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water, civils and environment



UK Experts in Flood Modelling, Flood Risk Assessments, and Surface Water Drainage Strategies

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Document Issue Record

Project: Flood Risk Assessment

Prepared for [REDACTED]

Reference: AEG4653_SG13_Hertford_01

Site Location: 12 West Street, Hertford, East Hertfordshire, SG13 8EX

Issue	Date	Author	Check	Auth.	Comments
1	22/03/2024	Nick Darling-Drewett	OM	OH	First issue

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Table of Contents

- Summary..... 1
- 1. Introduction..... 3
 - [Redacted]
 - [Redacted]
- 2. Planning Policy..... 7
 - [Redacted]
 - [Redacted]
 - [Redacted]
 - [Redacted]
- 3. Consultation and Review 12
 - [Redacted]
 - [Redacted]
- 4. Sources of Flood Risk 14
 - [Redacted]
 - [Redacted]
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 - [Redacted]
 - [Redacted]
 - [Redacted]
 - [Redacted]
- 5. Flood Risk Mitigation 27
 - [Redacted]
 - [Redacted]
 - [Redacted]

6. Conclusions 28

Appendix A - Development Proposals..... 30

Summary

Development Description	Existing	Proposed
Development Type	[REDACTED]	[REDACTED]
EA Vulnerability Classification	[REDACTED]	[REDACTED]
Ground Floor Level	[REDACTED]	[REDACTED]
Level of Sleeping Accommodation	[REDACTED]	[REDACTED]
Impermeable Surface Area	[REDACTED]	[REDACTED]
Surface Water Drainage	[REDACTED]	[REDACTED]
Site Size	[REDACTED]	[REDACTED]
Risk to Development	Summary	Comment
EA Flood Zone	[REDACTED]	[REDACTED]
Flood Source	[REDACTED]	[REDACTED]
SFRA Available	[REDACTED]	[REDACTED]
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	[REDACTED]	[REDACTED]
Safe Access/Egress Route	[REDACTED]	[REDACTED]
Flood Resilient Design	[REDACTED]	[REDACTED]



Site Drainage Plan		
Flood Warning and Evacuation Plan		
Offsite Impacts	Summary	Comment
Displacement of floodwater		
Impact on hydraulic performance of channels		

¹ not required for this assessment

² data not available.

1. Introduction

[Redacted text]

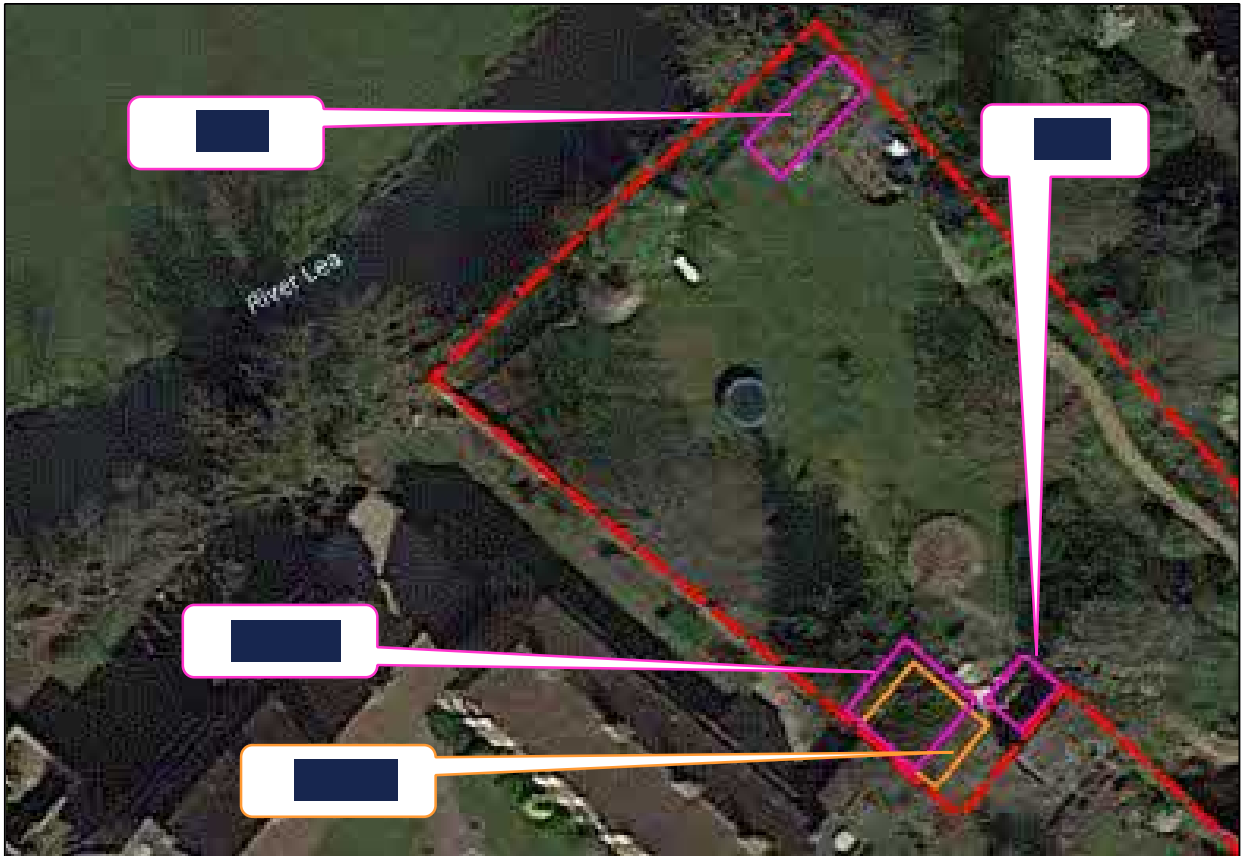
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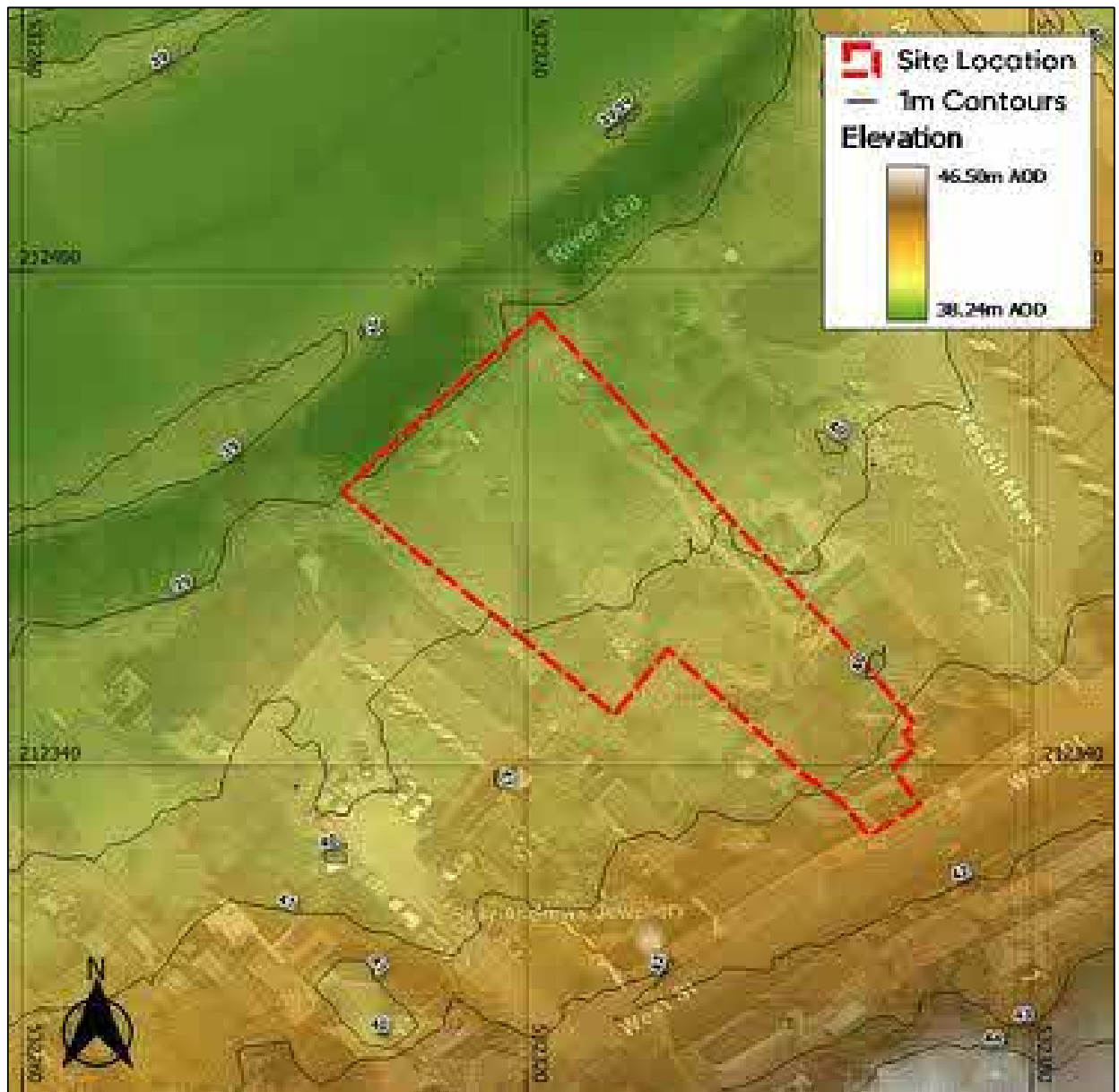
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Planning Policy and Guidance

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2. Planning Policy

[Redacted text block]

National Planning Policy Framework (NPPF)

[Redacted text block]

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[Redacted text block]



[Redacted text block]

[Redacted text block]

[Redacted text block]

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[Redacted]

Flood Zone	Definition
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]

- [Redacted]
- [Redacted]

Sequential and Exception Tests

[Redacted text block]

[Redacted text block]

[Redacted text block]

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[Redacted text block]

Summary

[Redacted text block]

3. Consultation and Review

Consultation

- [Redacted]
- [Redacted]

Documents and Online Mapping

- [Redacted]
- [Redacted]

[Redacted]



Preliminary Flood Risk Assessment (PFRA)



Strategic Flood Risk Assessment (SFRA)



4. Sources of Flood Risk

Fluvial

[Redacted]

Main Rivers

[Redacted]

Ordinary Watercourses

[Redacted]

Historical Fluvial Flooding

[Redacted]



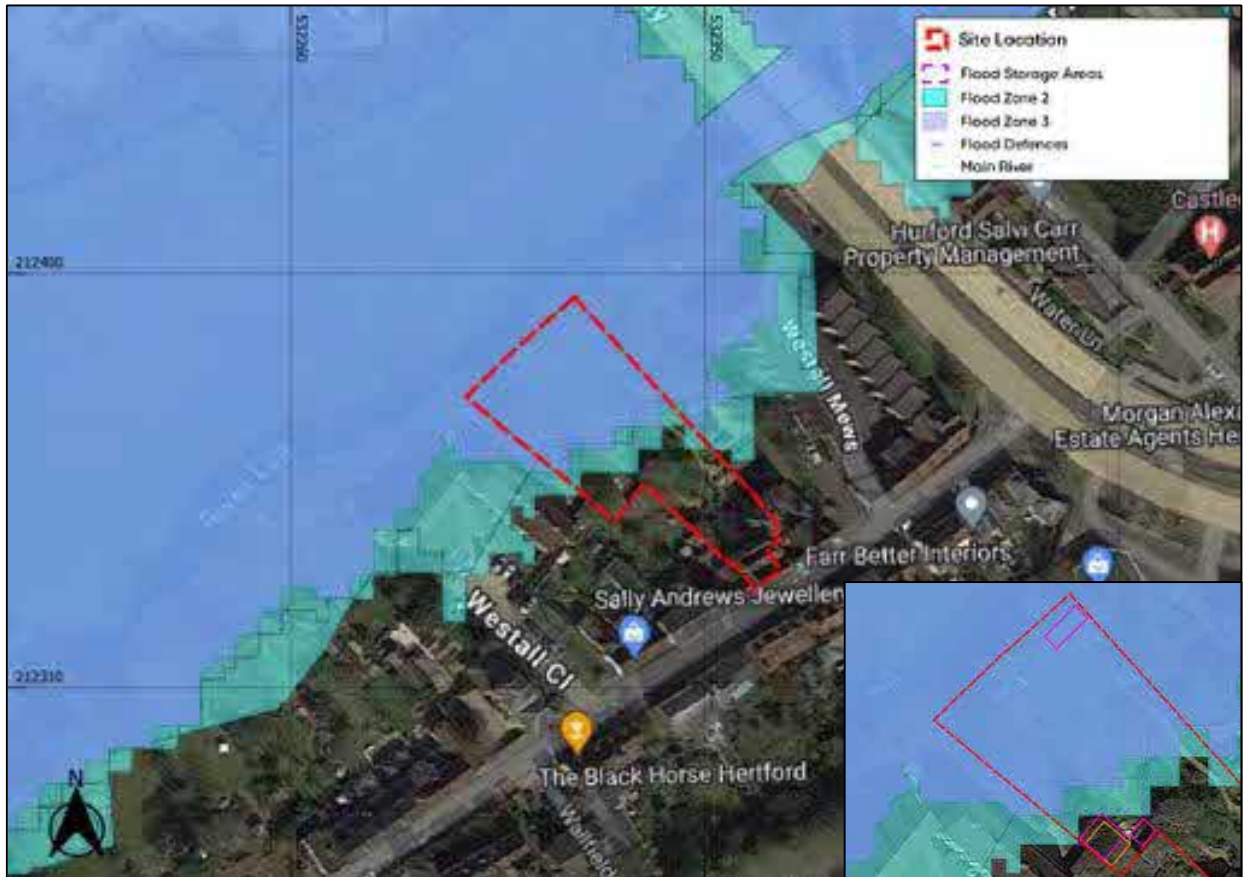


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EA Flood Zone

[Redacted text]

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SFRA Mapping

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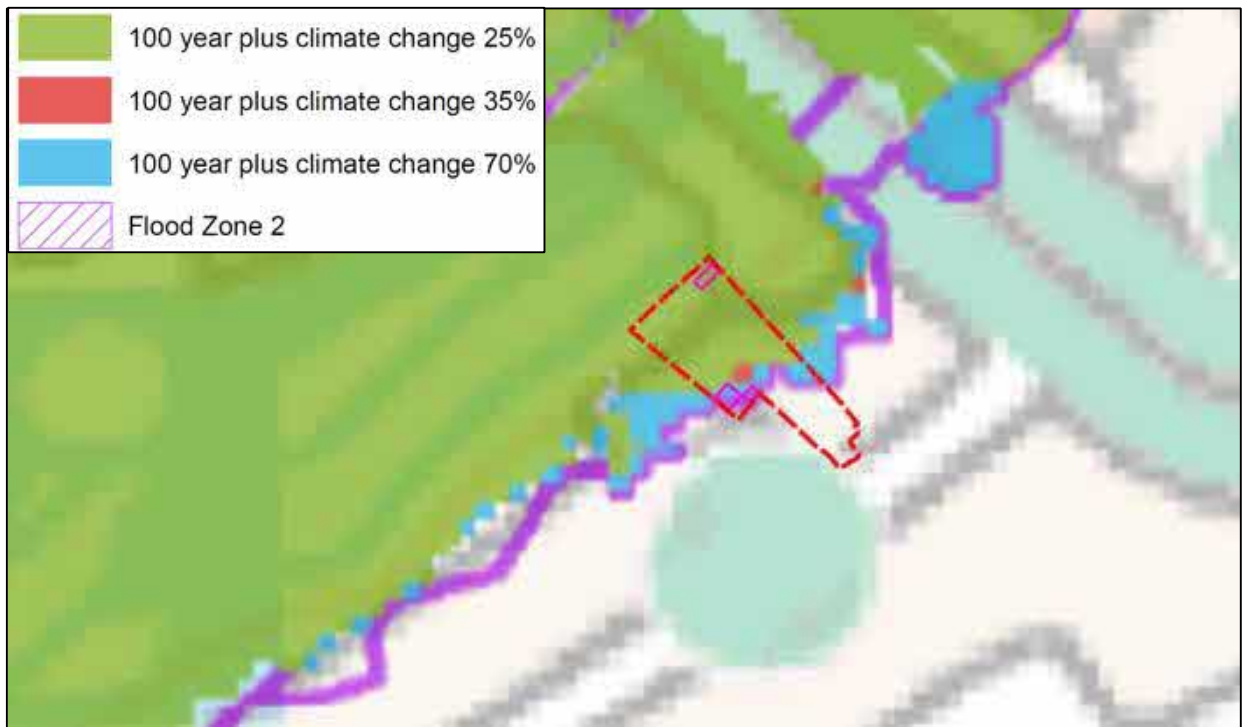
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[Redacted]

[Redacted]

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[Redacted]

Summary

[Redacted]

Tidal

[Redacted]

[Redacted]

[Redacted]

Canals

[Redacted]

[Redacted text]

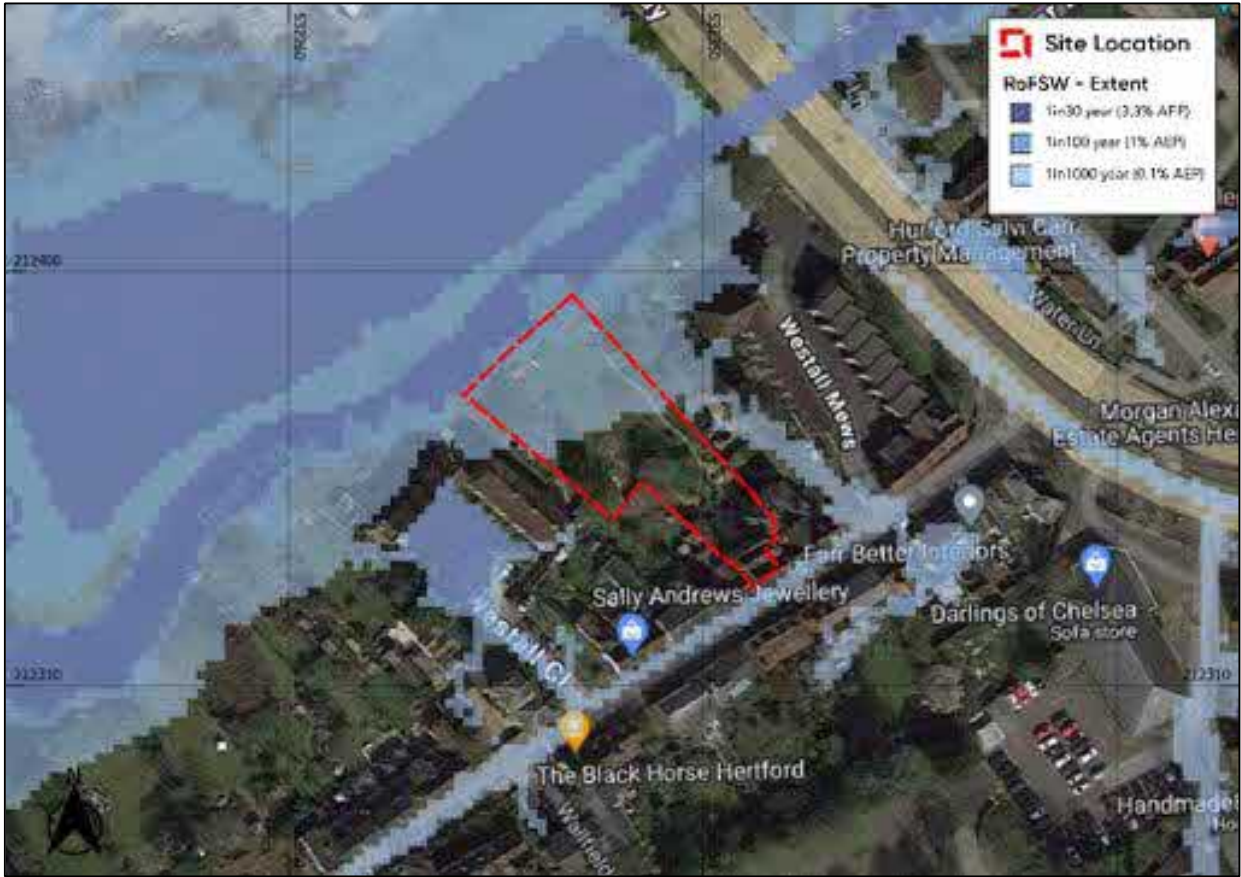
Pluvial

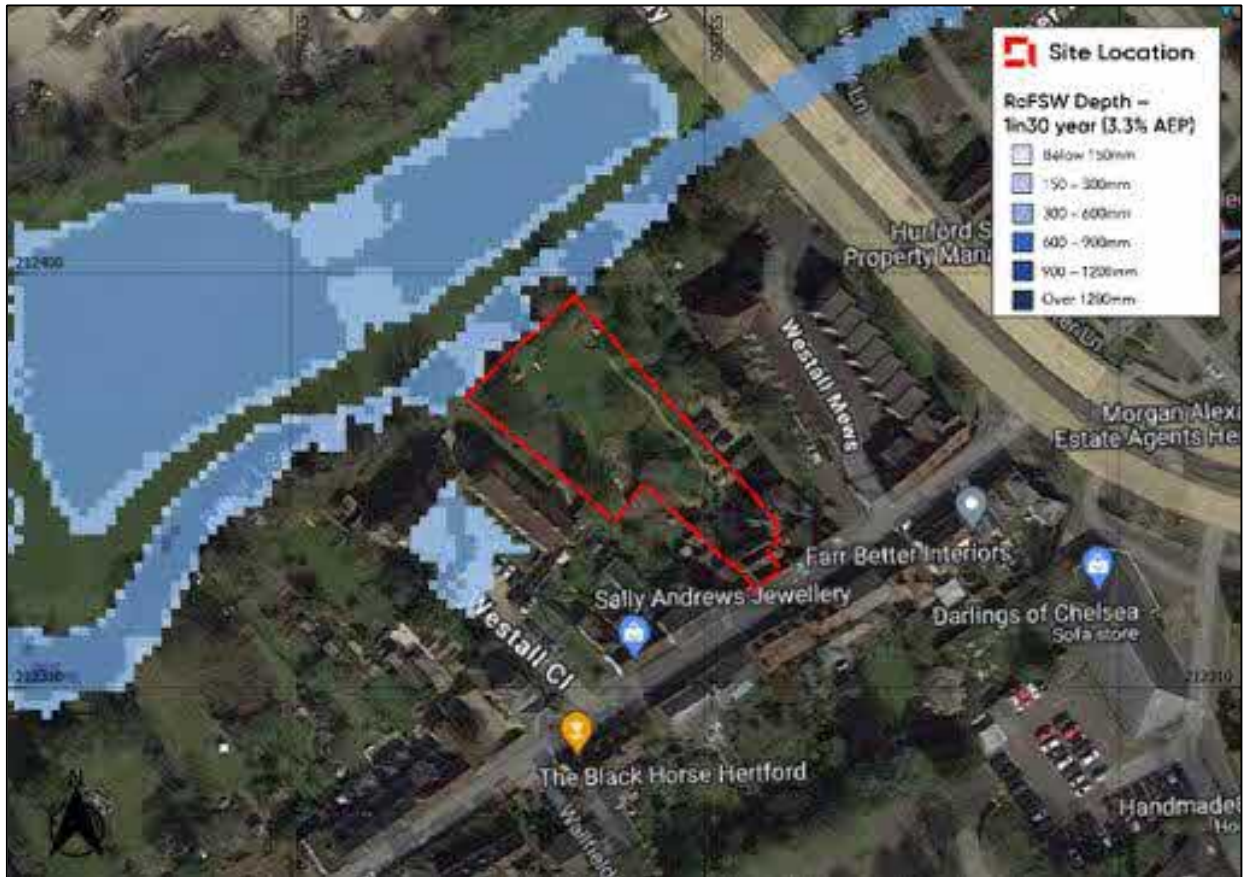
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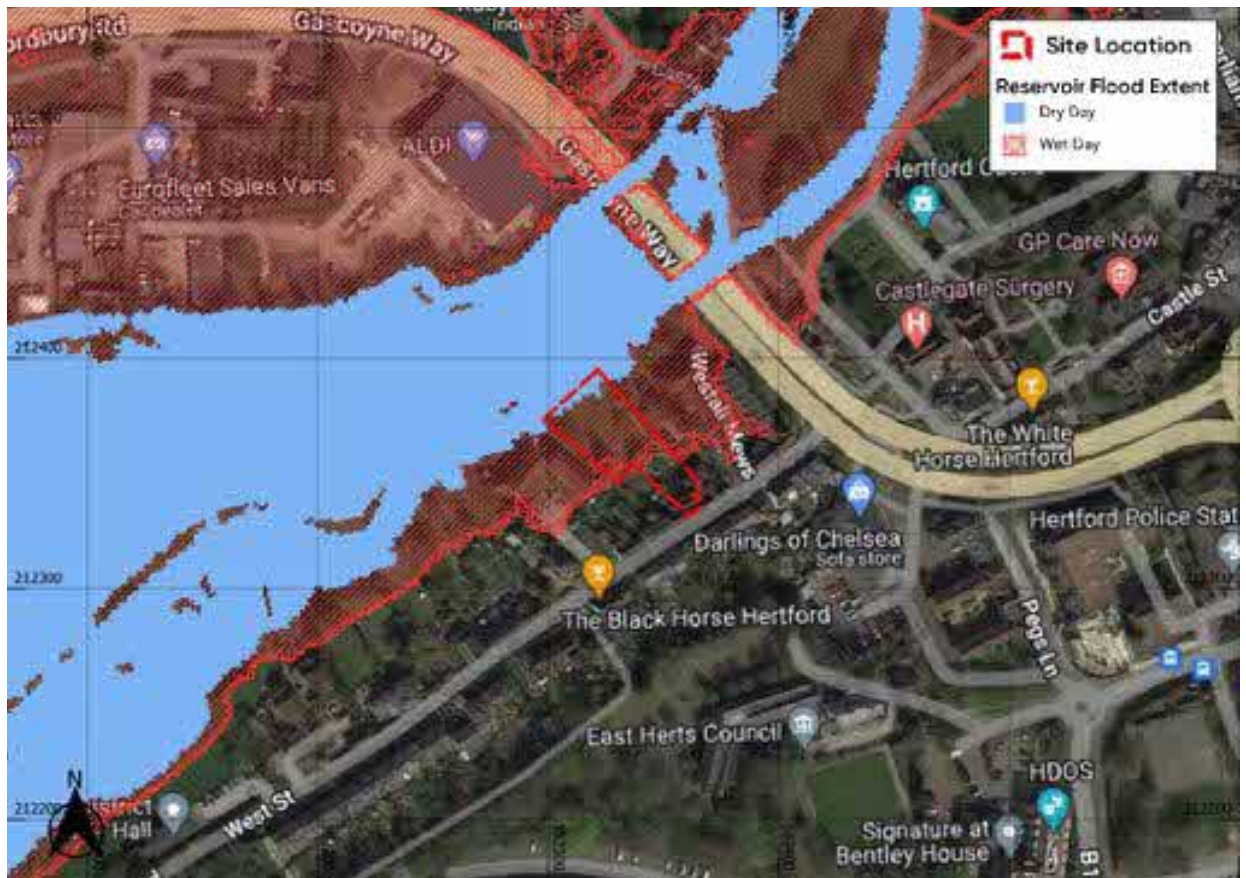


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Reservoirs

[Redacted text block]

[Redacted text block]



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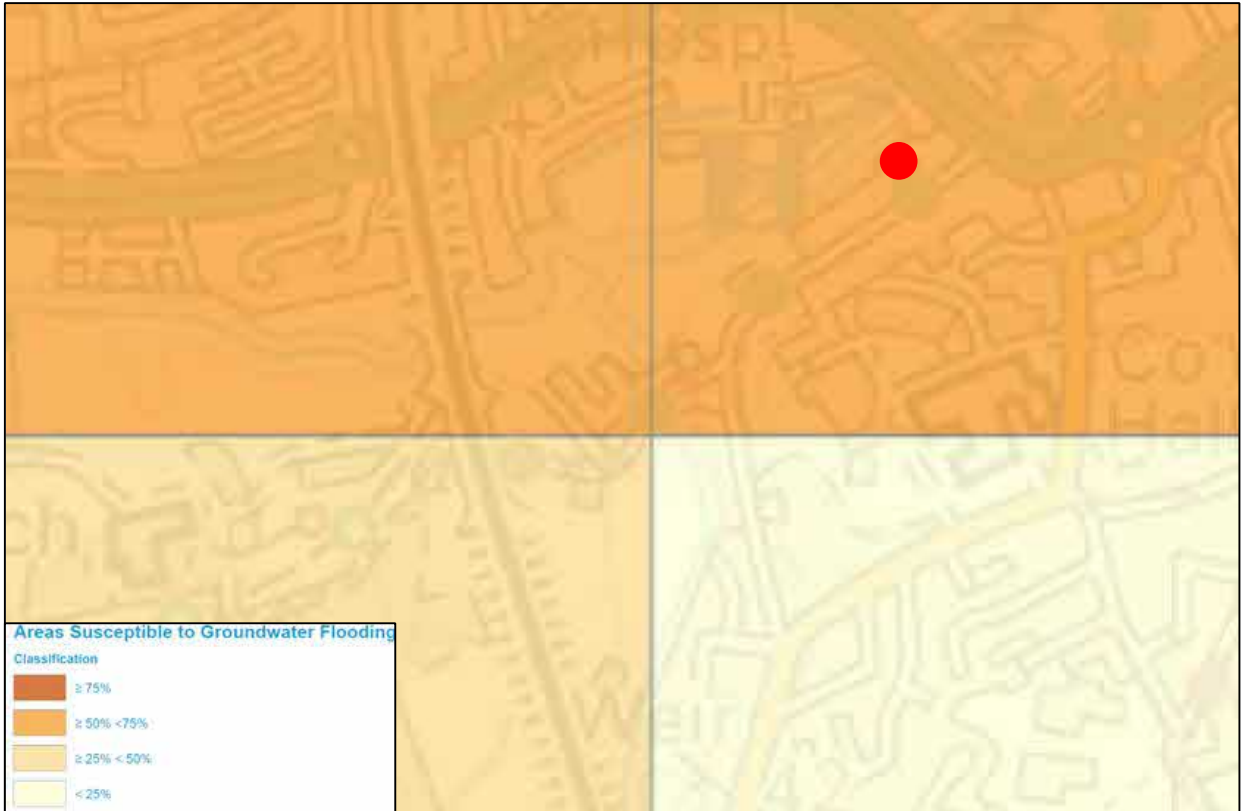
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Groundwater

[Redacted text block]

[Redacted text block]



[Redacted text block]

[Redacted text block]

Sewers

[Redacted text block]



[Redacted text block]



5. Flood Risk Mitigation

Fluvial

[Redacted]

[Redacted]

Pluvial, Reservoirs, Groundwater and Sewers

[Redacted]

Increase to Flood Risk Elsewhere

[Redacted]

[Redacted]



6. Conclusions

[Redacted]

[Redacted]

Source of Flooding	Flood Risk Summary
[Redacted]	[Redacted]
[Redacted]	[Redacted]

[Redacted]



Appendix A - Development Proposals



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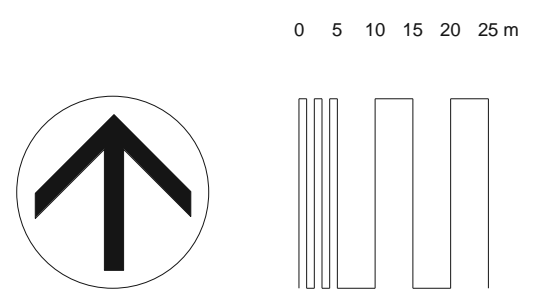
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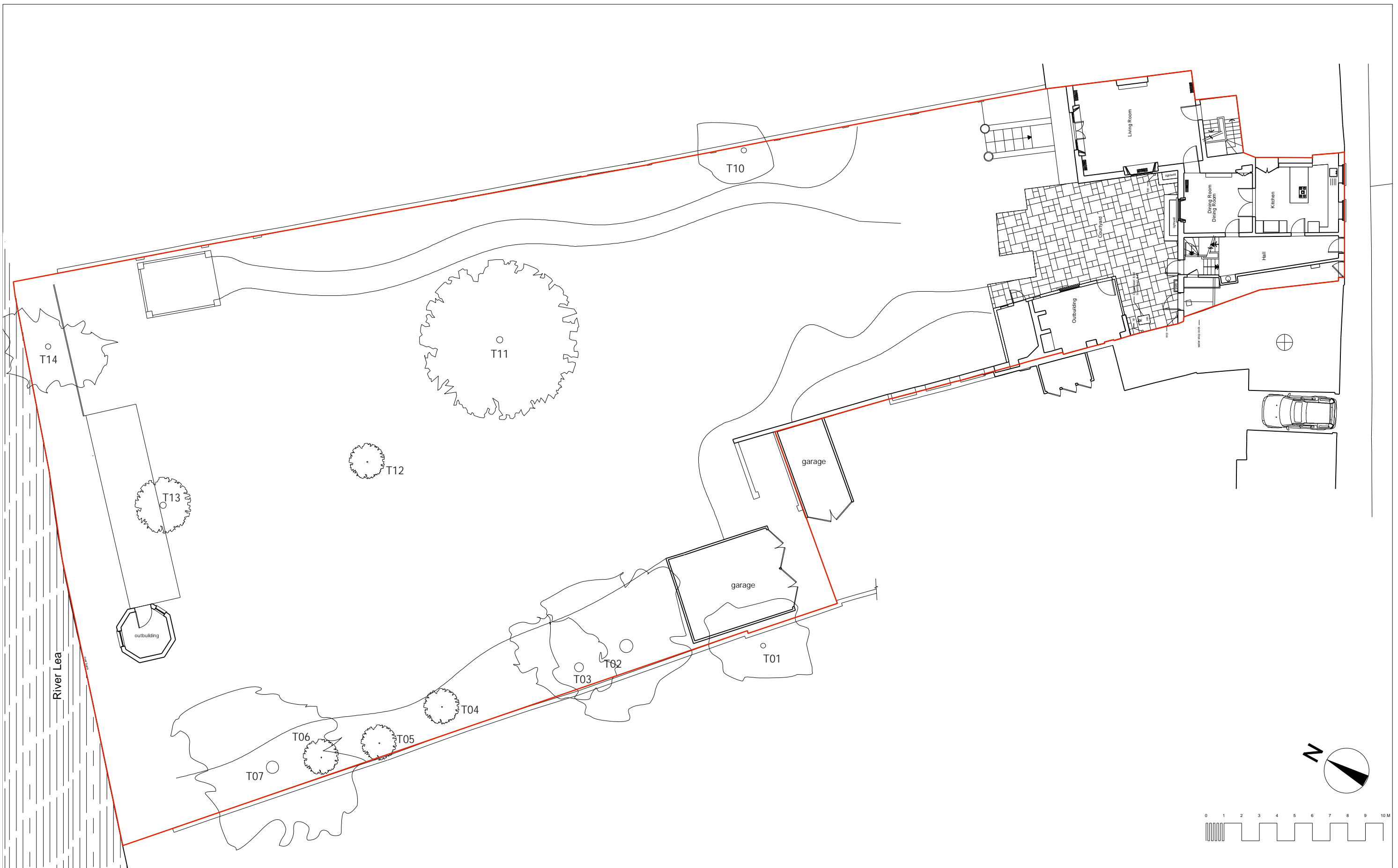
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Location Plan

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Date 11/21	Checked by
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5213/00/100





Notes

Tree identification	T10 Apple
T01 Black Mulberry	T11 Magnolia
T02 Yew	T12 Stump
T03 Elder	T13 Apple
T04 Hazel Coppice	T14 Ash
T05 Cherry	
T06 Hazel Coppice	
T07 Beech	

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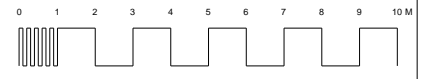
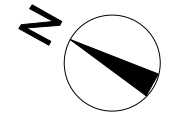
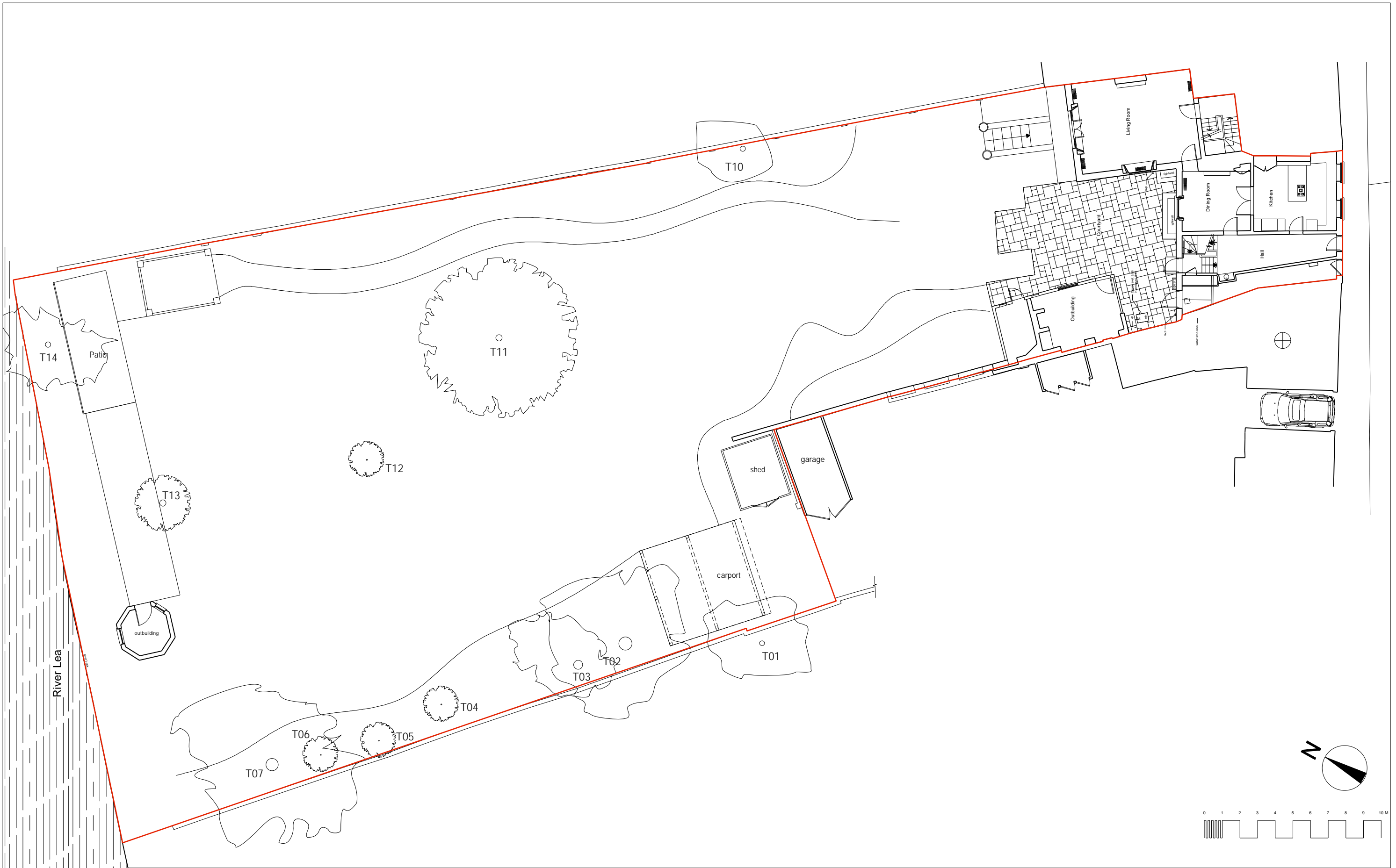
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Drawing No		Rev
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Tree identification	T10 Apple
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T05 Cherry	
T06 Hazel Coppice	
T07 Beech	

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Site Plan, as built	

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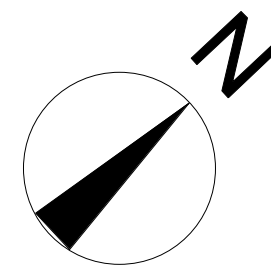
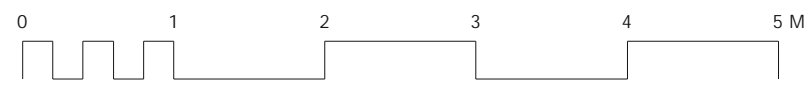
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Garage and Hardstanding Plan, as built

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Notes

Garage of No 12

lawn

gravel path

compost heap

boundary wall between 12/14 West Street

concrete slab

concrete slab

gravel path

Garage of No 14

concrete pavers

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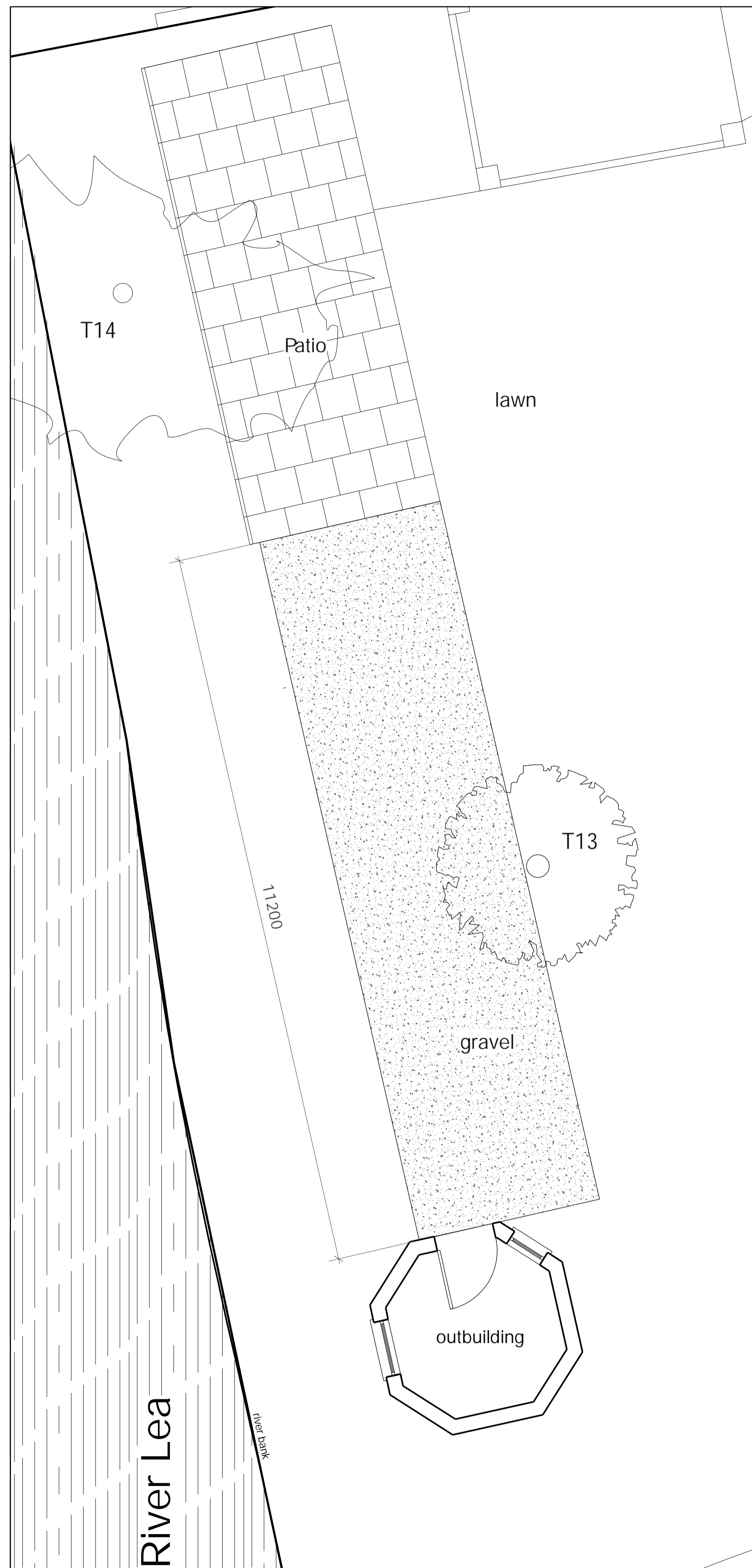
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Existing Garage and Hardstanding Plan

Scale 1:50 @A3	Drawn by mks
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Drawing No.	Rev.

5213/01/105



1.



2.



3.

Photos March 2024

Photos of area of hard landscaping at river bank

1. Shows context of listed garden pavilion to left with area of patio to right hand side, with a demountable gazebo currently erected on patio.
2. Shows area of patio with River Lea, visible to left. On patio an array of garden furniture and BBQ equipment with demountable gazebo currently erected on patio.
3. Shows area of patio with River Lea, visible beyond. On patio an array of garden furniture and BBQ equipment with demountable gazebo currently erected on patio.

As Built Landscaping Plan

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Drawing Status
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Drawing Title
Landscaping Plan, as built

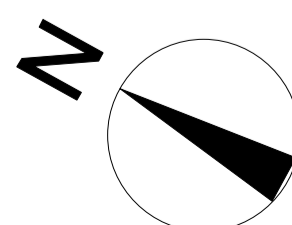
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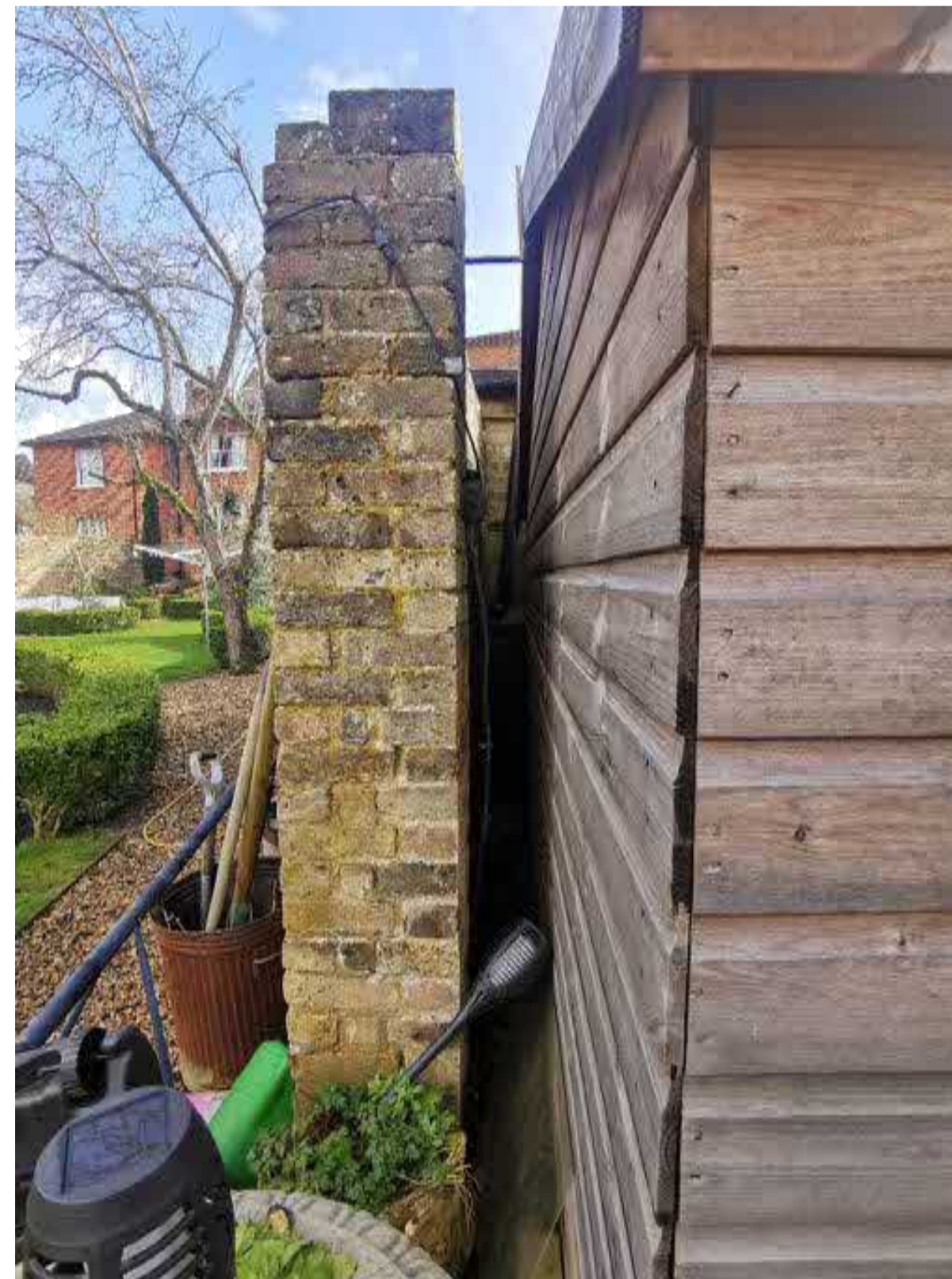
1.



2.



3.



4.

Photos
 Photos of garage and surrounding
 hardstanding March 2024:
 1. Front view of open car port to
 12 West Street, concrete hard
 standing retained with new
 timber garden shed to right.
 2. Front view of new timber
 garden shed, brick garage to 14
 West Street to right.
 3. Rear view of open car port to
 12 West Street.
 4. View along rear of garden shed
 demonstrating no connection to
 existing brick boundary wall.

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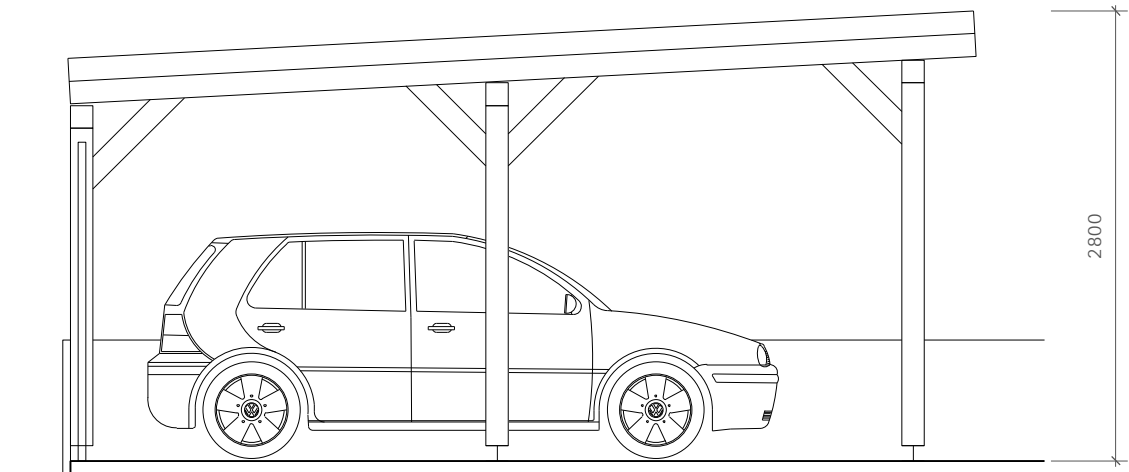
Photos of Carport and Shed as built

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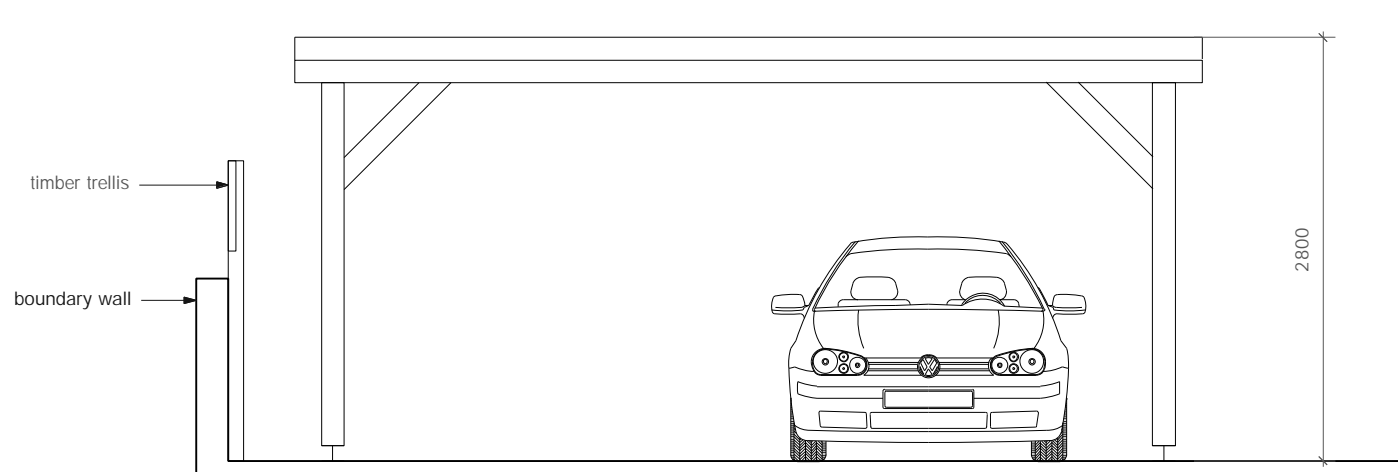
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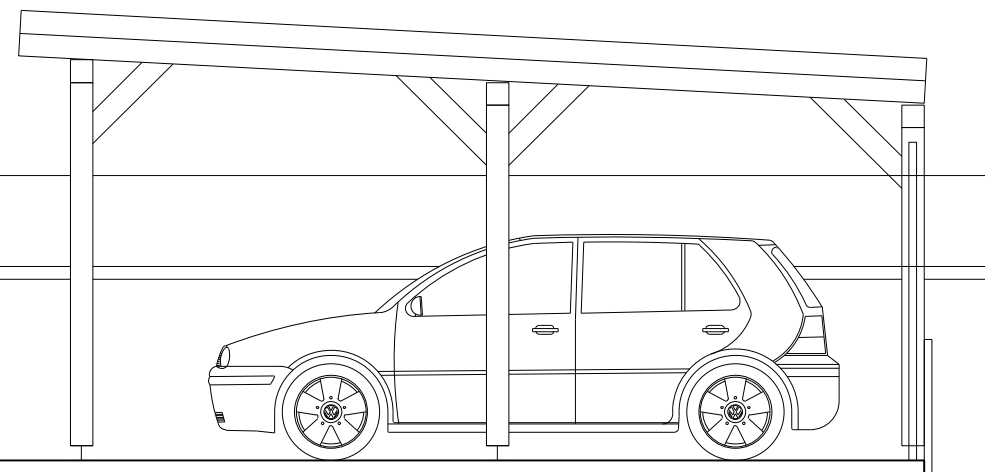


SIDE ELEVATION (LOOKING SOUTH WEST)

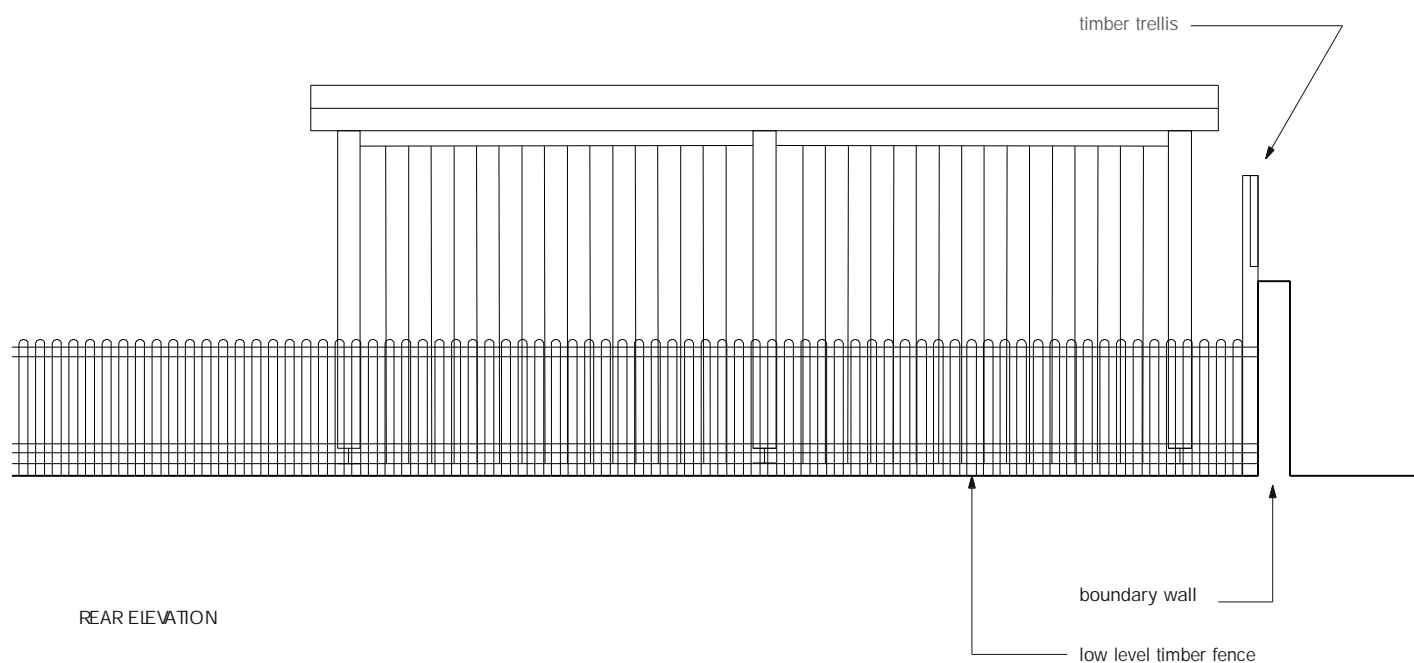


FRONT ELEVATION

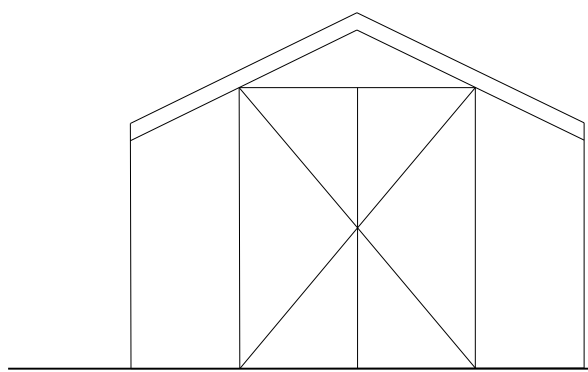
Open Car Port serving 12 West Street, comprises of:
 - Treated timber structure (Spruce)
 - Treated timber fascia & screen
 - Galvanised steel post supports.
 - Concrete slab



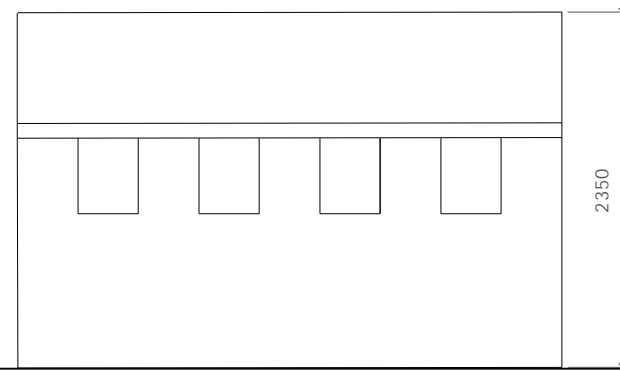
SIDE ELEVATION (LOOKING NORTH EAST)



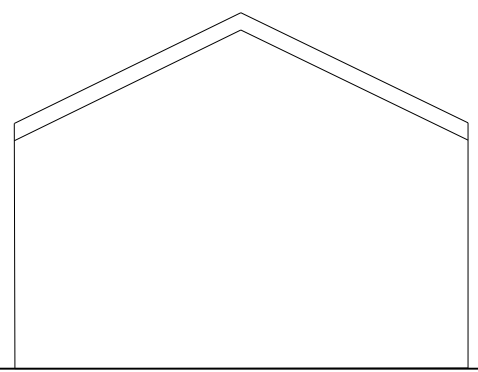
REAR ELEVATION



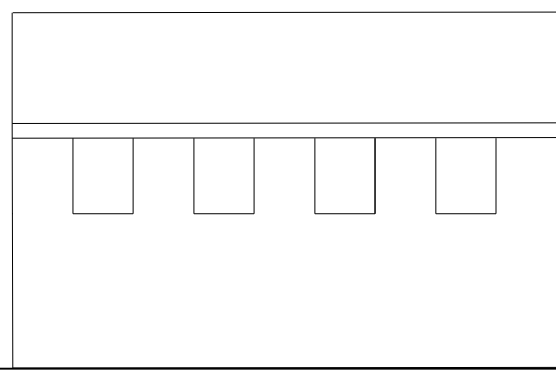
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Garden Shed 12 West Street, comprises of:
 - Treated timber cladding, with areas of glazing
 - Treated timber fascia & double doors
 - Felt roof
 - Concrete slab

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Drawing Title
Elevations of Car Port & Shed, as built

Scale 1:50 @A3	Drawn by mks
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5213/02/121



1.



2.



3.

Photos

Photos of garage and surrounding hardstanding December 2021:

1. View of double garage to 12 West Street, with adjacent brick garage of 14 West Street in foreground. Concrete paving slab hard standing with concrete slab beyond.
2. Front view of double garage to 12 West Street.
3. Rear view of double garage to 12 West Street.

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Client

Job Title 12 West Street, Hertford Job No 5213

Drawing Title
 Existing Photos of Garage

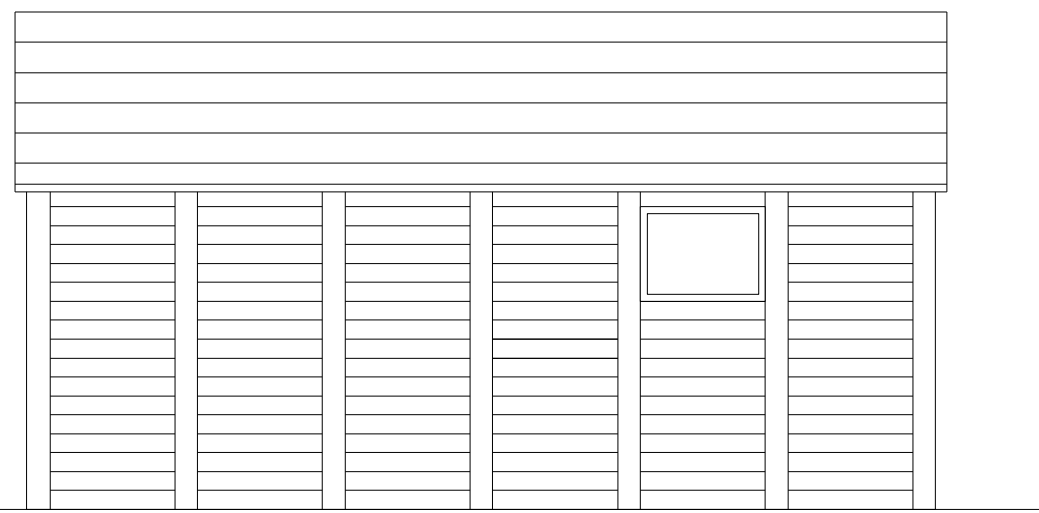
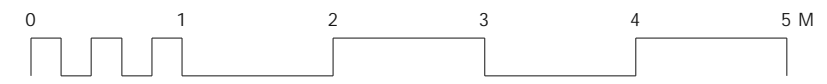
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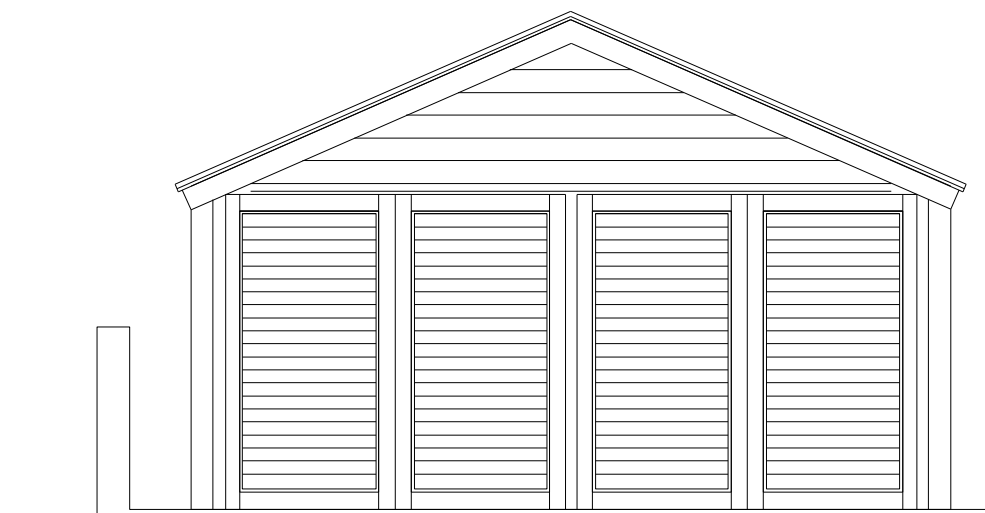
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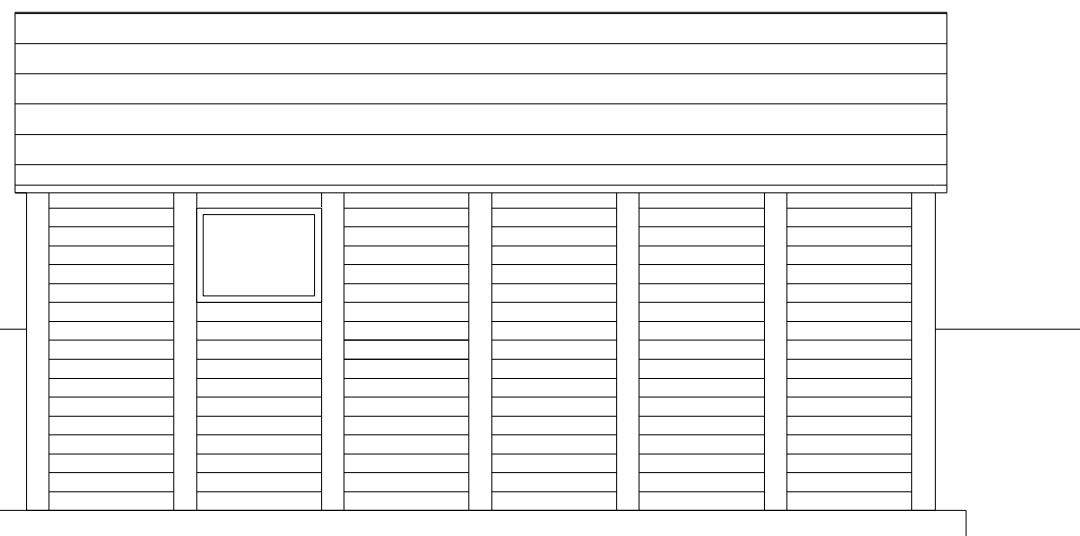


SIDE ELEVATION (LOOKING SOUTH WEST)

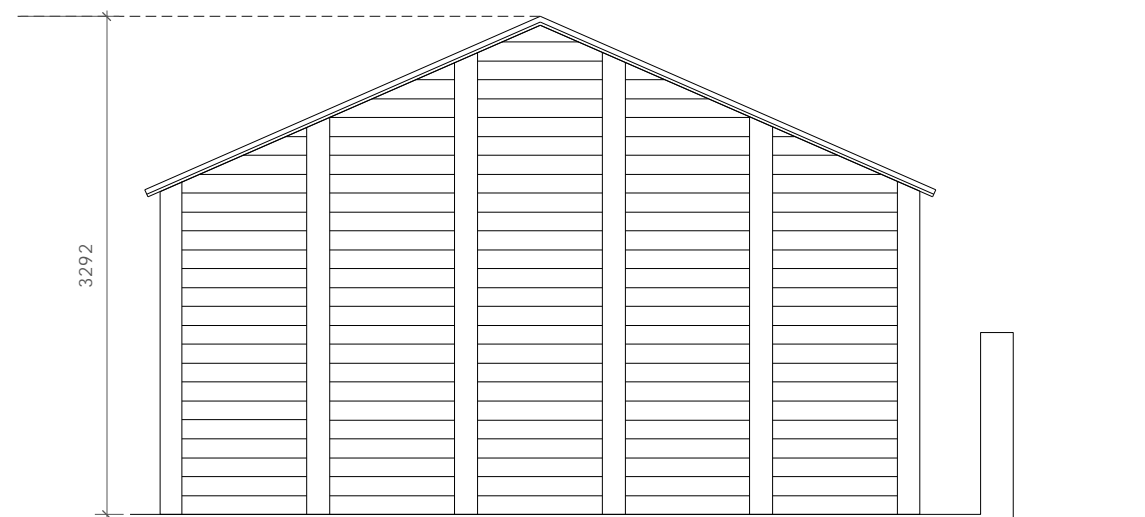


FRONT ELEVATION

- Existing Garage serving 12 West Street, comprises of:
- Prefabricated concrete walls
 - Timber window Frames
 - Timber garrage doors and over panel
 - Corrugated asbestos roof
 - Concrete slab



SIDE ELEVATION (LOOKING NORTH EAST)



REAR ELEVATION

Rev	Description	Date
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 Existing Elevations of Garage

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