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Flood Risk Assessment

Deacon Business Park, Moorgate Road, Kirkby,
Knowsley L33 7RX

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Version History

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Revision	Date	Notes	Prepared by	Checked by	Approved by
1.1	22/11/2022	First Draft	Keelan Serjeant	Harris Barlow	Phil Barlow



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Executive Summary

The proposed development would be expected to remain dry in all but the most extreme conditions. Providing the recommendations made in this Flood Risk Assessment (FRA) are instigated, flood risk from all sources would be minimised, the consequences of flooding are acceptable and the development would be in accordance with the requirements of the National Planning Policy Framework (NPPF).

This FRA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of the NPPF. The development should not therefore be precluded on the grounds of flood risk.



1. Introduction

1.1 Background

This Flood Risk Assessment (FRA) has been prepared by Tier Consult at the request of EQT Exeter for the proposed development at Deacon Business Park, Moorgate Road, Kirkby, Knowsley, L33 7RX. This FRA has been carried out in accordance with guidance contained in the National Planning Policy Framework (NPPF)¹, associated National Planning Practice Guidance (NPPG)² and the NPPG 'Site-specific flood risk assessment checklist. This FRA identifies and assesses the risks of all forms of flooding to and from the development and demonstrates how these flood risks will be managed so that the development remains safe throughout the lifetime, taking climate change into account.

It is recognised that developments which are designed without regard to flood risk may endanger lives, damage property, cause disruption to the wider community, damage the environment, be difficult to insure and require additional expense on remedial works. The development design should be such that future users will not have difficulty obtaining insurance or mortgage finance, or in selling all or part of the development, as a result of flood risk issues.

1.2 National Planning Policy Framework (NPPF)

One of the key aims of the NPPF is to ensure that flood risk is taken into account at all stages of the planning process; to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk. It advises that where new development is exceptionally necessary in areas of higher risk, this should be safe, without increasing flood risk elsewhere, and where possible, reduce flood risk overall.

A risk based approach is adopted at stages of the planning process, applying a source pathway receptor model to planning and flood risk. To demonstrate this, an FRA is required and should include:

- whether a proposed development is likely to be affected by current or future flooding from all sources;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are appropriate;
- if necessary, provide the evidence to the Local Planning Authority (LPA) that the Sequential Test can be applied; and
- whether the development will be safe and pass part c) of the Exception Test if this is appropriate.

¹ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework.

² Department for Communities and Local Government (2014) Planning Practice Guidance - Flood Risk and Coastal Change.



1.3 Report Structure

This FRA has the following report structure:

- Section 2 details the sources of information that have been consulted;
- Section 3 describes the location area and the existing and proposed development;
- Section 4 outlines the flood risk to the existing and proposed development;
- Section 5 provides details of the Sequential and Exception Tests;
- Section 6 describes the risk management methods used to mitigate all sources of flood risk; and
- Section 7 presents a summary and conclusions.



2. Sources of Information

2.1 Discussion with Regulators

Consultation and discussions with the relevant regulators have been undertaken during this FRA including the Environment Agency, the Local Planning Authority (LPA), the Lead Local Flood Authority (LLFA) and Sewerage Undertakers.

2.2 Environment Agency

The Flood and Water Management Act 2010 gives the Environment Agency a strategic overview role for all forms of flooding and coastal erosion. They also have direct responsibility for the prevention, mitigation and remediation of flood damage for main rivers and coastal areas. The Environment Agency is the statutory consultee with regards to flood risk and planning. Information regarding the current flood risk at the application site, local flood defences and flood risk has been obtained from the Environment Agency.

2.3 Knowsley Metropolitan Borough Council

Knowsley Metropolitan Borough Council is the Local Planning Authority (LPA) and the Lead Local Flood Authority (LLFA) and has responsibilities for 'local flood risk', which includes surface runoff, groundwater and ordinary watercourses. Planning guidance written by Knowsley Metropolitan Borough Council regarding flood risk was consulted to assess the mitigation policies in place. In particular, the Knowsley Metropolitan Borough Council Strategic Flood Risk Assessment (SFRA1) and (SFRA2), the Knowsley Metropolitan Borough Council Flood Risk Assessment (PFRA), and the Knowsley Metropolitan Borough Council Local Flood Risk Management Strategy which cover the site have been reviewed.

2.4 United Utilities

United Utilities is responsible for the disposal of waste water and supply of clean for this area. Information with regards to sewer and water main flooding contained within the Knowsley Metropolitan Borough Council SFRA and PFRA have been consulted as part of this FRA. All Water Companies have a statutory obligation to maintain a register of properties/areas which are at risk of flooding from the public sewerage system, and this is shown on the DG5 Flood Register.

3. Location & Description

3.1 Site Location

The site is located at Deacon Business Park, Moorgate Road, Kirkby, Knowsley, L33 7RX (see Figure 3.1). The National Grid Reference of the site is 342544, 397576.

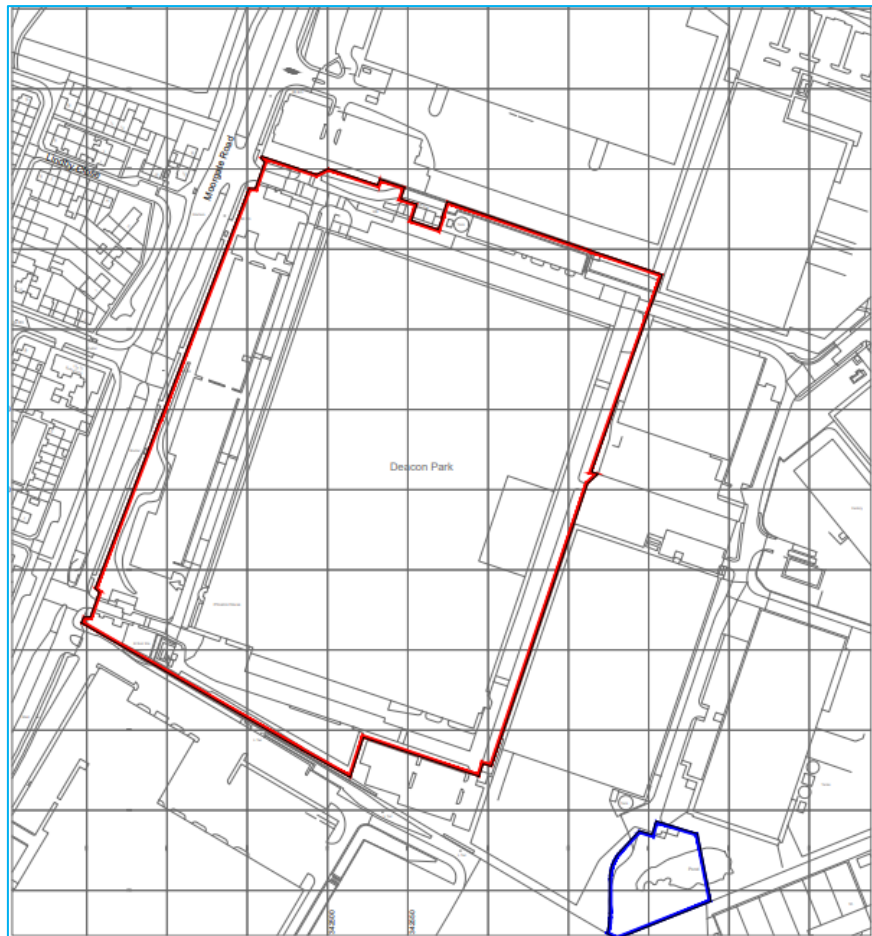


Figure 3.1 - Site Location

3.2 Existing Development

The site currently consists of an industrial unit.

3.3 Proposed Development

The proposed development is for the demolition of the existing industrial unit and erection of a warehouse with ancillary offices, reconfigures points of access, new security gatehouses and associated infrastructure (see Appendix A).



3.4 Ground Levels

A topographical survey of the site has recently been undertaken (see Appendix B). The site falls from east to south and has ground levels of 38.69 metres Above Ordnance Datum (mAOD) to 29.24mAOD.

3.5 Catchment Hydrology

The site lies approximately 860m to the north of the Knowsley Brook. There is a small unnamed pond located approximately 130m to the south east of the site.

3.6 Ground Conditions

The British Geological Survey (BGS) Map³ indicates that the superficial deposits consist of Shirdley Hill Sand Formation - sand. The bedrock deposits consist of the Chester Formation - sandstone. Information from the National Soil Resources Institute⁴ details the site area as being situated on naturally wet very acid sandy and loamy soils.

³ https://mapapps2.bgs.ac.uk/geoindex/home.html?_ga=2.257941384.2012809916.1645003986-557297800.1574946602

⁴ <https://www.landis.org.uk/soilscapes/>



4. Flood Risk

4.1 Sources of Flooding

All sources of flooding have been considered, these are; fluvial (river) flooding, tidal (coastal) flooding, groundwater flooding, surface water (pluvial) flooding, sewer flooding and flooding from artificial drainage systems/infrastructure failure.

4.2 Historic Flooding

There are no records of anecdotal information of flooding at the site including within the British Hydrological Society "Chronology of British Hydrological Events⁵."

4.3 Existing and Planned Flood Defence Measures

It is understood that there are no maintained defences in this area. Further risk management measures will be used to protect the site from flooding these are discussed in Section 6.0.

4.4 Environment Agency Flood Zones

A review of the Environment Agency's flood map indicates that the site is located within Flood Zone 1 and therefore has a 'low probability' of fluvial/tidal flooding, as shown in see Figure 4.1. Flood Zone 1 has less than a 1 in 1000 annual probability of river/tidal in any year (<0.1%).

The Flood Zones are the current best information on the extent of the extremes of flooding from rivers or the sea that would occur without the presence of flood defences, because these can be breached, overtopped and may not be in existence for the lifetime of the development. The Environment Agency Flood Zones and acceptable development types are explained in Table 4.1. Table 4.1 shows that all development types are generally acceptable in Flood Zone 1.

⁵ <https://cbhe.hydrology.org.uk/index.php>

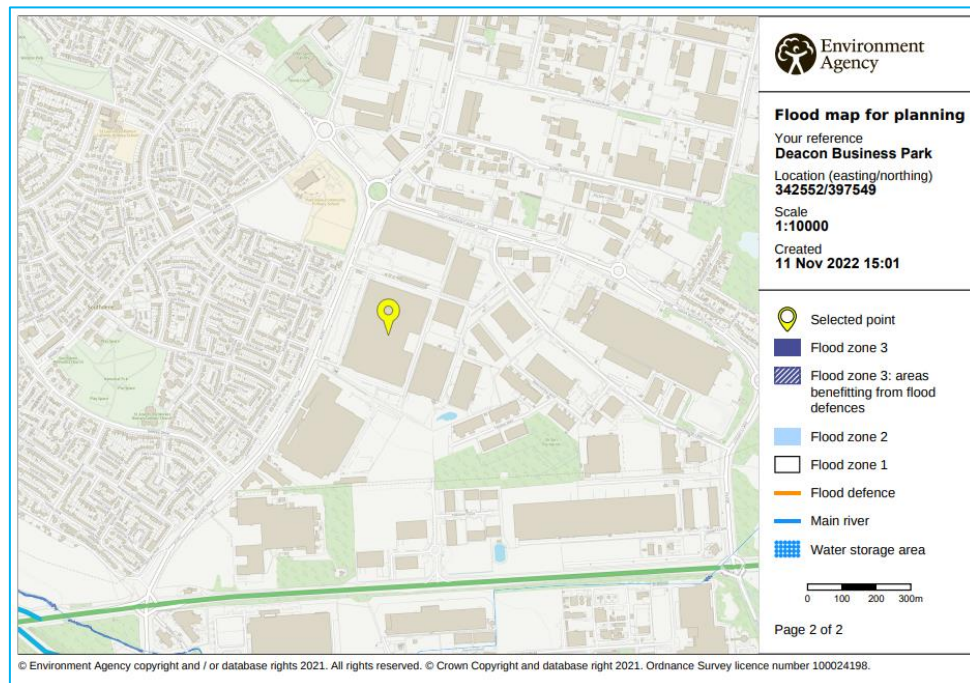


Figure 4.1 - Environment Agency Flood Zones

Table 4.1 - Environment Agency Flood Zones and Appropriate Land Use

Flood Zone	Probability	Explanation	Appropriate Land Use
Zone 1	Low	Less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%)	All development types generally acceptable
Zone 2	Medium	Between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% 0.1%) in any year	Most development type are generally acceptable
Zone 3a	High	A 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year	Some development types not acceptable
Zone 3b	'Functional Floodplain'	Land where water has to be flow or be stored in times of flood. SFRAs should identify this zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1% flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes)	Some development types not acceptable



4.5 Flood Risk Vulnerability

In the Planning Practice Guidance to the NPPF (Table 1) appropriate uses have been identified for the Flood Zones. Applying the Flood Risk Vulnerability Classification in Table 2 and 3 of the Planning Practice Guidance to the NPPF, the existing and proposed development is classified as 'less vulnerable'. Table 4.2 of this report and Table 3 of the Planning Practice Guidance to the NPPF states that 'less vulnerable' uses are appropriate within Flood Zone 1.

Table 4.2 - Flood Risk Vulnerability and Flood Zone 'Compatibility' as identified in Table 3 of the Planning Practice Guidance to the NPPF

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception test required	✓	✓
Zone 3a	Exception test required	✓	✗	Exception test required	✓
Zone 3b 'Functional Floodplain'	Exception test required	✓	✗	✗	✗

Key: ✓: Development is appropriate, ✗: Development should not be permitted.

4.6 Climate Change

Projections of future climate change, in the UK, indicate more frequent, short-duration, high intensity rainfall and more frequent periods of long duration rainfall. Guidance included within the NPPF recommends that the effects of climate change are incorporated into FRA. Recommended precautionary sensitivity ranges for peak rainfall intensities and peak river flows are outlined in the associated Planning Practice Guidance to the NPPF⁶.

Table 4.3 shows peak river flow climate change allowances by river catchment. The flood risk assessments: climate change allowances guidance recommends that for 'less vulnerable' uses in Flood Zone 1 that the central allowances are used. Therefore, the design flood level for the site is the 1 in 100 year (+58%) event.

Table 4.3 - Peak River Flow Allowances by River Catchment

River Catchment	Allowance Category	2020s	2050s	2080s
Alt and Crossens Management Catchment	Upper	+31%	+56%	+95%
	Higher	+21%	+33%	+58%
	Central	+16%	+25%	+58%

⁶ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#high-allowances>



4.7 Fluvial (river) Flooding

The site is not located within the vicinity of fluvial flooding sources and the risk of fluvial flooding is considered to be not significant.

4.8 Tidal (coastal) Flooding

The site is not located within the vicinity of tidal flooding sources and the risk of tidal flooding is considered to be not significant.

4.9 Groundwater Flooding

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements and car parks) underlain by permeable rocks (aquifers).

The susceptibility of the site to groundwater flooding, based on the underlying geological conditions, is low. There are no records of groundwater flooding at or near to the site. It can therefore be concluded that the risk of groundwater flooding is not significant.

4.10 Surface Water (pluvial) Flooding

The soil condition at the site and within the vicinity of the site and the topography of the site suggest that the site is relatively well drained and surface water flooding would not be expected to accumulate to any significant depths. Surface water flooding tends to occur sporadically in both location and time such surface water would tend to be confined to the streets around the development.

Figure 4.2 confirms that the majority of the site has a very low risk of surface water flooding with a chance of flooding of less than 1 in 1000 years (0.1%). However, small proportions of the site to the north, east, south east and north west boundary have a low to high risk of surface water flooding with a chance of flooding of 1 in 1000 (0.1%) to greater than 1 in 30 (3.3%) years.

This is shown to cover a very small proportion of the site and is associated with low spots along the boundary which result in a small amount of ponding rather than overland flow onto or from the site. This will result in very low water depths, water velocities and therefore low flood risk to the site.

It should be noted that this is the most conservative estimate of surface water flood risk. The flood risk from surface water is of a minor nature with low water depths and velocities being experienced. Any resulting flooding would be expected to be very infrequent or have a low predicted depth. It can therefore be concluded that the risk of surface water flooding is of low significance. The risk from the surface water sources will be managed and mitigated by using a number of flood mitigation measures to manage and reduce the overall flood risk at the site (see Section 6.0).

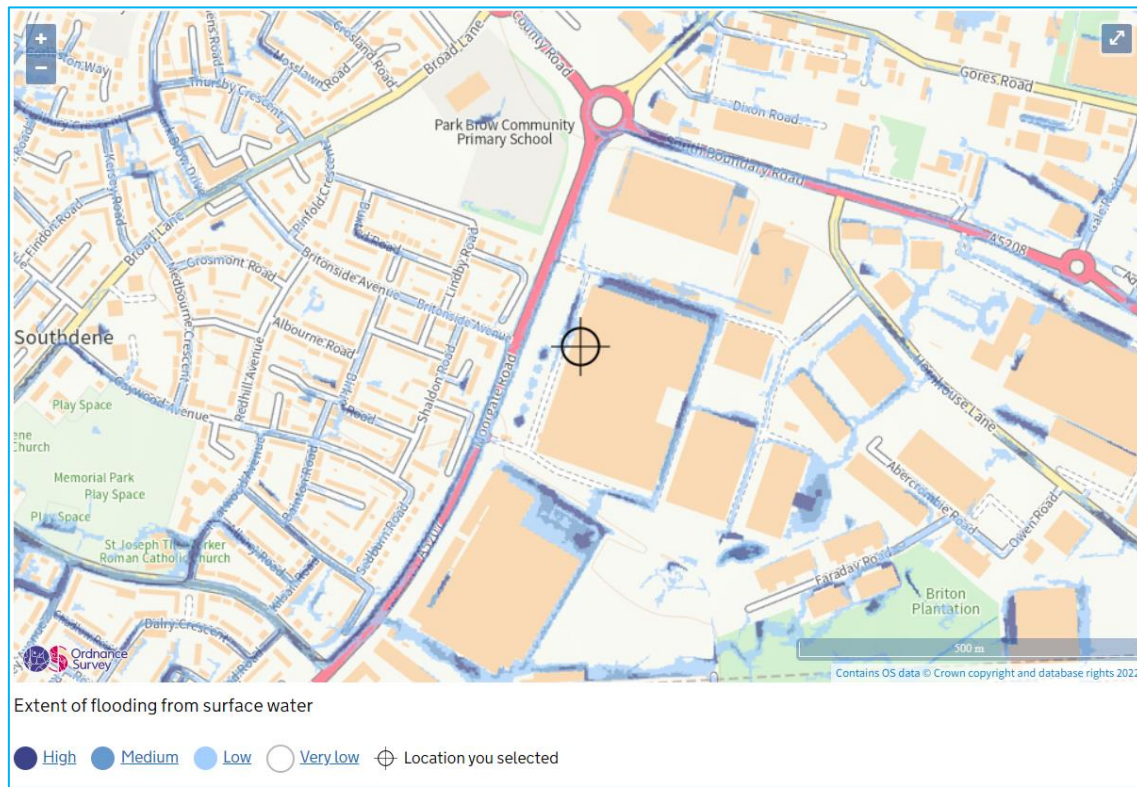


Figure 4.2 - Environment Agency Surface Water Flood Map

4.11 Sewer Flooding

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. Sewer flooding tends to occur sporadically in both location and time such flood flows would tend to be confined to the streets around the development.

There are existing public sewers within roads adjacent to the site these will inevitably have a limited capacity so in extreme conditions there would be surcharges, which may in turn cause flooding. Flood flows could also be generated by burst water mains, but these would tend to be of a restricted and much lower volume than weather generated events and so can be discounted for the purposes of this assessment. Given the design parameters normally used for drainage design in recent times and allowing for some deterioration in the performance of the installed systems, which are likely to have been in place for many years, an appropriate flood risk probability from this source could be assumed to have a return period in the order of 1 in 10 to 1 in 30 years.

The provision of adequate level difference between the ground floors and adjacent ground level would reduce the annual probability of damage to property from this source to 1 in 100 years or less. Therefore, sewer flooding poses a low flood risk to the site. It can therefore be concluded that the risk of sewer flooding is of low significance. The risk from the sewer sources will need be managed

and mitigated by using a number of flood mitigation measures to manage and reduce the overall flood risk at the site (see Section 6.0).

4.12 Flooding from Artificial Drainage Systems/Infrastructure Failure

There are no other nearby artificial water bodies, water channels and artificial drainage systems that could be considered a flood risk to the site. The Environment Agency Reservoir flood map shows that the site is not at risk of reservoir flooding (see Figure 4.3). The risk of flooding from reservoir failure is considered to be not significant.

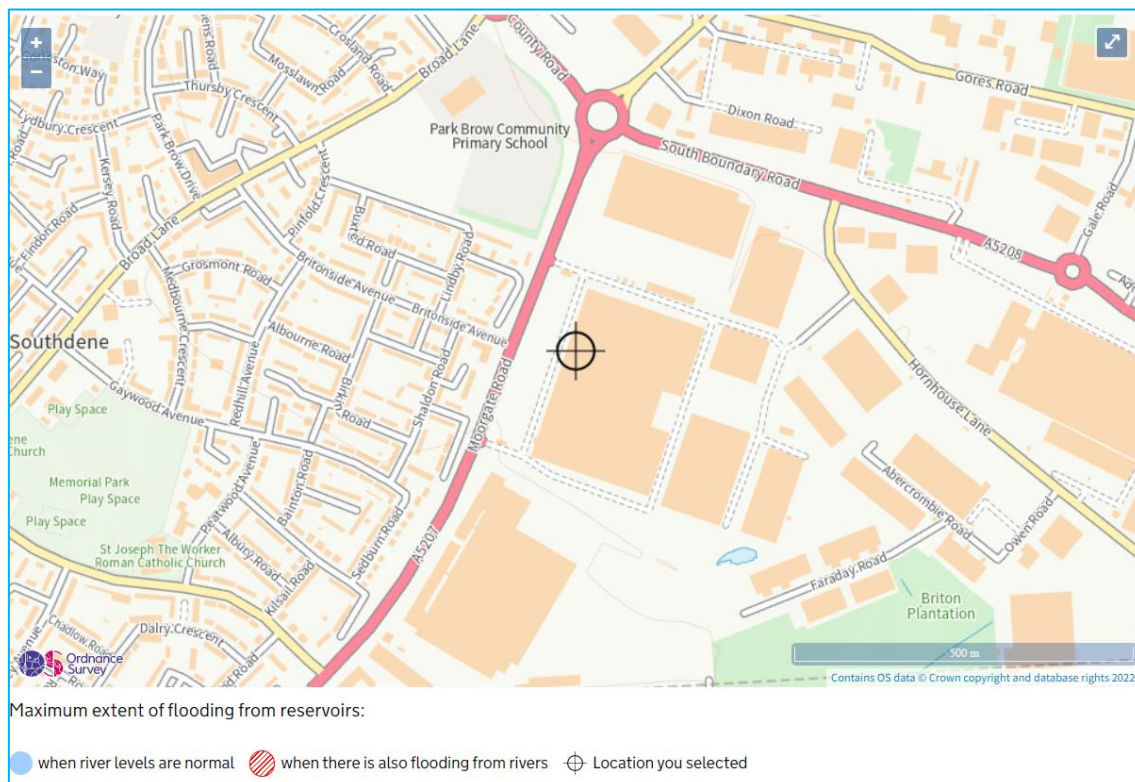


Figure 4.3 - Environment Agency Reservoir Flood Map

4.13 Effects of the Development on Flood Risk

The site is located within Flood Zone 1 and the site does not provide floodplain storage and floodwater will not be displaced by the proposed development. There will be no detriment to the flood storage capacity of the site. There will be no increase in the floodwater levels due to the proposed development.

The proposed development will have no impact on the movement of floodwater across the site. The overall direction of the movement of water will be maintained within the developed site and surrounding area. The conveyance routes (flow paths) will not be blocked or obstructed.



4.14 Summary of Site Specific Flood Risk Assessment

A summary of the sources of flooding and a review of the risk posed by each source at the site is shown in Table 4.4.

Table 4.4 - Risk Posed by Flooding Sources

Sources of Flooding	Potential Flood Risk	Potential Source	Probability/Significance
Fluvial (river) Flooding	No	None Reported	Not significant
Tidal (coastal) Flooding	No	None Reported	Not significant
Groundwater Flooding	No	None Reported	Not significant
Surface Water (pluvial) Flooding	Yes	Low Spots	Low
Sewer Flooding	Yes	Local Sewers	Low
Flooding from Artificial Drainage Systems/Infrastructure Failure	No	None Reported	Not significant

The site is not at risk of flooding from a major source (e.g. fluvial and/or tidal). The site has a 'low probability' of fluvial/tidal flooding as the site is located within Flood Zone 1 with less than a 1 in 1000 annual probability of river/tidal flooding in any year (<0.1%). A number of secondary flooding sources have been identified which may pose a low risk to the site. These are:

- Surface Water (pluvial) Flooding
- Sewer Flooding

The risk of flooding from all sources is considered to be low or not significant. The flooding sources will only inundate the site to a relatively low water depth and water velocity, will only last a short period of time, in very extreme cases and will not have an impact on the whole of the proposed development site.

The existing and proposed development is classified as 'less vulnerable,' 'less vulnerable' uses are appropriate within Flood Zone 1 after the completion of a satisfactory FRA. The flood risk at the site, will be further managed and mitigated by using a number of risk management techniques, and mitigation strategies to manage and reduce the overall flood risk at the site.

In conclusion, the flood risk to the site can be considered to be limited; the site is situated in Flood Zone 1, with a low annual probability of flooding and from all sources. The site is unlikely to flood except in very extreme conditions.



5. Sequential Approach

5.1 Sequential / Exception Tests

The risk-based Sequential Test in accordance with the NPPF aims to steer new development to areas at the lowest probability of flooding (i.e. Flood Zone 1). The proposed development site complies with the sequential approach which should be applied at all stages of planning. The site is located within Flood Zone 1. The development proposals should therefore be considered by the LPA to satisfy the Sequential/Exception Tests as set out in the NPPF.



6. Risk Management

6.1 Introduction

In this flood zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout, form of the development and the use of flood mitigation measures including SuDS techniques. The flooding sources will have to be mitigated on the site by using a number of techniques, and mitigation strategies to manage and reduce the overall flood risk at the site. These will be used to ensure the development will be safe and there is:

- Minimal risk to life;
- Minimal disruption to people living and working in the area;
- Minimal potential damage to property;
- Minimal impact of the proposed development on flood risk generally; and;
- Minimal disruption to natural heritage.

6.1 Minimum Floor Level

There is no minimum finished floor level proposed as a result of flooding.

6.2 Access and Egress

The site and surrounding area is located within Flood Zone 1 therefore a permanently safe and dry access can be maintained.

6.3 Flooding Consequences

The mitigation measures detailed above show that the flood risk can be effectively managed and therefore the consequences of flooding are acceptable. In conclusion, the flood risk to the site can be considered to be limited; the site is situated in Flood Zone 1, with a low annual probability of flooding and from all sources.



7. Summary and Conclusion

7.1 Introduction

This report presents an FRA in accordance with the NPPF for the proposed development at Deacon Business Park, Moorgate Road, Kirkby, Knowsley, L33 7RX. This FRA identifies and assesses the risks of all forms of flooding to and from the development and demonstrates how these flood risks will need to be managed so that the development remains safe throughout the lifetime, taking climate change into account.

7.2 Flood Risk

The site is not at risk of flooding from a major source (e.g. fluvial and/or tidal). The site has a 'low probability' of fluvial/tidal flooding as the site is located within Flood Zone 1 with less than a 1 in 1000 annual probability of river/tidal flooding in any year (<0.1%). A number of secondary flooding sources have been identified which may pose a low risk to the site. These are:

- Surface Water (pluvial) Flooding
- Sewer Flooding

The risk of flooding from all sources is considered to be low or not significant. The flooding sources will only inundate the site to a relatively low water depth and water velocity, will only last a short period of time, in very extreme cases and will not have an impact on the whole of the proposed development site.

The proposed development is classified as 'less vulnerable,' 'less vulnerable' uses are appropriate within Flood Zone 1 after the completion of a satisfactory FRA. The flood risk at the site, will be further managed and mitigated by using a number of risk management techniques, and mitigation strategies to manage and reduce the overall flood risk at the site.

In conclusion, the flood risk to the site can be considered to be limited; the site is situated in Flood Zone 1, with a low annual probability of flooding and from all sources. The site is unlikely to flood except in very extreme conditions.

7.3 Sequential and Exception Tests

The development proposals should be considered by the LPA to satisfy the Sequential and Exception Tests as set out in the NPPF.

7.4 Risk Management

The flooding sources will be managed on the site by using a number of mitigation strategies to manage and reduce the overall flood risk at the site and will ensure the development will be safe. Measures used:

Minimum Floor Level - There is no minimum finished floor level proposed as a result of flooding.



Access and Egress - The site and surrounding area is located within Flood Zone 1 therefore a permanently safe and dry access can be maintained.

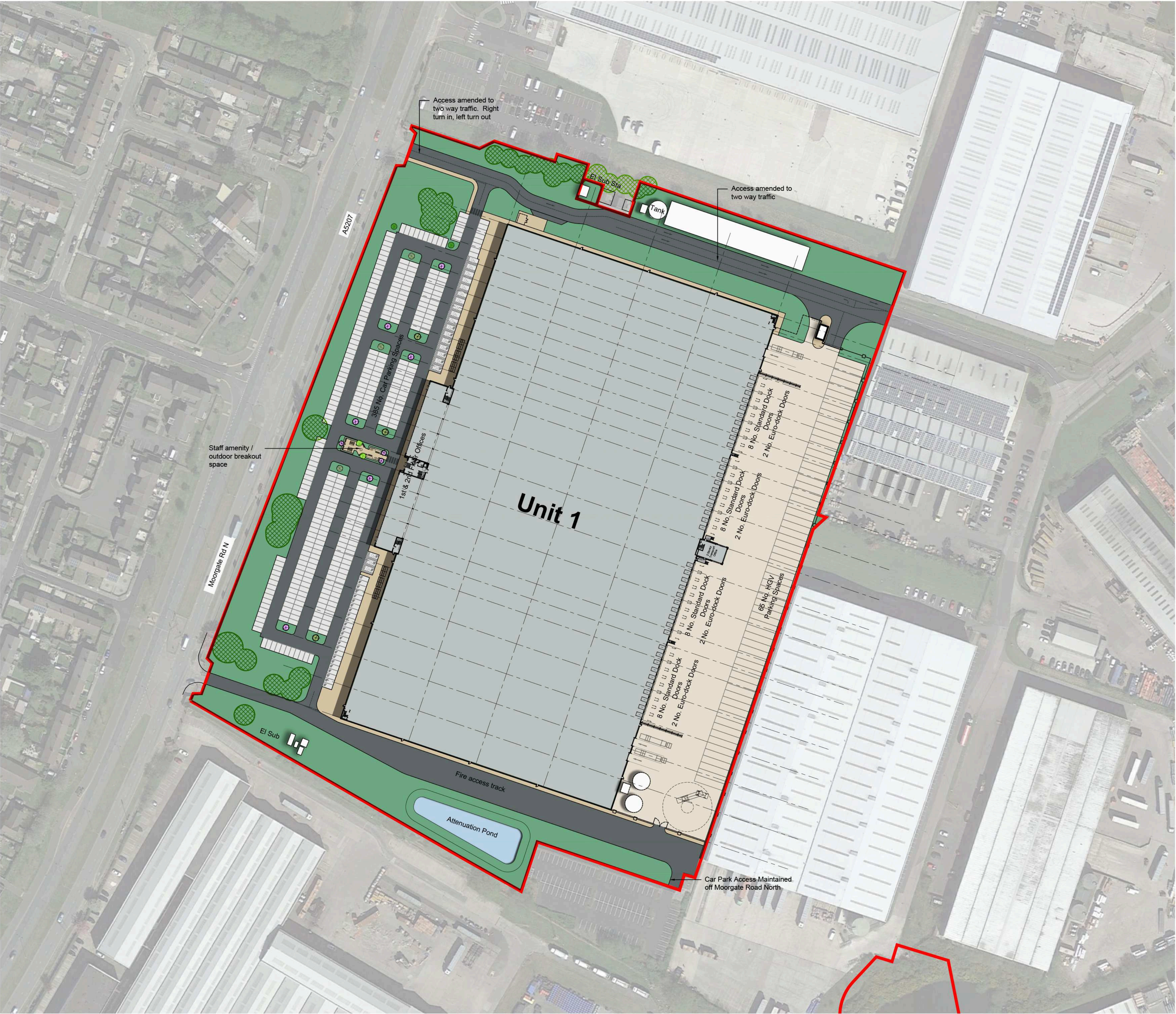
7.5 Conclusion

In conclusion, the proposed development, would be expected to remain dry in all but the most extreme conditions. Providing the recommendations made in this FRA are instigated, flood risk from all sources would be minimised, the consequences of flooding are acceptable and the development would be in accordance with the requirements of the NPPF.

This FRA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of the NPPF. The development should not therefore be precluded on the grounds of flood risk.



Appendix A – Proposed Site Layout



Proposed Site Plan
Scale 1:1000



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing



SCHEDULE OF ACCOMMODATION (Gross Internal Area)	
Unit 1	
Warehouse Area	- 417,789 sq ft (38,812m²)
Office (2 storey)	- 21,987 sq ft (2,043m²)
Transport Office	- 2,500 sq ft (232m²)
Gatehouse	- 300 sq ft (28m²)
Total Area	- 442,556 sq ft (41,114m²)
Loading Docks	- 40
Level Access	- 3
HGV Parking	- 65
Car Parking	- 385
Potential Additional Carparking	- 26
Plot Area	- 21.20 Acres (8.58 Hectares)
Site Density	- 47.92%

Parking Standards Knowsley Council Draft Ensuring a Choice of Travel Supplementary Planning Document (February 2010)	
B2- General Industrial (max) 1 space per 48 m² GFA	
B8- Storage and Distribution (max) 1 space per 100 m² GFA	

OPTION 1

P1	First Issue	MS	AD	20.10.22
rev	amendments	by	ckd	date

Deacon Business Park, Knowsley

Proposed Site Plan

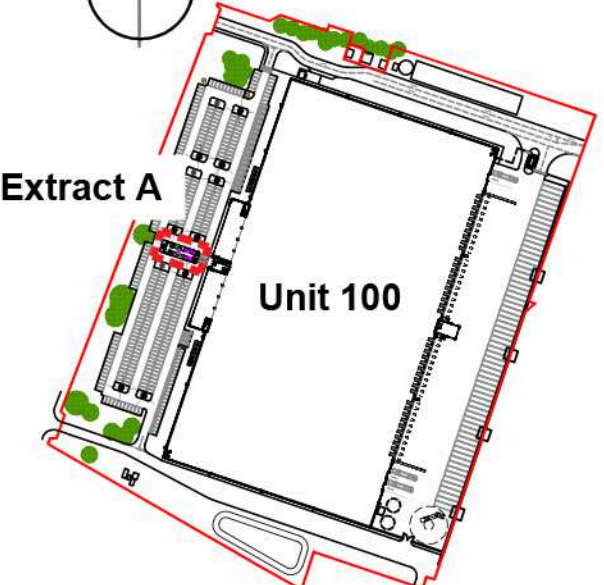
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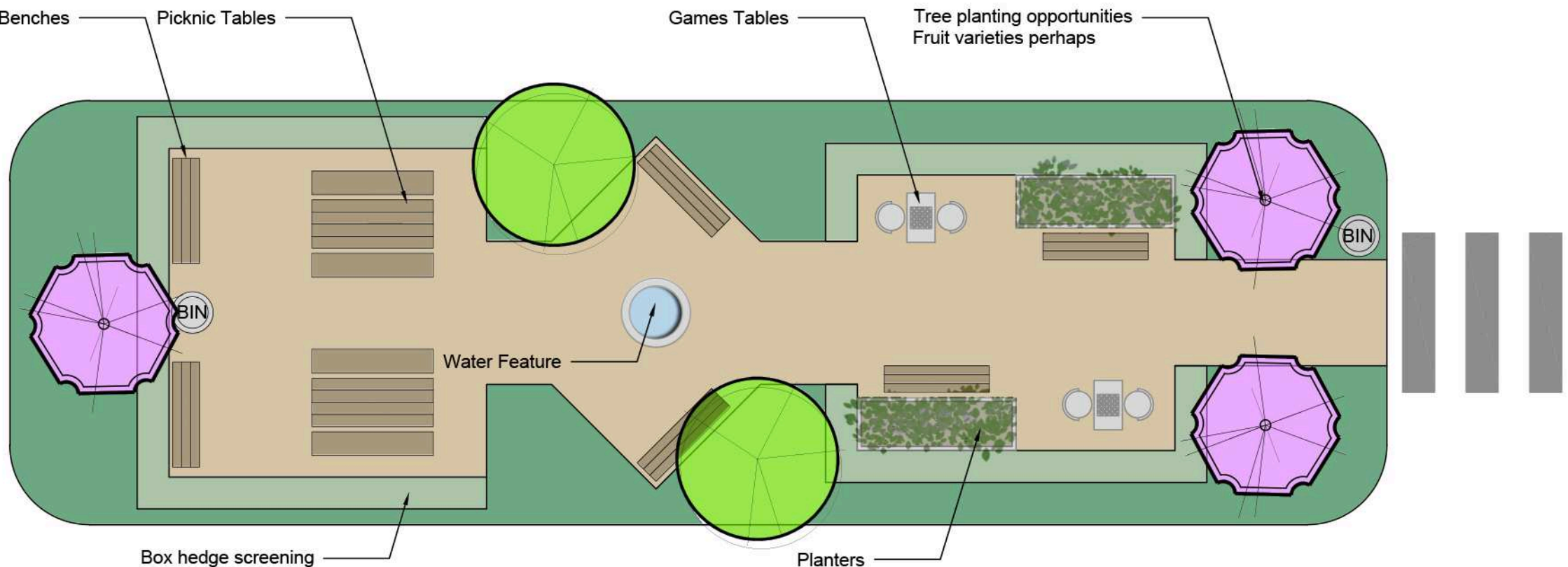
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Document Reference:	Drawing no: Revision:
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PLANNING
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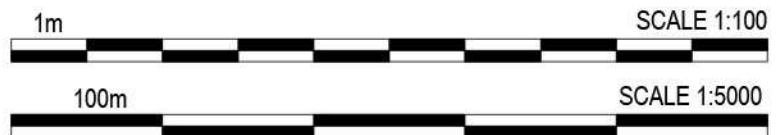
- Dimensions are in millimeters, unless stated otherwise.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



Site Layout
Scale: 1:5000

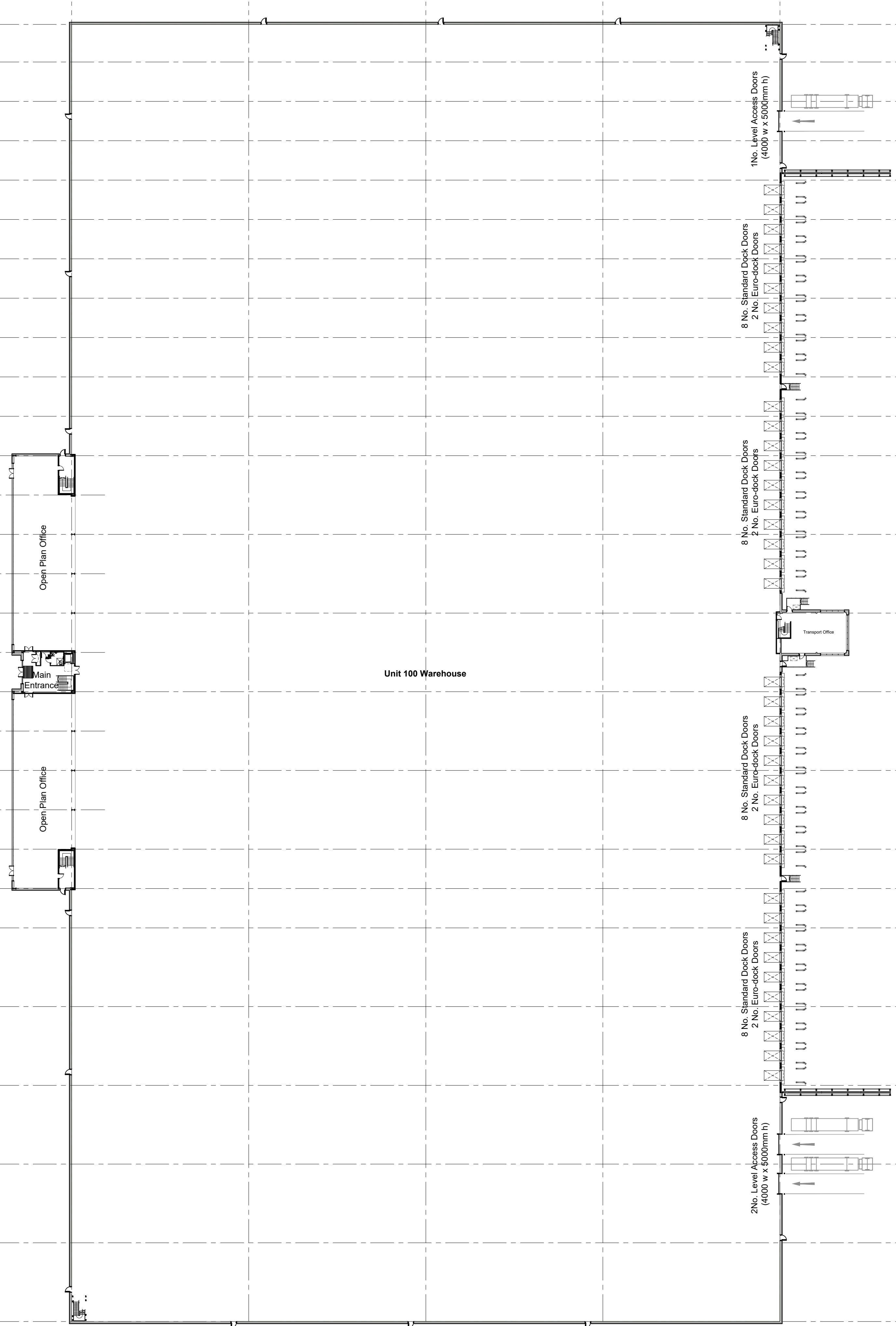


Proposed Garden Breakout Space - Extract A
Scale: 1:100



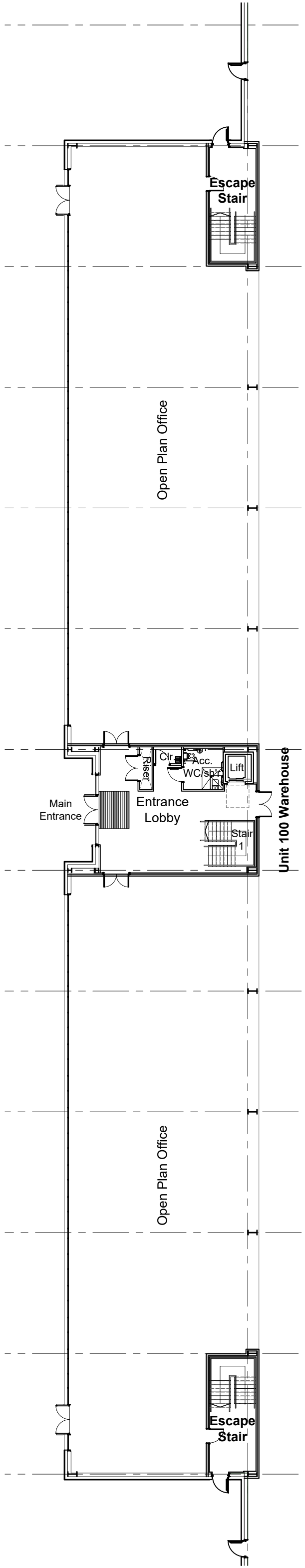
A	First Issue	MS	AD	20.10.22
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Deacon Business Park, Knowsley				
Proposed Outdoor Amenities				
Information Container LOD:		LOD 200		
				
				
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Document Suitability:		S3		
Drawn / Checked:		MS / AD		
Date:		17/10/2022		
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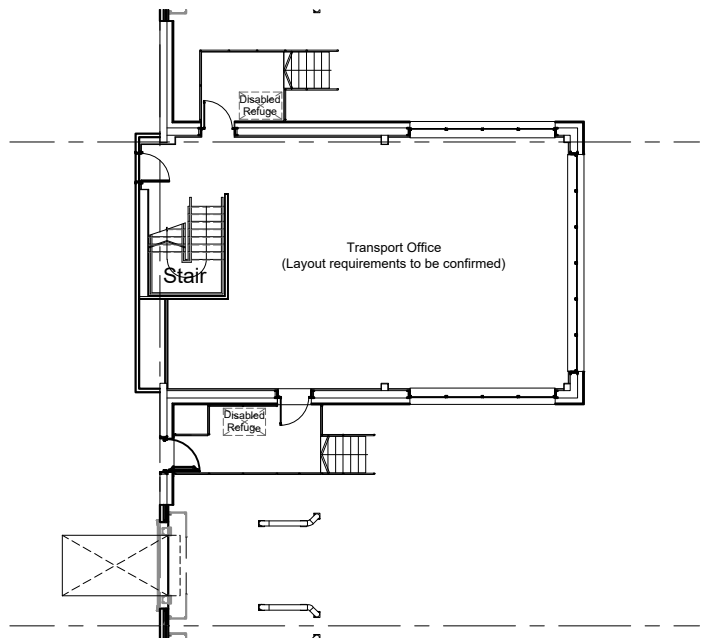
Proposed Building Layout - Ground Floor

Scale 1:500



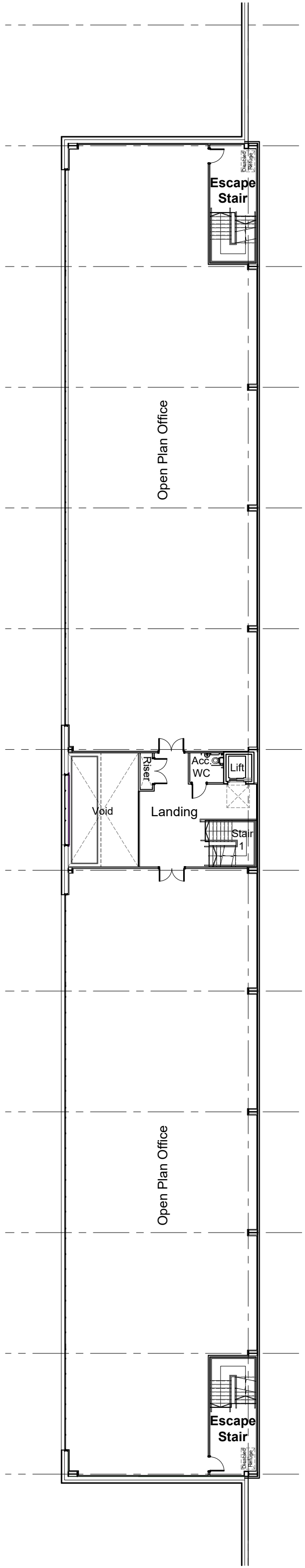
Proposed Office Layout - Ground Floor

Scale 1:250



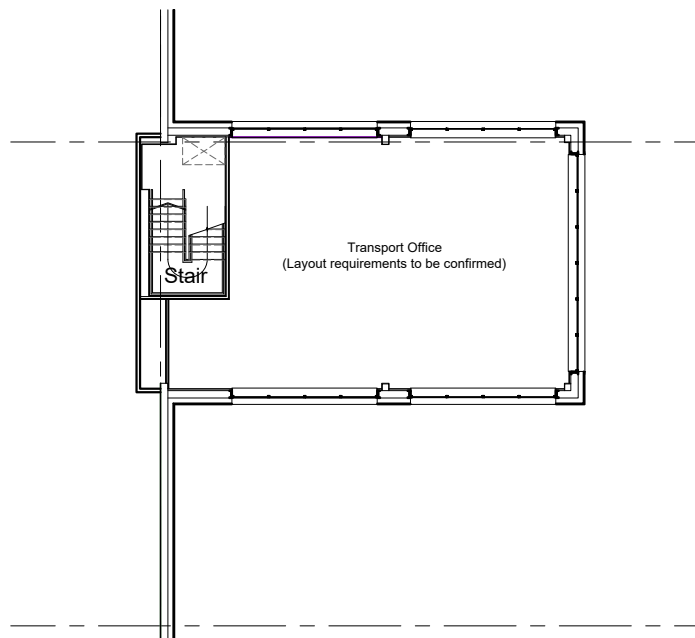
Proposed Transport Office Layout - Ground Floor

Scale 1:250



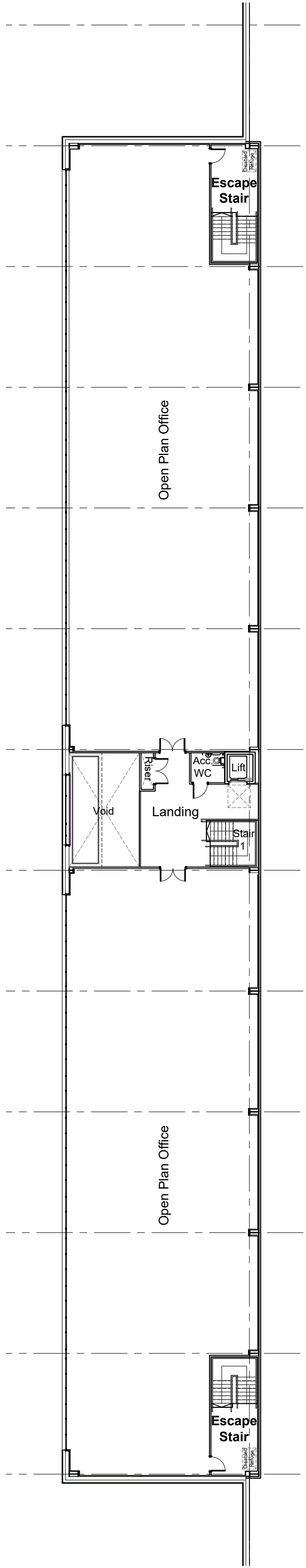
Proposed Office Layout - First Floor

Scale 1:250



Proposed Transport Office Layout - First Floor

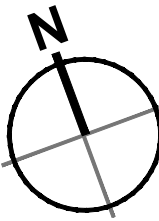
Scale 1:250



Proposed Office Layout - Second Floor

Scale 1:250

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



P1	First Issue	MS	AD	20.10.22
rev	amendments	by	ckd	date

Deacon Business Park, Knowsley

Proposed Building Layout

Information Container LOD:	LOD 200
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RIBA PoW Stage:	3 - Spatial Coordination
Document Suitability:	S3
Drawn / Checked:	MS / AD
Date:	13/10/2022
Scale:	As Drawn @A1
UMC Project Number:	21241
Document Reference:	Drawing no: Revision:
21241 - UMC - 0001 - ZZ - DR - A	1001 A

PLANNING
THIS DRAWING IS TO BE USED FOR THE STATED PURPOSE
ONLY AND SHOULD NOT BE USED FOR ANY OTHER



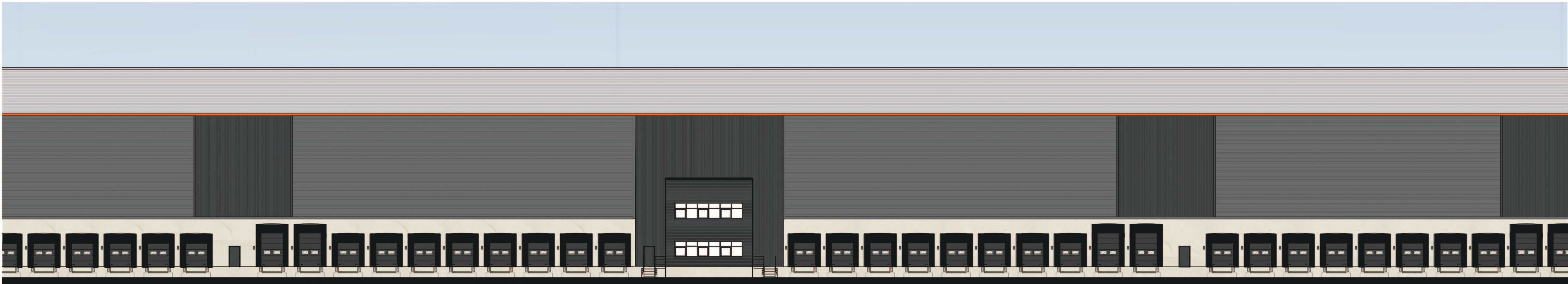
Dimensions are in millimetres, unless stated otherwise.
It is the recipient's responsibility to print this document to the correct scale.
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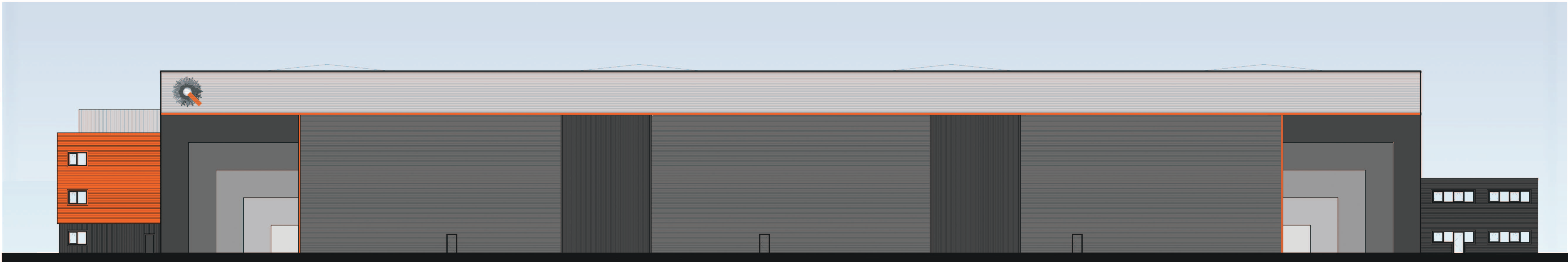
Proposed West Elevation
Scale 1:250



Proposed Part West Elevation
Scale 1:200



Proposed Part East Elevation
Scale 1:200



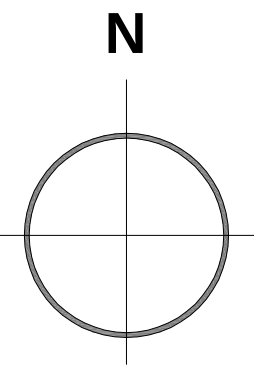
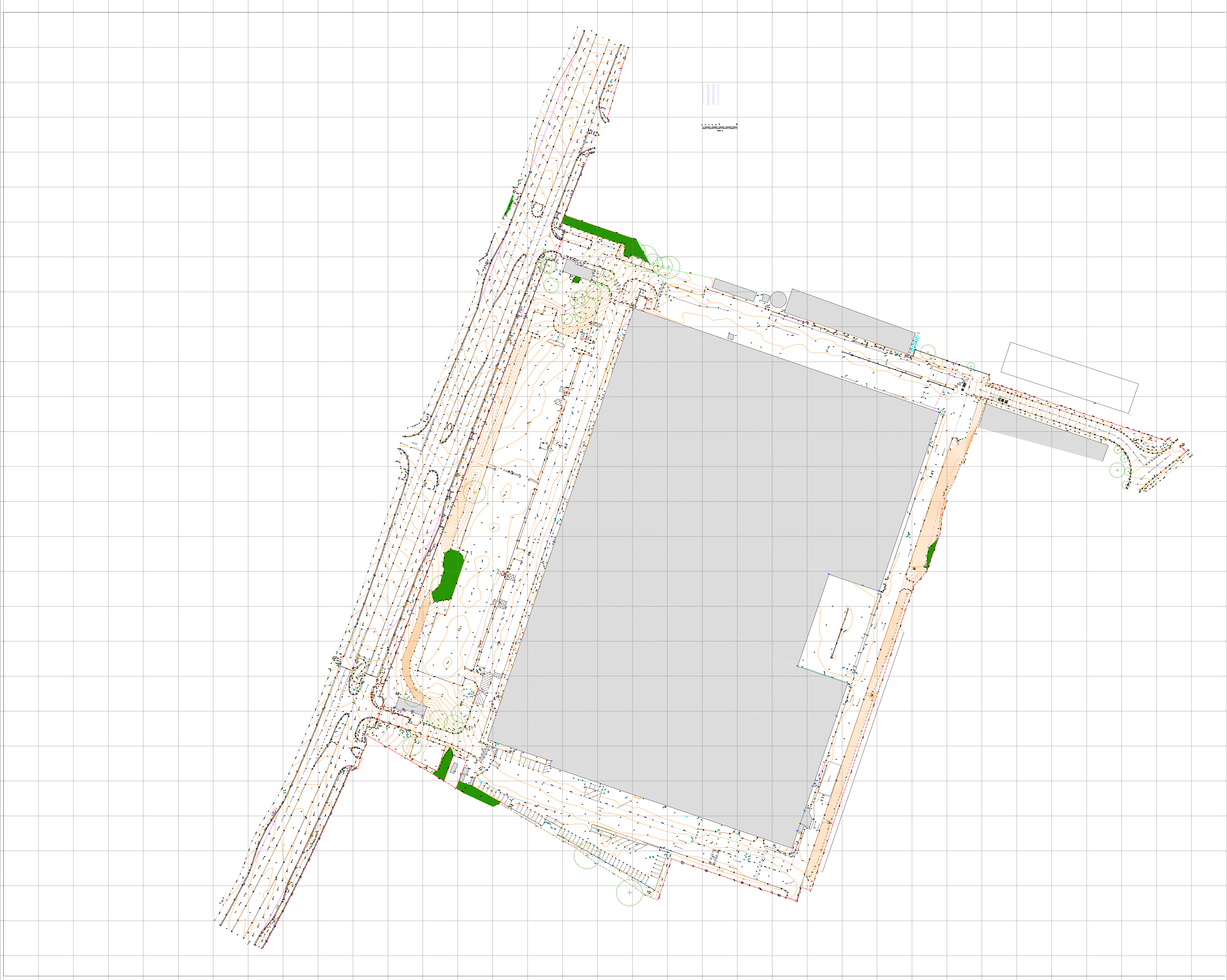
Proposed South Elevation
Scale 1:200

PLANNING
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P1 First Issue		MS	AD	13.10.22
rev	amendments	by	chkd	date
Deacon Business Park, Knowsley				
Proposed Elevations				
Information Container LOD:		LOD 200		
				
				
Network Deacon, Calderdale Way, Network, Nottinghamshire NG24 2TN +44 (0)1509 650327 info@umcarchitects.com				
RIBA Plot Stage		3 - Spatial Coordination		
Document Suitability		S3		
Drawn / Checked:		MS / AD		
Date:		13/10/2022		
Scale:		A0		
UMC Project Number:		21631		
Document Reference:		Drawing no:	Revision:	
21631 - UMC - 0001 - ZZ - DR - A		1301	A	



Appendix B – Topographical Survey



Notes :

This plan should only be used for its original purpose. SV Surveying Ltd accepts no responsibility for this plan if supplied to any other party other than the original client.

All dimensions / levels should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and should be treated as approximate only.

Tree information (where applicable) has been surveyed from ground level and therefore should be treated as approximate only.

Contours are drawn at 0.2m intervals

The survey has been fixed to GPS OSGB 1936 using the active GPS network.

Legend:

Building Canopy / Overhang	Trig	Trig Pillar
Buildings / walls	Ridge	Ridge Level
Kerb line	Eave	Eave Level
Concrete edge	DPC	Dpc Level
Centre Line	FL	Floor Level
Barrier	SoL	SoL Level
Hedge	TlBo	Control Box
Security Fence	LP	Lamp Post
Panel Fence	SP	Sign Post
Open Fence	Post	Post
Overhead Powerline	FS	Flag Staff
Chambers	Mk	Gas Marker
Survey Station & Name	EP	Electric Post
Bench Mark	TP	Telegraph Post
Temporary Bench Mark	Inv	Pipe Invert
BT	GU	Gully
CO	RP	Rodding Point
Area Of Undergrowth	BT	Cover Unknown
Gate	EC	Electricity Cover
IC	FH	Fire Hydrant
CL	GV	Stop Valve
IL	TV	Tv Cover
Inv (D 25)	WM	Water Meter
Gy	BB	Bellisha Beacon
Box	BS	Bus Stop
Manhole	ER	Earthing Rod
	MS	Post Box
	TL	Traffic Light
	GV	Gas Valve
	PG	Peg



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Project **TIER**

DEACON INDUSTRIALPARK

Drawing **TOPOGRAPHIC
SITE SURVEY**

Scales	Drawn/Paper Size
1:1000	BS/AB/SFA:
Survey Date	Drawing No
21/09/2022	22312-22-01
DO NOT SCALE	
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