

By email: [REDACTED]

24th July 2024
Ref: 2318-LT-001

Dear [REDACTED],

Planning Response: Below Ground Drainage and Civils Design

The site at 1 Pound Lane (N6 5TT) sits in Flood Zone 1 and has a low risk associated with yearly surface water flooding from overland flows. A low surface water flood risk indicates a chance of flooding of between 0.1% and 1% in any given year. The existing site at 1 Pound Lane was occupied by low-rise Garages sat on RC ground slabs with tarmac pavements providing access. There was an historic drainage system with 2 gulleys for the full area of impermeable surface – which has been in a state of disrepair for a substantial period prior to redevelopment (as displayed in CCTV report TV171127 by Hydro dated 24th November 2017). The site also provided a tarmac access route to the South West of the site to Alford House for UKPN which is maintained in the proposed scheme and maintains a 24 hour access provision.

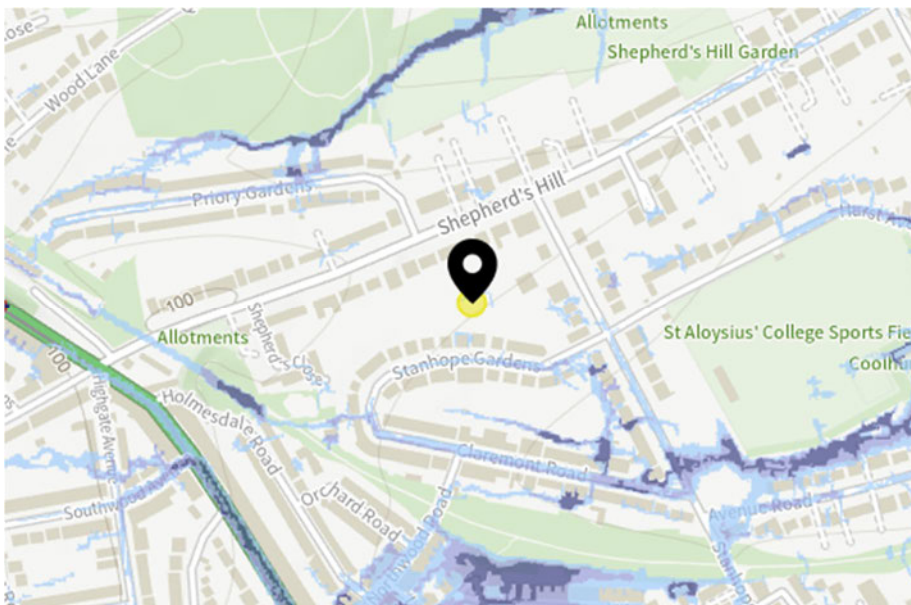


Figure 1 – Surface Water Flood Map

The site topography slopes from North to South. Shepherd's Hill, is substantially higher than Stanhope Gardens and there is a natural overland flow path of surface water in a generally southerly direction. The historic flow paths over the site have been in a southerly direction – both towards the driveway and the UKPN access gate. This was evidenced during construction where surface water flowing into the site during severe rain was noticed form neighbouring properties to the North: 24 to 30 Shepherds Hill. This water followed the natural flow paths to the South of the site towards the drive, UKPN access and existing defunct drainage system.

As part of the re-development of the house at 1 Pound Lane, a below ground drainage design has been developed to better the existing condition of the site. The topography of the site has not been materially altered and the historic overland flow paths remain. The constructed drainage can be seen on HTS drawings 2318-HTS-ZZ-00-DR-C-0100 and 2318-HTS-ZZ-00-DR-C-0150. The constructed drainage comprises: Aco Drains to the hard landscaped patio to the North and West of the house; down pipes which positively drain all flat and pitched the roofs of the dwelling and threshold drains to the garages. This represents a significant betterment compared to pre-development conditions.

There is an area of impermeable paving to the South of the new garage which follows the historic topography and flow path. The water flow path has not been adjusted, however due to the increased drainage provision across the site, a smaller area now drains via this route providing a betterment when compared to the pre-existing condition.

Kind Regards,

A handwritten signature in black ink, appearing to read 'G. Carlin', with a stylized, cursive script.

George Carlin
Associate
MIStructE MEng

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
529113/188080

Created
24 Jul 2024 8:48

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/>

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Your reference
<Unspecified>

Scale
1:2500

Created
24 Jul 2024 8:48

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

