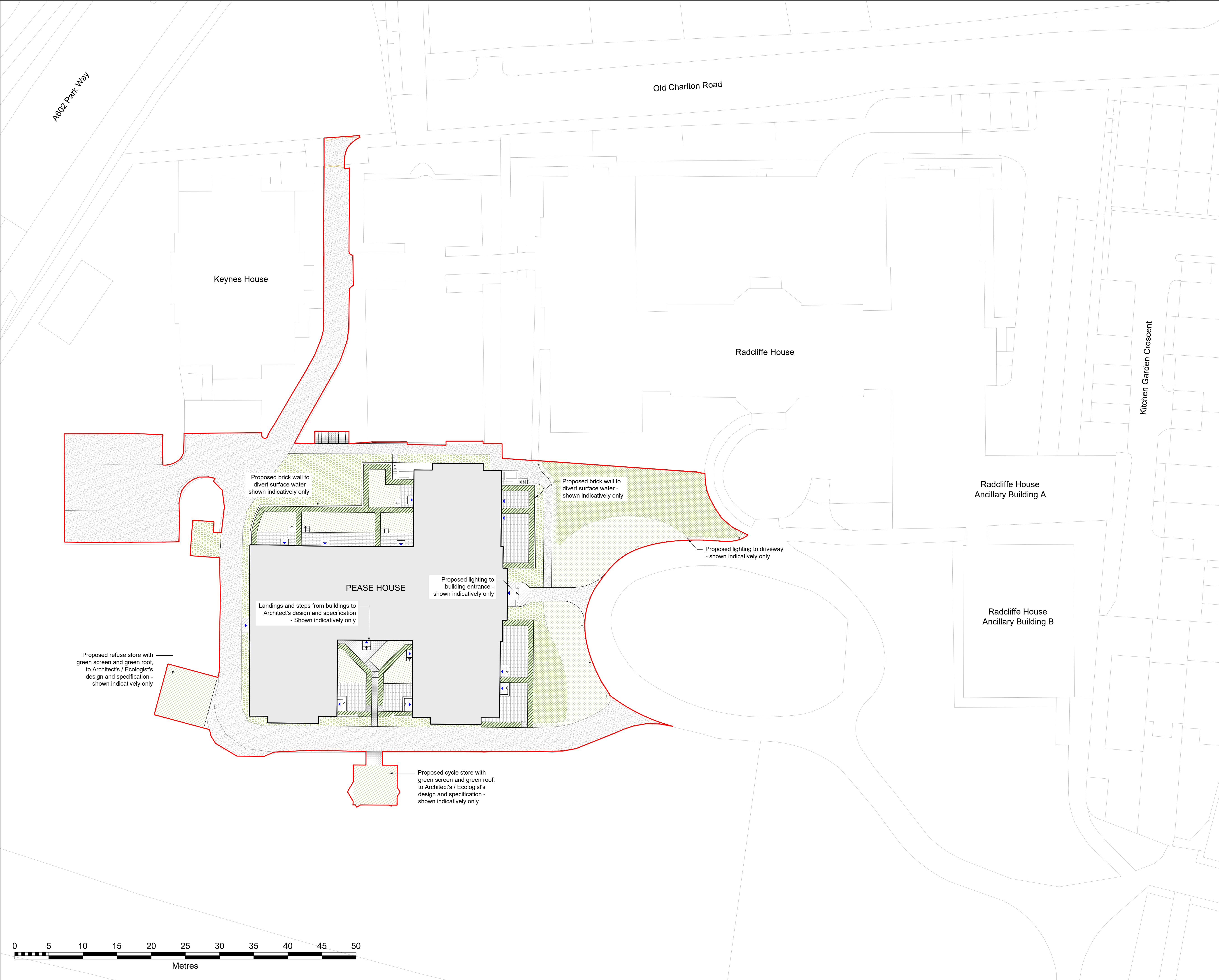
Foul Sewer	--- (dashed orange)	Outfall*	⊕ (blue circle with cross)	Sewage Treatment Works	□ (red outline)
Surface Sewer	--- (dashed blue)	Inlet*	⊕ (red circle with cross)	Public Pumping Station	⬢ (red hexagon)
Combined Sewer	--- (dashed red)	Rising Main*	⬢ (black hexagon)	Decommissioned Pumping Station	⬢ (black hexagon)
Final Effluent	--- (dashed purple)	Manhole*	● (black circle)		
Private Sewer*	--- (dashed black)				
Decommissioned Sewer*	--- (dashed with cross-hatches)				

*(Colour denotes effluent type)

eleanor.benson@waterenvironment.co.uk

Pease House

love every drop
anglianwater



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LEGEND

- Site boundary
- Existing trees retained and Root Protection Area (RPA)
- Access to Ground Floor
- PROPOSED SOFT LANDSCAPE
 - Biodiverse lawns
 - Wildflower meadows
 - Ornamental planting
 - Hedges
- PROPOSED HARD LANDSCAPE
 - Proposed gravel surface dressing
 - Existing paving treatment to Back of House (BOH) areas retained and extended as needed
 - Proposed paving treatment to private terraces and garden patios
 - Proposed paving treatment to thresholds and private amenity areas
 - Existing paving treatment to key building entrances retained and upgraded as needed
 - Raised decks / landings to Architect's design and specification
 - Proposed edging / boundary treatment
 - Steps and direction of travel (all direct access to buildings - refer to Architect's design and specification)
 - Gated entrance
 - Proposed cycle stand (visitor)

- Drawing notes:
- Drawing to be read in conjunction with HTA's Hard and Soft Landscape information, Design Statement and all other information provided by consultants.
 - All work within root protection areas (RPA) of existing retained trees to be undertaken under arboricultural supervision and done by hand such as digging and removal of existing hard landscape.
 - M&E, lighting and drainage consultants' input is to be incorporated at detailed design stage.

C	09.04.26	SHS	Issued For Planning
B	30.03.26	SHS	Issued For Planning
A	30.03.26	SHS	Issued For Coordination
-	25.03.26	SHS	Preliminary Issue
Rev	Date	Drawn	Description
Status			

FOR PLANNING

client / project
Metric + Maker
Hitchin Priory

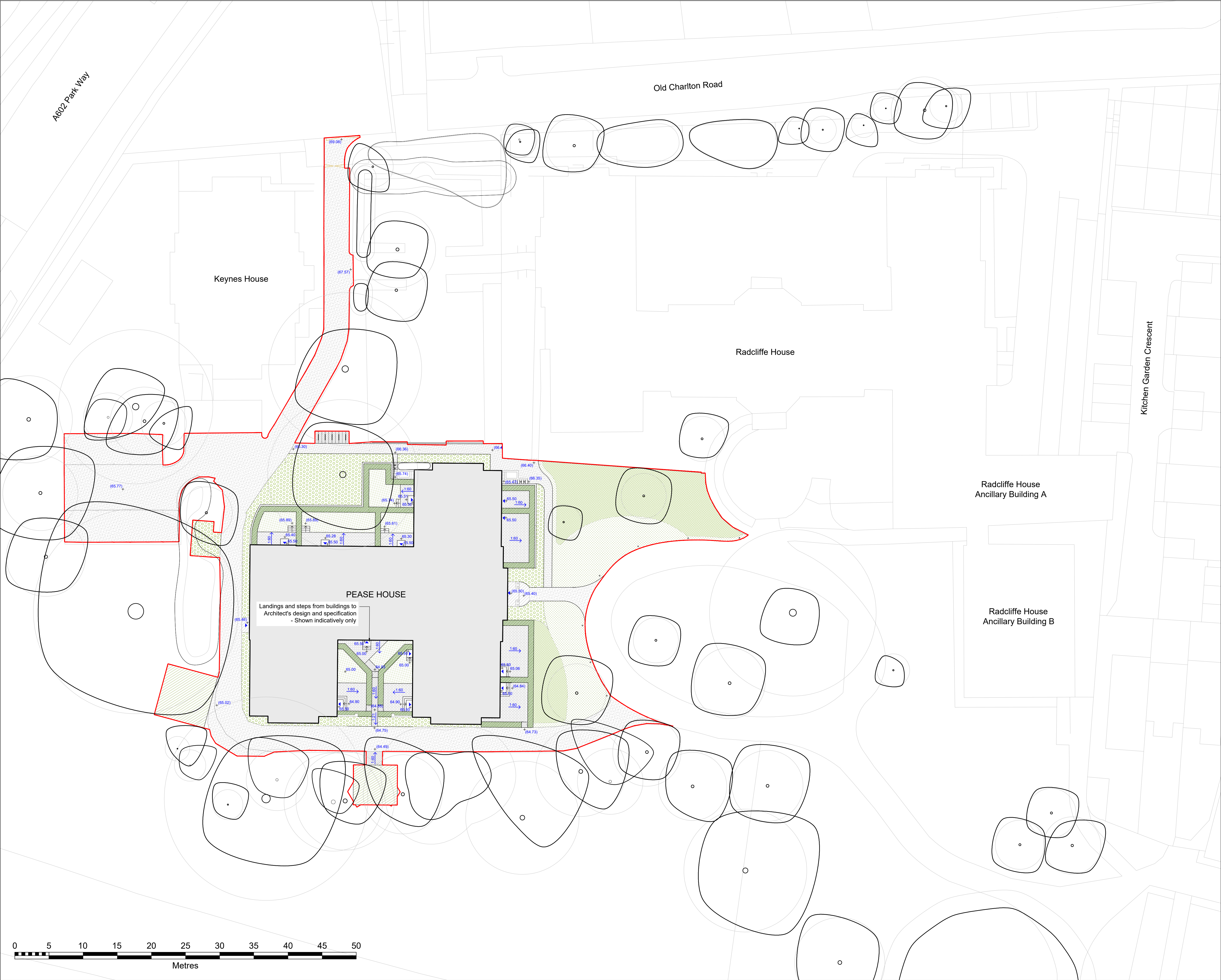
drawing title
Pease House
Landscape General Arrangement Plan

drawing number	revision
MAM-HPL-050-PH-HTA-L-DR-0900	C
scale @ A1	project code
1:250	MAM-HPL-050

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LEGEND

- Site boundary
- Existing trees retained and Root Protection Area (RPA)
- Access to Ground Floor

PROPOSED HARD LANDSCAPE

- Existing indicative spot level
- Proposed indicative spot level
- Proposed indicative gradient
- Proposed gravel surface dressing
- Existing paving treatment to Back of House (BOH) areas retained and extended as needed
- Proposed paving treatment to private terraces and garden patios
- Proposed paving treatment to thresholds and private amenity areas
- Existing paving treatment to key building entrances retained and upgraded as needed
- Raised decks / landings to Architect's design and specification
- Proposed edging / boundary treatment
- Steps and direction of travel (all direct access to buildings - refer to Architect's design and specification)
- Gated entrance
- Proposed cycle stand (visitor)

Drawing notes:

- Drawing to be read in conjunction with HTA's Hard and Soft Landscape information, Design Statement and all other information provided by consultants.
- All work within root protection areas (RPA) of existing retained trees to be undertaken under arboricultural supervision and done by hand such as digging and removal of existing hard landscape.
- M&E, lighting and drainage consultants' input is to be incorporated at detailed design stage.

A

09.04.26

SHS

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SHS

Issued For Planning

Rev

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Description

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FOR PLANNING

client / project

Metric + Maker

Hitchin Priory

drawing title

Pease House

Hard Landscape Plan

drawing number

MAM-HPL-050-PH-HTA-L-DR-0920

revision

A

scale @ A1

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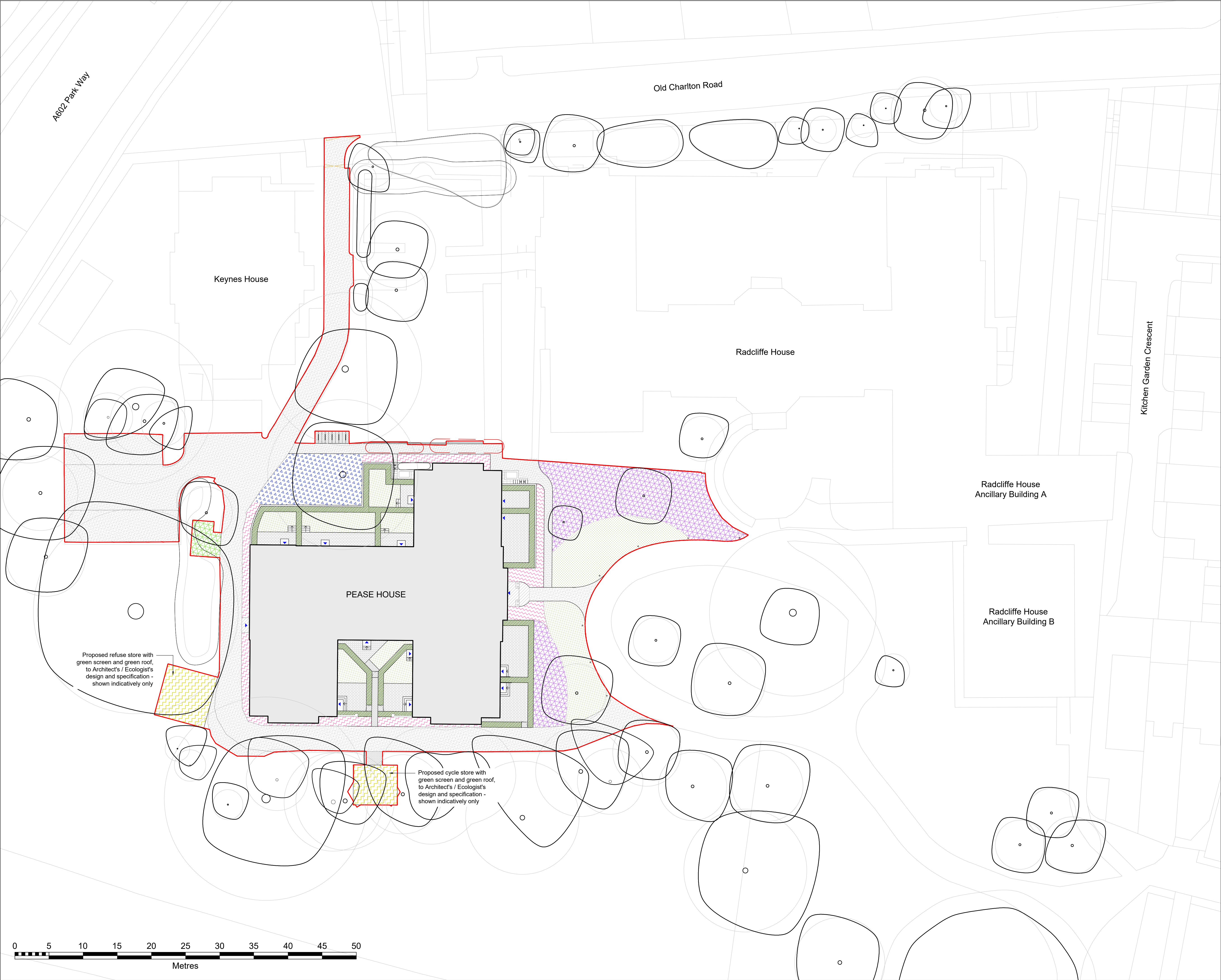
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LEGEND

- Site boundary
- Existing trees retained and Root Protection Area (RPA)
- Access to Ground Floor

PROPOSED SOFT LANDSCAPE

- Biodiverse lawns
- Wildflower meadows
- Ornamental planting to building entrances and surrounds
- Groundcover planting
- Planting to match into existing
- Hedges
- Green roof
- Existing trees / shrubs removed

Drawing notes:

- Drawing to be read in conjunction with HTA's Hard and Soft Landscape Information, Design Statement and all other information provided by consultants.
- All work within root protection areas (RPA) of existing retained trees to be undertaken under arboricultural supervision and done by hand such as digging and removal of existing hard landscape.
- M&E, lighting and drainage consultants' input is to be incorporated at detailed design stage.

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Rev	Date	Drawn	Description
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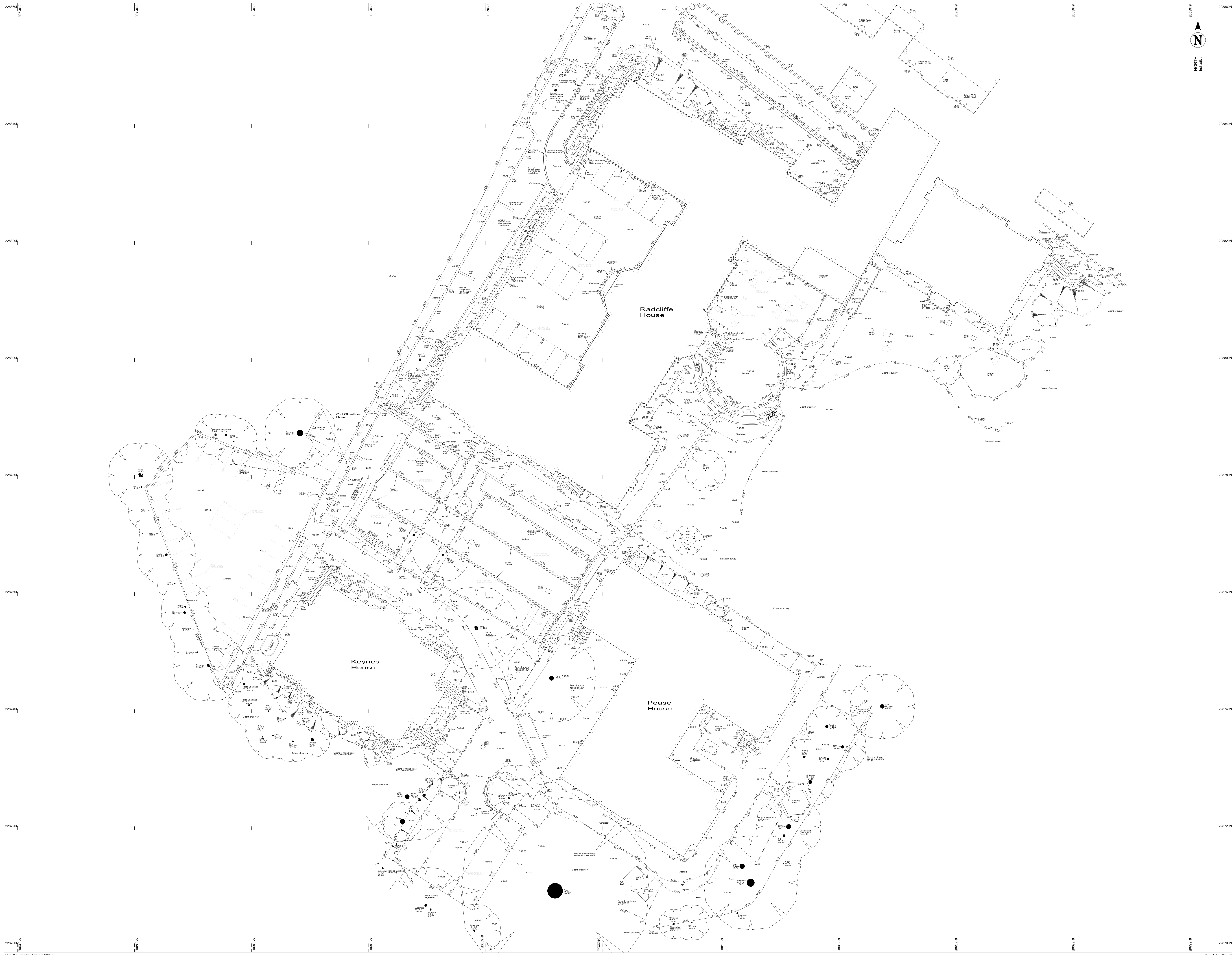
drawing title
Pease House
Soft Landscape Plan

drawing number	revision
MAM-HPL-050-PH-HTA-L-DR-0950	A
scale @ A1	project code
1:250	MAM-HPL-050

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DRAWING NOTES

Topographical Surveys

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including: sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Surveyed physical features may not necessarily represent the legal boundary line.

Measured Building Surveys

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

Cill heights are measured as floor to the cill and head heights are measured from cill to the top of window.

General

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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Do not scale from this drawing.

SALARY STATISTICS			
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SURVEY GRID AND LEVEL DATUM
The coordinate system established for this survey is related to Ordnance Survey (OS) national grid using Smartnet.

The level datum established for this survey is related to Ordnance Survey (OS) using GPS Smartnet.

To avoid discrepancies any coordinated data used in conjunction with this survey must be derived directly from this control data.

REV	DESCRIPTION	DRAWN	APPR	DATE
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LAND SURVEYING
BUILDING SURVEYING
UNDERGROUND SURVEYING
SITE ENGINEERING
MONITORING

0845 040 5969
survey-solutions.co.uk

IPSWICH BEDFORD COVENTRY GLASGOW LONDON MANCHESTER NORWICH
NOTTINGHAM YEOVL

PROJECT TITLE
THE PRIORY, TILEHOUSE STREET,
WITCHIN, HERFORDSHIRE SG5 3DN

DRAWING DETAIL
TOPOGRAPHICAL SURVEY
Sheet 1 of 2

CLIENT PETIT PAPILLON				SCALE 1:200
SURVEYOR LP	SURVEY DATE 05/2024	CHECKED BY GJ	APPROVED BY MM	DWG STATUS FINAL
DRAWING NUMBER 67384BDS-01			REVISION	ISSUE DATE 20/05/2024



